



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

	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 Curtis Brewster & Elizabeth Brewster	Authorized Agent of Owner (if applicable) Aspen Grove Property Services
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
District Lot 1912 Peace River District Including the area designated on Plan EPP122924 except Plan EPP124664 PID 014-907-852	14.7 acres out of 206.4 acres ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 14.7 acres ha./acres

4. Civic Address or location of property: Water Treatment Road, Chetwynd

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: Agriculture Resource (AgR)

Proposed OCP designation: Industrial (I)

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A2 - Zoning Bylaw 1343, 2001 - Agricultural Holdings Zone

Proposed zone: I1 - Light Industrial Zone

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:

Existing TUP for laydown yard for Light Industrial storage purposes. PRRD File NO. 21-001 TUP

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

(a) North Applicant's home quarter and residence

(b) East Vacant - Crown Land and District of Chetwynd Land - unuseable terrain

(c) South Remainder of parent parcel and Pine River

(d) West Remainder of parent parcel and applicant's other holdings

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

The subject property has been cleared, leveled and graveled and currently, there is an operating Temporary laydown yard for light industrial storage purpose. The applicants are requesting an OCP/Zoning Bylaw amendment to create a permanent laydown yard rather than a Temporary Use permitted laydown yard.

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

There is a need for Light Industrial land in and bordering the District of Chetwynd. At an OCP open house in Chetwynd (2017), both local governments acknowledged the immediate need for such use. This property has an existing TUP - issued April 8, 2021 PRRD File NO. 21-001 TUP. The current activities and land use, including all attached conditions - will remain the same, as specified in this approved TUP (see attached TUP)

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

Not applicable - this is a passive industrial site.

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

Not applicable.

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

OCT 30 2023

Date signed

Signature of Owner

OCT 30 2023

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>Curtis Brewster</u> and <u>Elizabeth Brewster</u> hereby authorize (name of landowner) (name of landowner)	
<u>Anne Clayton or Sheila Murray</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: _____	Date: <u>OCT 30/2023</u>
Signature of Owner: _____	Date: <u>OCT 30/2023</u>



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

DL 1912 PRD PID 014-907-852

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

20 / 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



Peace River Regional District



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Bylaw 1000
- Bylaw 1343
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

1: 5,000



254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_10N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes