



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. 23-009 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
(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 Northern Legendary Construction	Authorized Agent of Owner (if applicable) Eric Bell
Address of Owner 11196 Clairmont Frontage Road.	Address of Agent 11196 Clairmont Frontage Road.
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 4 BLOCK 2 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12737	1 acre	ha./acres
PID 011-720-468		ha./acres
		ha./acres
11196 Clairmont Frontage Rd.	TOTAL AREA	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: _____

Text amendment: _____

☒ Development Variance Permit – describe proposed variance request:

To allow the seacans to remain where they are as per the surveyed plan attached.

☐ Temporary Use Permit – describe proposed use:

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

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

General Contracting. Tools and Equipment Storage. Cold storage in the shipping containers

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

(a) North Residential R-1

(b) East Industrial I-1

(c) South Alaska Hwy

(d) West Industrial I-1

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

We are constructing a new office. This office is crowding our property. My existing seacans are in the setback. See attached survey.
We are out of space and request that we be allowed the variance for 6 months. This will allow us to re-work our yard, and get these containers moved out of the set back area in 2024 after our office is completed.

- Add 200 square feet of additional Accessory Building space to

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

The reason we require this variance is because this cold storage supports our operations, and without cold storage on our property can't operate effectively. The seacans provide dry storage that we do not have space for in our current shop.

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

We have a 20 cube concrete sewage tank.

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

We have a water well.

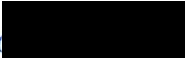
THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

