



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 # _____

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
(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 <i>Dale/Barbara Callahan</i>	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
Part NW 1/4, section 25, township 77,	ha./acres
Range 14, Meridian W6 Peace	ha./acres
River Land District	ha./acres
PID - 011-652-403	TOTAL AREA 160 ha./acres

4. Civic Address or location of property: 73 Riverside Rd Peace Cove

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: AG

Proposed OCP designation: LDR

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R6

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:

Home, garage, power shed, Tool shed,
greenhouse, coverall
This is our primary residence

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

(a) North no buildings - mostly bush
(b) East House + shop residential / Bush
(c) South Bush / Field no buildings
(d) West government lease Bush

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

Subdivide the dwelling with 20 acres
to sell.
Keep the remaining 140 acres.

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

We are wanting to move closer to town.
The land has been in the family for many
years, so we still want to keep some of it.

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

sewage - lagoon - professionally installed.

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

We haul water. We have 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.

[Redacted Signature]

Jan 16, 2024
Date signed

[Redacted Signature]

Jan 16, 2024
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:



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

73 Riverside Road
Part NW 1/4, Section 25, Township 77, Range 14,
Meridian 26, Peace River Land District

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.

16 10 2021
dd mm yyyy

16 10 24
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

Evacuation Orders Currently Is

- Alert
- Order

- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Parcel / District Lot
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1:250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- PRRD Electrical Utility Lines
- PRRD Sewer System
- Sewer Line
- Storm Water Drainage
- PRRD Water System
- Rivers/Creeks
- Regional Park
- Parks
- ALR
- Zoning Bylaw 1343

1: 9,028



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes