



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 ROSE ANN FUHR	Authorized Agent of Owner (if applicable) PARKER MINARD
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 1 SECTION 23 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 17303	2.96Ha / 7.31Ac ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 2.96Ha ha./acres

4. Civic Address or location of property: 7049 257 Road

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: I-3 _____

Proposed zone: I-1 _____

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:

House is currently unoccupied. Buildings related to the "Honey Place" are currently unoccupied. Current use is as a rental property for the house.

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

(a) North Alaska Highway and then across the Alaska Highway R-5 _____

(b) East Agricultural 2 - Hay field owned by proponent's son. _____

(c) South Agricultural 2 - Hay field owned by proponent's son. _____

(d) West Agricultural 2 - Hay field _____

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

The proponent would like to have the Lot 1, Plan 17303 (PID: 011-513-900) removed from the Agricultural Land Reserve. The property is currently zoned I-3 with an OCP designation of Light Service Industrial.

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

The property has already been subdivided from the parent parcel by Plan 17303 in May of 1967, 8 years prior to the creation of the ALC. The property has been used as a primary residence and honey making business. The property has already been designated as Light Service Industrial in the current OCP for the Peace River Regional District.

Given the properties surrounding this parcel are Agricultural and that no further subdivision is being entertained in the area currently the best use of this existing parcel is as LSI or Commercial

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

Existing sewage disposal is via lagoon

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

The property is currently served by a 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

Aug 16th/23
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>ROSE ANN FUHR</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>PARKER MINARD, BCLS</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: _____	Date: <u>Aug 16/23</u>
Signature of Owner: _____	Date: _____