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 27, 2023

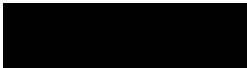
Date signed

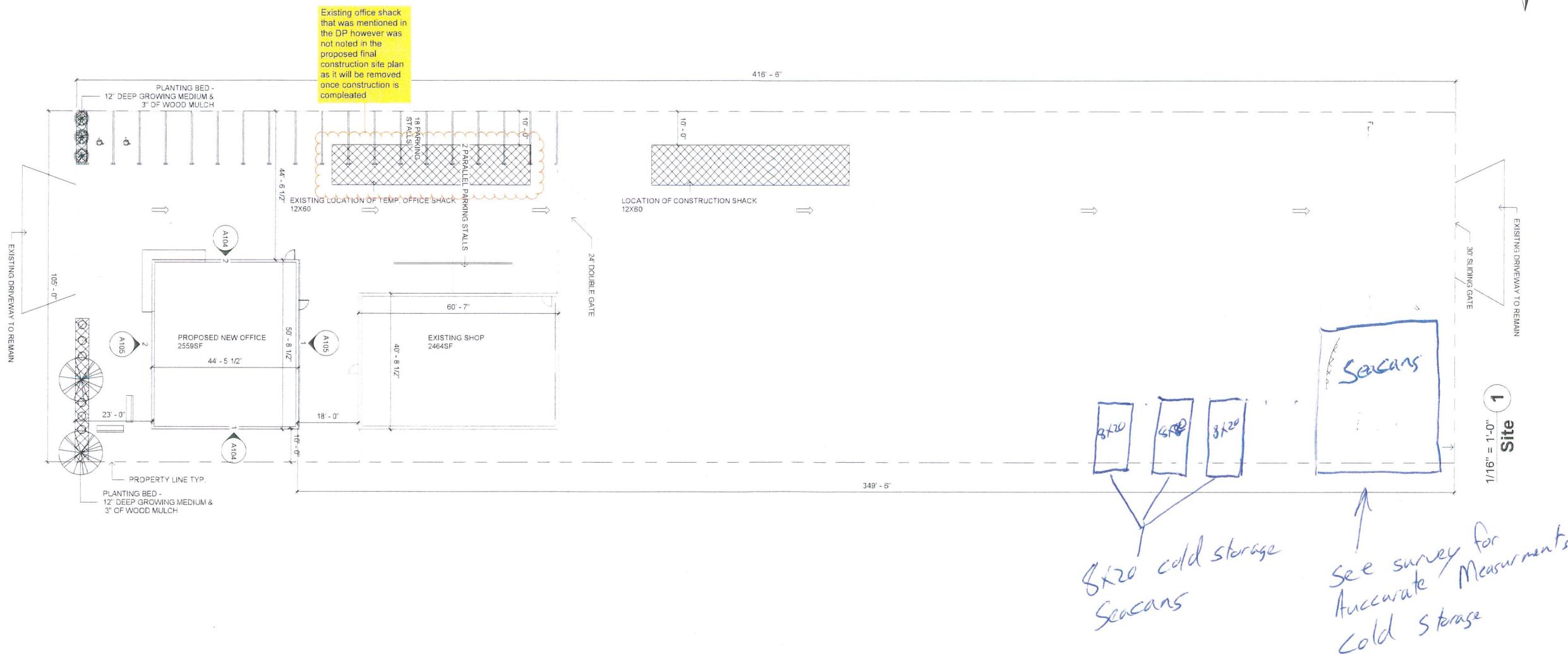
Signature of Owner

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>Northern Legendary Const.</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Eric Bell</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>Nov. 20, 2023</u>
Signature of Owner:	Date:



PROJECT NAME: Northern Legendary Office
 PROJECT ADDRESS: 11196 Clairmont Frontage Rd, Fort St John
 PROJECT NUMBER:

CLIENT: NORTHERN LEGENDARY CONSTRUCTION
 AUTHOR: RAZ PETRICK
 APPROVED BY:

