



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

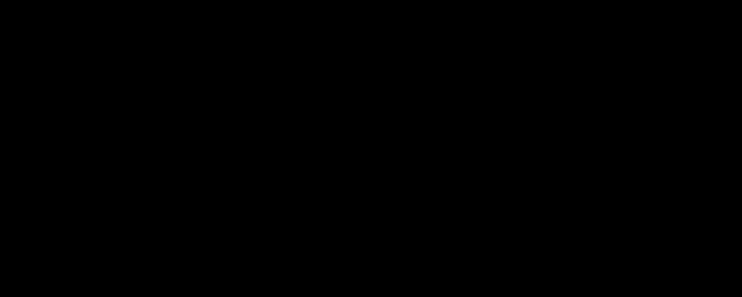
* Sign is required for this application type.

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 DAVID K. DIEHL	Authorized Agent of Owner (if applicable)
Address of Owner	Address of Agent
	Village: _____

	Number: _____

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
PID: 027-306-170	ha./acres
	ha./acres
	ha./acres
	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:

40x60 shop foot print includes basement for storage security and
top floor is a personal hobby wood working/welding shop

☐ Temporary Use Permit – describe proposed use:

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

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

Residential

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

(a) North _____
(b) East _____
(c) South _____
(d) West _____

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

40x60 foot print shop with basement security storage has been engineered by McElhanney, and is fully paid. Purpose of basement is to put ATVs, trailers & such out of sight to prevent theft. Top floor is to accommodate a personal hobby woodshop for my retirement as I am 65.

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

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

2000 Gal holding tank

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

Pump from the house or trucking in the water - Custer.

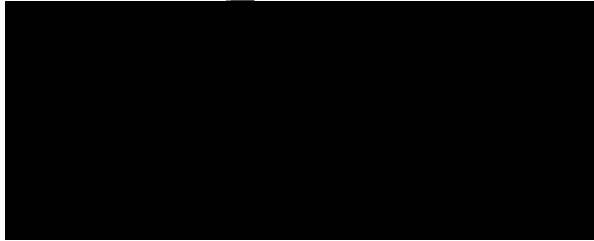
THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

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.



Feb 13 2024
Date signed

Feb 13/24
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:

REFERENCE PLAN OF A PORTION OF LOT 1 AND LOT 2 PLAN BCP33550 BOTH OF SECTION 16 TOWNSHIP 84 RANGE 19 W6M PEACE RIVER DISTRICT

Pursuant to Section 99(1)(c) of the Land Title Act.
For access purposes
B.C.G.S. 94A.026

0 1:750 25

The intended plot size of this plan is 560mm in width by
432mm in height (C size) when plotted at a scale of 1:750



LOT B PLAN PGP44662

LOT 3
PLAN BCP33550

LOT B
PLAN PGP44662

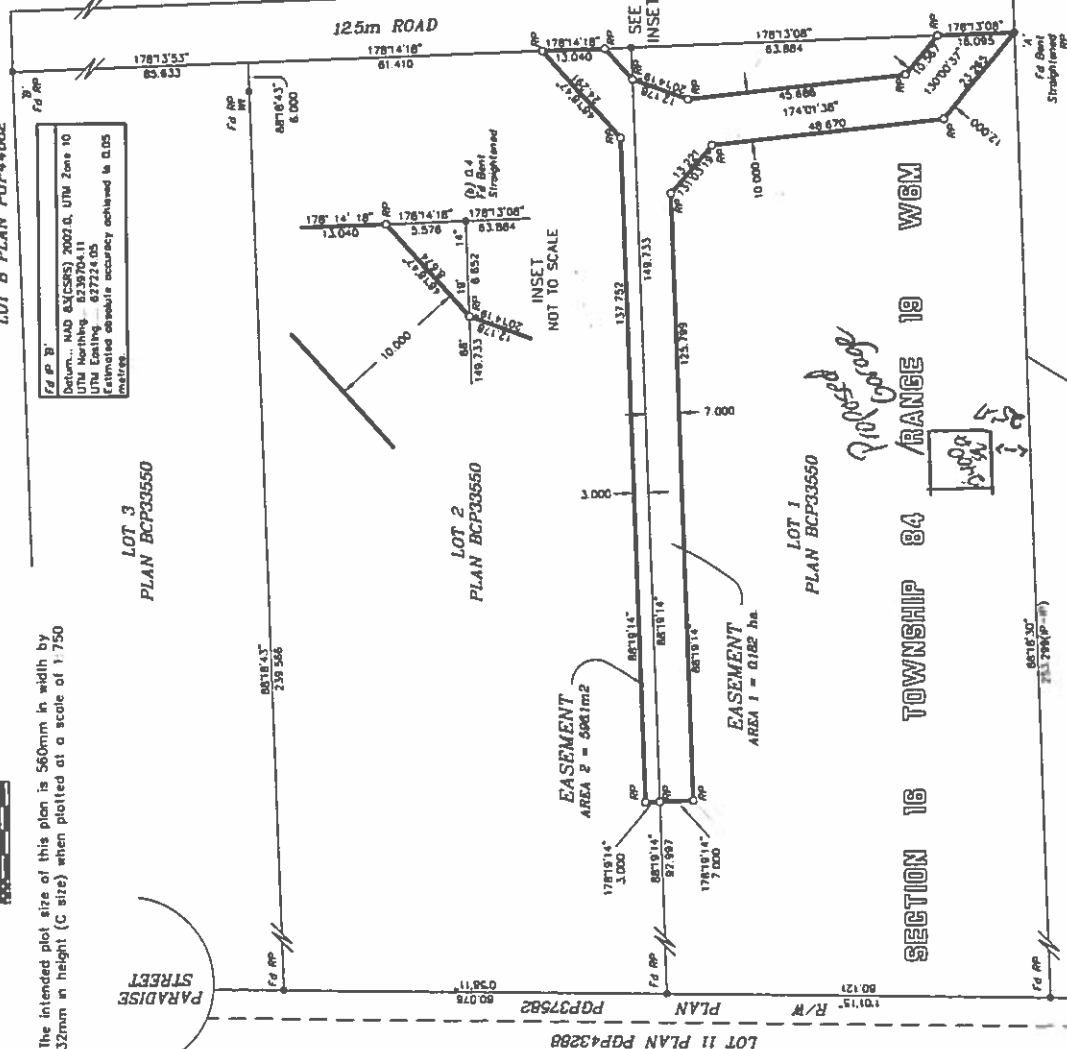
LOT 2
PLAN BCP33550

LOT 1
PLAN BCP33550

LOT 1
PLAN 23571

LOT B
PLAN BCP27379

20m ROAD
EASEMENT PLAN BCP29874



Feet
Datum: NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing: 6228456.87
UTM Easting: 627231.63
Estimated absolute accuracy achieved is 0.05
metres

Found Set
Feet
Denotes reference post
Denotes standard iron post
Denotes buried
Denotes witness

LEGEND

The UTM co-ordinates and estimated absolute accuracy achieved are derived from CSRS-PPP (Precise Point Positioning) GNSS observations.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998652. The average combined factor has been determined based on an ellipsoidal elevation of 723 metres.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude).

NOTES:
All distances are horizontal ground level distances in metres and decimals thereof.
This plan shows one or more witness posts which are not set on the true corner(s).

BOOK OF REFERENCE

DESCRIPTION	AREA	P.I.D. / FILE
EASEMENT AREA 1	0.182 Ha	027-300-170
EASEMENT AREA 2	998.1 m2	027-300-168
TOTAL	0.242 Ha	

This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 11th day of June, 2021, Brian Elliott, B.C.L.S. #838.

Feet
Datum: NAD 83(CSRS) 2002.0, UTM Zone 10
UTM Northing: 6228456.87
UTM Easting: 627231.63
Estimated absolute accuracy achieved is 0.05
metres

DAWSON CREEK
10201 17 STREET
V1C 4C3
250-782-5868

TRYON LAND
SURVEYING LTD.
11320 100 AVENUE
V1J 1Z9
www.tryongroup.ca 250-262-0031

File No.
2021-0177



Approximate
Proposed Shop
Location



25' Setback
from the
Parcel Line