



PEACE RIVER REGIONAL DISTRICT

Dawson Creek

PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John

9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E: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* | \$ 1,550.00 |
| ☒ Zoning Bylaw Amendment* # | \$ 1,000.00 |
| ☐ Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 2,000.00 |
| ☐ Temporary Use Permit* # | \$ 750.00 |
| ☐ Temporary Use Permit Renewal | \$ 350.00 |
| ☐ Development Permit # | \$ 250.00 |
| ☐ Development Permit Amendment # | \$ 200.00 |
| ☐ Development Variance Permit | \$ 500.00 |
| ☐ Liquor Licence Referral Application | \$ 150.00 |

* Sign is required for this application type.

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 Kelly Lake Community Centre Society	Authorized Agent of Owner (if applicable) Emma Fairfield, David Nairne + Associates Ltd.
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

Please list the full Legal Description and PID of each property under application		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
BLOC B OF DISTRICT LOT 314 PEACE RIVER DISTRICT		7.32 / 18.10 ha./acres
EXCEPT PLANS 26278, 27888, 29445 AND 30960 PID: 014-683-571		ha./acres
		ha./acres
		TOTAL AREA 7.32 / 18.10 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: No civic address is available. It is Lot 314 along Kelly Lake Road

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Proposed Land Use: _____

☒ Zoning Bylaw amendment:

Proposed Land Use: Modular Residential

☒ Development Variance Permit – describe proposed variance request:

☒ Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

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

The land is currently vacant and forested.

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

Proposal to build 12 detached modular units of affordable rental housing on the subject site, with funding from BC

Housing. We will be applying for subdivision of the proposed single lot into three lots. A concept package is attached for reference

8. Describe the landscaping being proposed on the property:

Trees will be cleared from the site in order to accomodate the housing development.

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

The project is proposed based on a needs assessment completed as part of a Housing Plan (2020) which emphasized the need for affordable rental housing in Kelly Lake. Please see attached sheet for additional information.

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

The proposed project will connect to an existing sewer line. There is an existing 200mm gravity main along the site frontage running from east to west. The main discharges to a lift station approximately 150m west of the NW corner of the site. The force main from the liftstation directs sewage 2km southwest to a treatment facility. Based on high plasticity of soils onsite, sanitary fields are not being considered. Instead, a gravity collector sewer will be used on each site with a common lift station to pump sewage into the gravity main in Kelly Road

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

The water will be supplied by a well onsite. Studies have been conducted showing a flow rate of 100 gallons/minute. Water storage will be required. Smaller storage tanks will likely be used for each property. Given the relatively flat nature of the site, its likely that these tanks will need to be pressurized to achieve required flow rates.

THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)

15. 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;
- (g) the location and dimensions of all accesses and egresses to the property including driveways;
- (h) any existing landscaping or vegetation;
- (i) any existing landscaping or vegetation to be removed; and
- (j) any new landscaping or vegetation proposed.

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.

Security

Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.
- 8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4 Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.
- 8.5 All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;
 - c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;
 - d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

16. 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

13 Jan/25
Date signed

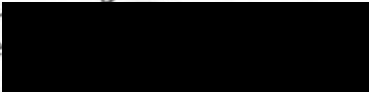


Signature of Owner

13-Jan-2025
Date signed

17. **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>Kathleen Letendre</u> and <u>Barbara Belcourt</u> hereby authorize (name of landowner) (name of landowner)	
<u>Emma Fairfield - David Nairne + Assoc.</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>13 Jan/25</u>
Signature of Owner: 	Date: <u>13-Jan-2025</u>



CONSULT FOR THE PRELIMINARY DESIGN OF
THE PROPOSED LOT 1 AND LOT 2 DEVELOPMENT
ON THE SITE OF THE FORMER KELLY LAKE
HOSPITAL. THE PROPOSED LOT 1 AND LOT 2
DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT
CONSISTING OF 18 UNITS. THE PROPOSED LOT 1
DEVELOPMENT IS A 4-STOREY BUILDING WITH
A GROUND FLOOR, TWO MIDDLE FLOORS AND
A PENTHOUSE. THE PROPOSED LOT 2
DEVELOPMENT IS A 4-STOREY BUILDING WITH
A GROUND FLOOR, TWO MIDDLE FLOORS AND
A PENTHOUSE. THE PROPOSED LOT 1 AND LOT 2
DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT
CONSISTING OF 18 UNITS. THE PROPOSED LOT 1
DEVELOPMENT IS A 4-STOREY BUILDING WITH
A GROUND FLOOR, TWO MIDDLE FLOORS AND
A PENTHOUSE. THE PROPOSED LOT 2
DEVELOPMENT IS A 4-STOREY BUILDING WITH
A GROUND FLOOR, TWO MIDDLE FLOORS AND
A PENTHOUSE.

1. CONSULTING FOR PRELIMINARY DESIGN
DATE: 2024.10.23
BY: [Signature]

DESIGNED BY
TB
CHECKED BY
PD
APPROVED BY
RB
DRAWING DATE
2024.10.23
SCALE
1:500
CONSULTANT

PROJECT NAME
NIKI-K HOUSING

CLIENT
NIKI-K SOCIETY

PROJECT ADDRESS
KELLY LAKE, BRITISH
COLUMBIA, V0C 2L0

DRAWING
PROPOSED 18 UNITS

DATE
1

PROJECT NO.
5840-5952

SK002