ENGINEER APPROVAL STAMP

Revision Schedule

No.	Date	Description
1	Nov 27, 2023	

DATE: 2023-11-17 2:01:50 PM
 SHEET TITLE: SITE PLAN

DRAWING NUMBER: S101

SCALE: As indicated



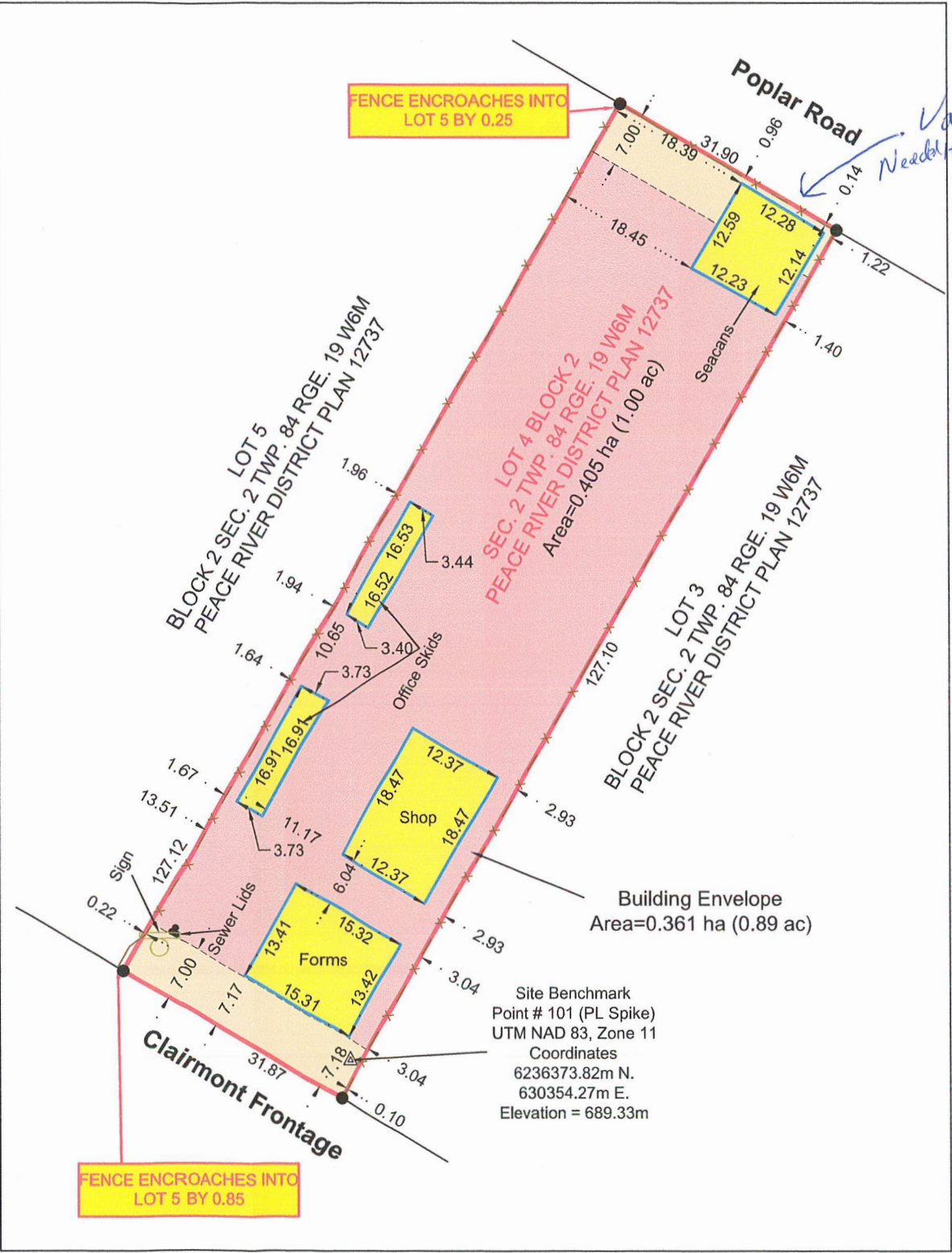
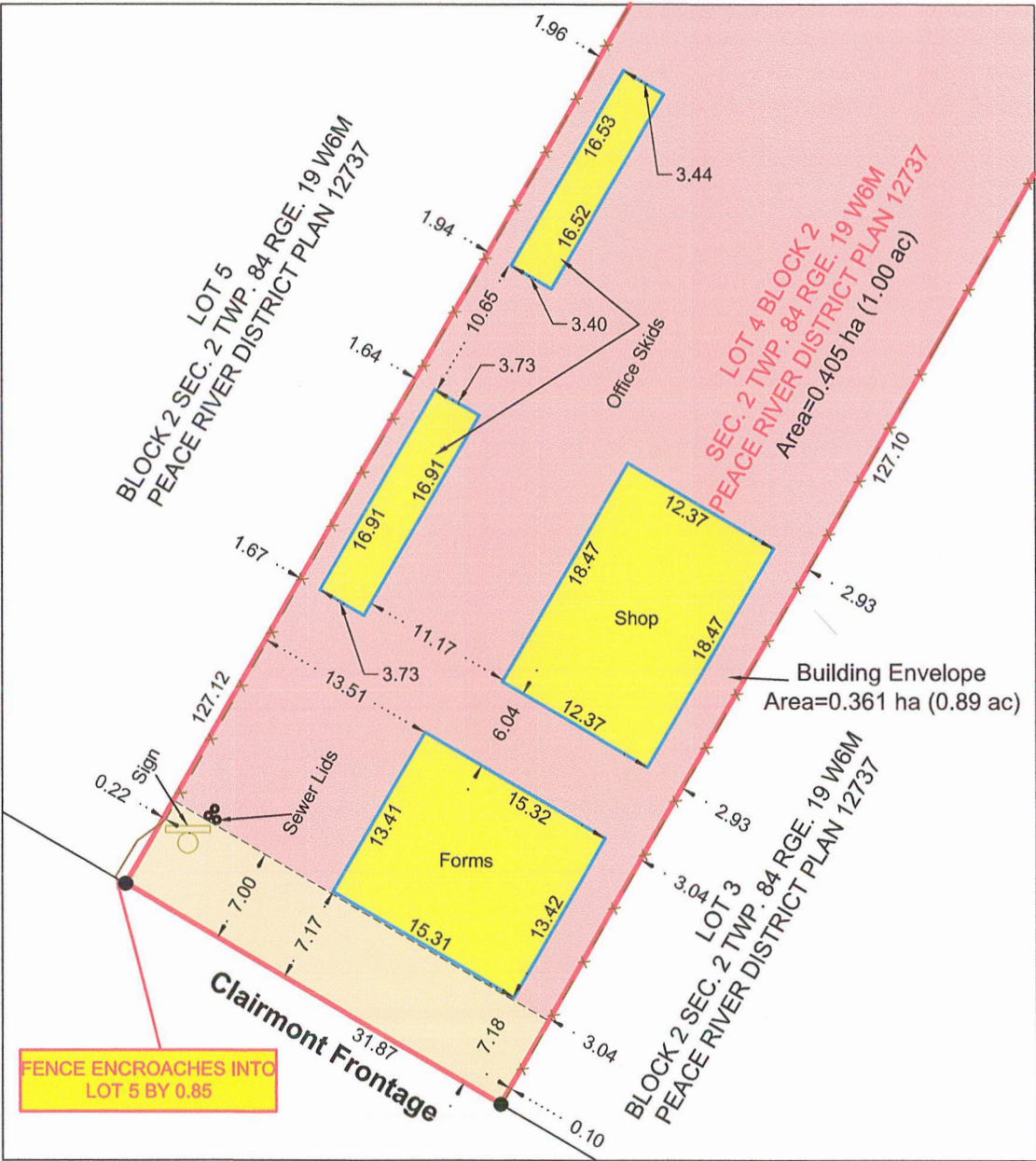
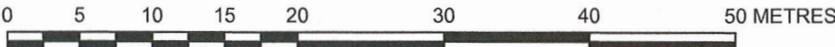
BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE OF LOT 4
BLOCK 2 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE
RIVER DISTRICT PLAN 12737

PID: 011-720-468
ADDRESS: 11196 Clairmont Frontage Road, Fort St. John, British Columbia

SCALE 1:750



DETAIL
SCALE 1:500



NOTES:
LOT 4 IS SUBJECT TO THE FOLLOWING
NON-FINANCIAL CHARGES AND INTERESTS
WHICH MAY AFFECT THE POSITIONING OF
STRUCTURES ON PROPERTY:

NONE
UNREGISTERED INTERESTS HAVE NOT BEEN
INCLUDED OR CONSIDERED.

THIS PLAN IS FOR THE USE OF THE BUILDING
INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT
TO BE USED FOR THE RE-ESTABLISHMENT OF
PROPERTY BOUNDARIES.

GLOBAL RAYMAC LAND SURVEYING LTD
AND ZEB MALONEY BCLS, ACCEPT
NO RESPONSIBILITY FOR AND HEREBY DISCLAIM
ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES
INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT,
SPECIAL AND CONSEQUENTIAL DAMAGES ARISING
OUT OF OR IN CONNECTION WITH ANY DIRECT OR
INDIRECT USE OR RELIANCE UPON THE PLAN
BEYOND ITS INTENDED USE.

DISTANCES ARE IN METERS AND DECIMALS
THEREOF.

CERTIFIED CORRECT ACCORDING TO LAND
TITLE AND SURVEY AUTHORITY RECORDS.

PARCEL BOUNDARY DIMENSIONS ARE
DERIVED FROM FIELD SURVEY.

OFFSET DIMENSIONS ARE TO EXTERIOR OF
MAIN FOUNDATION WALL AND ARE
PERPENDICULAR TO PROPERTY LINES.

I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.



Zeb Maloney

Zeb Maloney, BCLS

global raymac
LAND SURVEYING LTD.

10515 100th Avenue Phone: 250-224-9015
Fort St John, British Columbia, V1J 1Z1 E-mail: admin@globalraymac.ca
FILE NUMBER: 23JR0002

Copyright Global Raymac Surveys Inc. 2023.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED