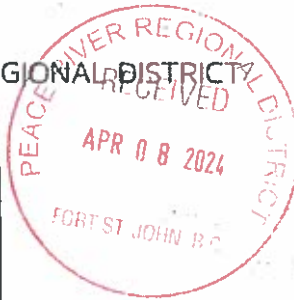




PEACE RIVER REGIONAL DISTRICT



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. <u>24-005 PVP</u>
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Application for Development

1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input checked="" type="checkbox"/> 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.

<input type="checkbox"/> 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 DAVID HUGGINS	Authorized Agent of Owner (if applicable)
Address of Owner 13398-281 Rd	Address of Agent
City/Town/Village: CHARLE LAKE	City/Town/Village:
Postal Code: V1J 8K6	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
PID: 029-166-748	ha./acres
LOT 1, SECTION 22, TOWNSHIP 84, RANGE 20	ha./acres
W6M, PRD, PLAN EPP32380	ha./acres
	TOTAL AREA 20.06 ha. (acres)

4. Civic Address or location of property: 13398-281 Rd.

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:

TO ALLOW THE CONSTRUCTION OF OVERSIZED BUILDING ON R3 LOT.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

RESIDENCE w/ Attached garage.

POWER SHED (12' x 18') - park snow removal equipment + power supply to house.

GARDEN SHED (8' x 16') - store garden related items

TOOL SHED (10' x 12') - store tools + fuels

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

ALR- (a) North A2 (85.75a) HAY FIELD + TREES, NO SIGNIFICANT BUILDINGS

(b) East R3 (18.46a) PRIVATE RESIDENCE, TRUCK SHOP/YARD MULTIPLE OUT BUILDINGS.

ALR- (c) South R3 lots (18.2a) fully treed, residences @ far south end, no sightlines of build.

ALR- (d) West A2 (135a) mostly treed and overgrown pasture, multiple buildings + wrecked vehicles.

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

TO ALLOW THE CONSTRUCTION OF EXISTING DETACHED BUILDING,
60' x 90' w/ attached 10' x 10' utility room,
w/ attached 20' x 50' cold storage

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

SEE ATTACHED

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

LAGOON ON SITE

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

DRILLED WELL ON SITE

SURFACE WATER DUGOUT ON SITE

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 correct to the best of our knowledge and belief. I / We warrant the truth and accuracy of the facts related to this application.

[Redacted Signature]

Signature of Owner

Apr. 8/24

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

Legal Description(s):

LOT 1, SECTION 22, TOWNSHIP 84, RANGE 20
W6M, PRD, PLAN EPP32380

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.

[Redacted Signature] 08, 04, 2021
Owner/Agent 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

Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

Section 6 – Public Notice Sign Requirements

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
 - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.

2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
 - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall 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, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
 - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
 - g) 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 delivering public notification;
 - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
 - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.

REASONS TO SUPPORT APPLICATION

1. SECURITY

- a. Building will provide locked security against thieves,
- b. Keeping valuables under a roof, hides items from thieves using drones to survey properties and plan thefts.
 - i. We have observed drone usage "snooping" around items on our property.
- c. We do have locked gates, but gates only keep out honest people, I think 'out of sight' is the best defense against potential thievery.

2. WEATHER

a. WINTER

- i. We have experienced cold temps down to -40 Celsius, which our vehicles and equipment is expected to operate in.
- ii. Heated buildings alleviates the difficulty to start equipment and reduces the extended run times to bring equipment to operating temperatures for machine longevity and operator comfort.
- iii. Storing and trying to locate items outside becomes cumbersome and damaging when covered in snow.
- iv. I have spent my career working outside in these temperatures and would eventually like to make use of this space and shelter to work from.

b. RAIN

- i. The long drawn out breakup seasons (spring and fall) reduce the usability of the land and the desire to work in the rain.
- ii. We have foregone significant expense in order to create appropriate site drainage to prep for construction and to create a space that will be usable in nearly any season.
- iii. Prior to our efforts, this land was only usable as a pasture
 1. the hillside above apparently would never quit running water as it melted from the trees
 2. the entire parcel had been mulched and levelled, which filled in the natural ditches, creating bogs and swampy areas throughout the entire property.

c. WIND

- i. This property sits in what feels like a wind tunnel as we receive heavy wind gusts from the Peace Valley below us.

- ii. We have suffered damage and losses due to heavy winds in our area
- d. SUN
 - i. UV rays damage everything, keeping belongings and equipment stored under a roof extends the usability of many tools and equipment.

3. CONSOLIDATION

- a. Having a larger building offers the ability to reduce the unsightly mess that can be observed by neighbours or people flying over.
- b. It could eventually allow us to reduce other accessory buildings and maintain one storage area for tooling and equipment.
- c. We do have some temporary storage that is housing equipment, tools and material that will be used or stored in this building.

4. USE

- a. Currently the building is standing and under construction
- b. It is at present used to store equipment and material that has been used to build and maintain our farm as well as this particular structure.
- c. Since 2020 we have been raising cattle for meat production.
- d. Last year we purchased additional freezers (which currently occupy our garage) in order to reduce the volumes of individual sales to increase our potential customer base. The freezers are destined to be housed inside the cold storage section of the building, freeing up our garage for heated parking.
- e. The building is strategically placed.
 - i. Situated on a levelled site with grades running away from the building and to ditches.
 - ii. Gutters will be placed to direct water to ditches and dugouts.
 - iii. Building is oriented to receive midday and afternoon sun which assists with melting and drying of snow/water/mud.
- f. The building is engineered for the future occupancy as an equipment storage/repair shop.
- g. My future use of the shop will hopefully/eventually be repair of heavy equipment and welding fabrication.
 - i. The equipment I repair is very large in dimensions and requires the ability to situate my service truck in any position around the equipment in order to remove heavy components with the truck mounted crane.
 - 1. The addition of an overhead crane inside the building could have potentially reduced the overall dimensions

- a. Installation of a crane would be at considerably great expense and would only serve a single purpose for me.
 - b. I do not think I could utilize a crane enough to justify the expense and maintenance to purchase and install.
 - c. It is highly unlikely that any future owners of this building would find use of a crane.
 - ii. In a working shop, more space is required than just the space of which a piece of equipment sits.
 1. Ladders and work platforms are commonly used to gain access to the heights required to service and maintain equipment.
 2. Toolboxes, tables and work benches are normally strategically positioned in and around the workspace to optimize efficiency of performing work in order to reduce wasted time to a customer.
 3. Jacking and lifting equipment is readily used and needs to have sufficient space to operate and store in and around equipment.
 4. Storage areas for tooling needs to be in close usable proximity to the area where work is performed, and clean and readily available.
 5. Cleaning and wash stations. Various means of cleaning parts and components is generally used in the repair process which also requires an appropriate area to work, of which is reasonably distanced from the equipment.
 6. Efficiency
 - a. the goal of the design of the work space is to promote efficiency.
 - b. Work space designed with efficiency in mind will produce less wasted time incurring less operating expense and will ultimately reduce costs to customers.

5. FUTURE OWNERS

- a. The building is set on the property in a manner which can provide easy pull through driveway access for large trucks.
 - i. Trucks can enter the yard through one access and exit another with a reduced grade and without having to turn around.
- b. The building layout can provide parking for tank trucks, logging trucks etc.

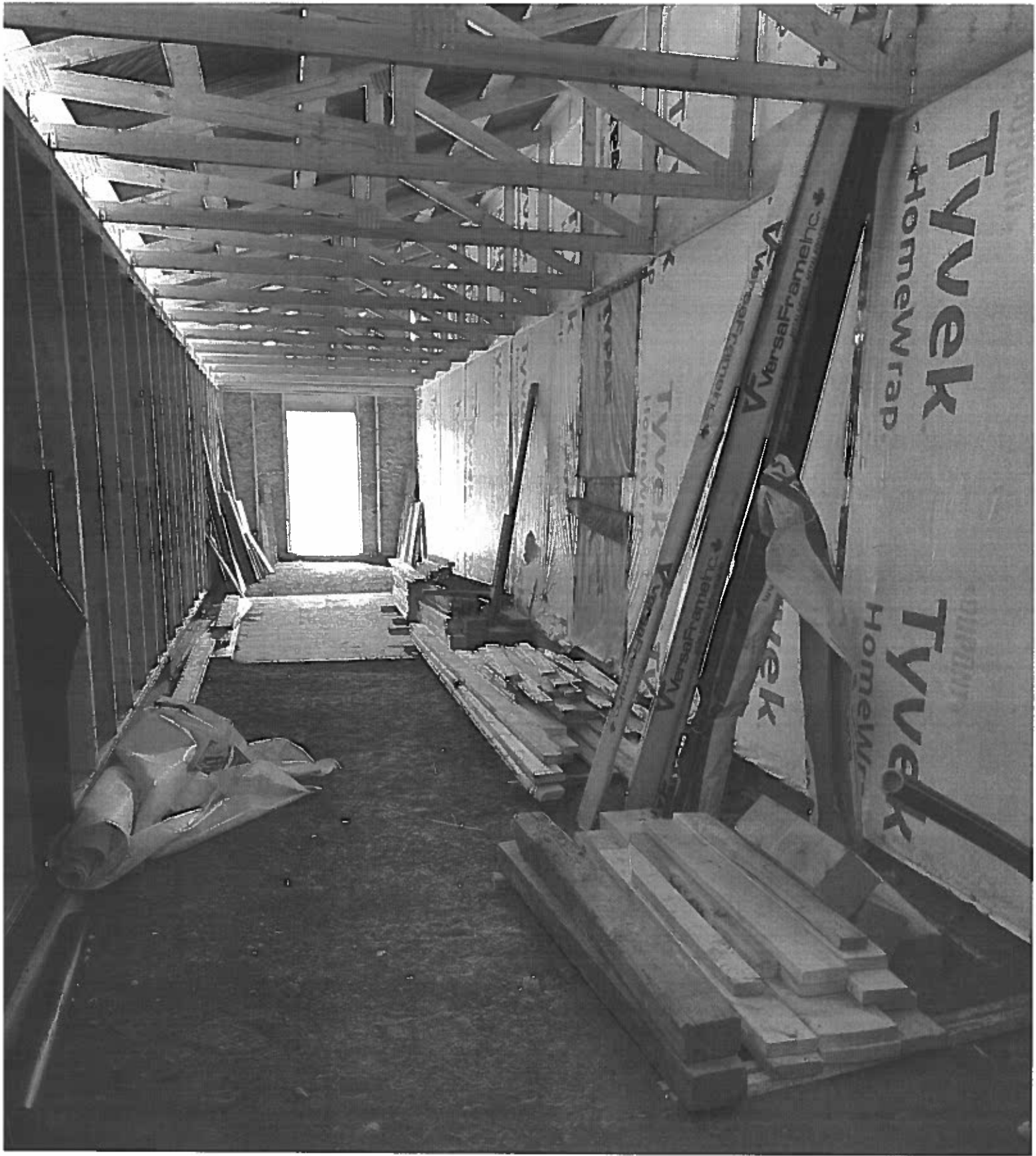
-
- c. I think on completion of the building and fencing, this could be highly desirable for a family wanting a small farm and ability to operate their home based business, whether its farming, repair, welding, trucking or just parking toys inside.

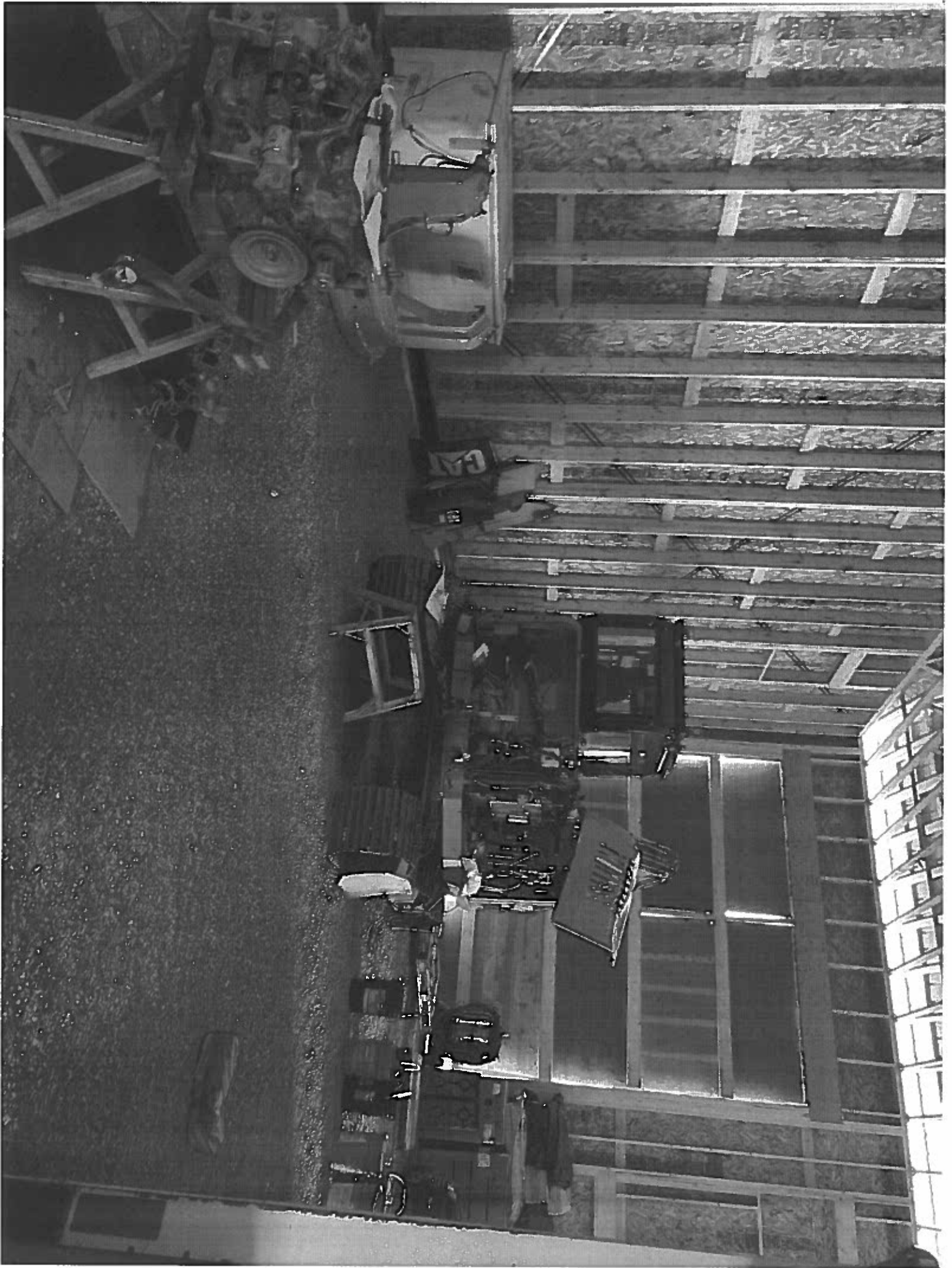
6. PERSONAL REASONS

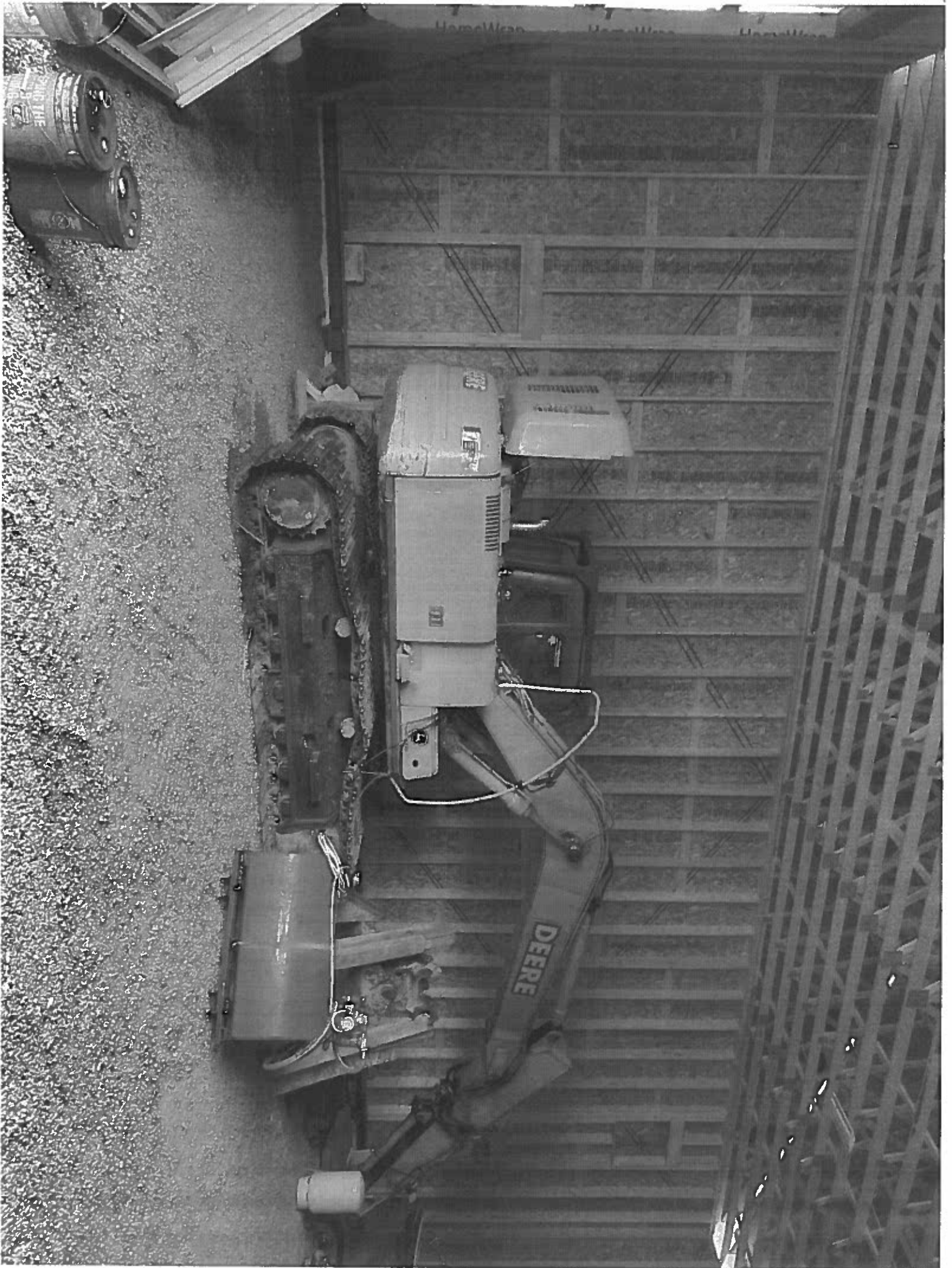
- a. For the past 8 years my industry has suffered with the economic fluctuations beyond our control.
- b. I have run a mobile mechanic business since 2007 and have realized a few certainties.
 - i. There is a short span of time within one's life of which a person can subject themselves to the extended hours and physical abuse required by this line of work.
 - ii. The mobile business is mostly seasonal work. The workload is dictated by the seasons. Spring and Fall often have severely reduced workloads for in the field.
 - iii. Competition – I have found that as a mobile business we are at the mercy of the customer and their ignorance.
 - 1. Since 2015 there has been a massive influx of underqualified, under insured, and inexperienced people operating in this line of work.
 - 2. The customer has also changed. We are no longer competing to provide the best service but the cheapest.
 - 3. The customer no longer recognizes long term value, but only sees short term costs.
 - 4. This methodology will lead to failure.
 - 5. In a pivot, I have an intention to provide repair work from my own facility in order to potentially increase my customer base and provide better quality work to smaller customers who need and appreciate quality and recognize value.
 - iv. Workers – I have found that as a mobile business I am responsible to provide effective workers to my customer and therefor I am liable for their actions and abilities.
 - 1. Working in my own stationary facility would allow me to oversee every aspect of the work performed by my business and provide better consistency between workers.
 - 2. Having a facility would allow me to provide better job security to employees, which would create opportunity to hire and employ better quality people.

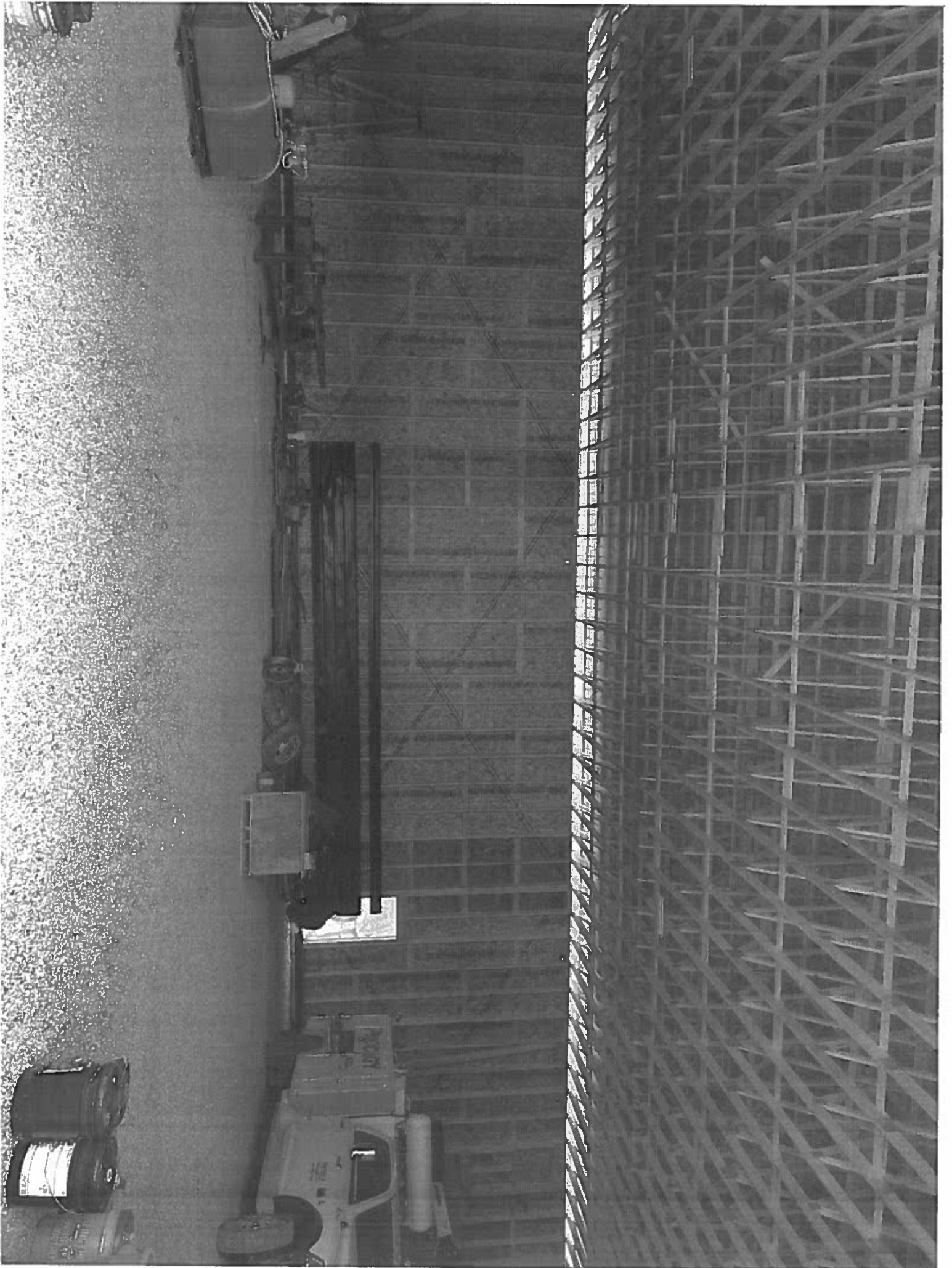
c. FAMILY

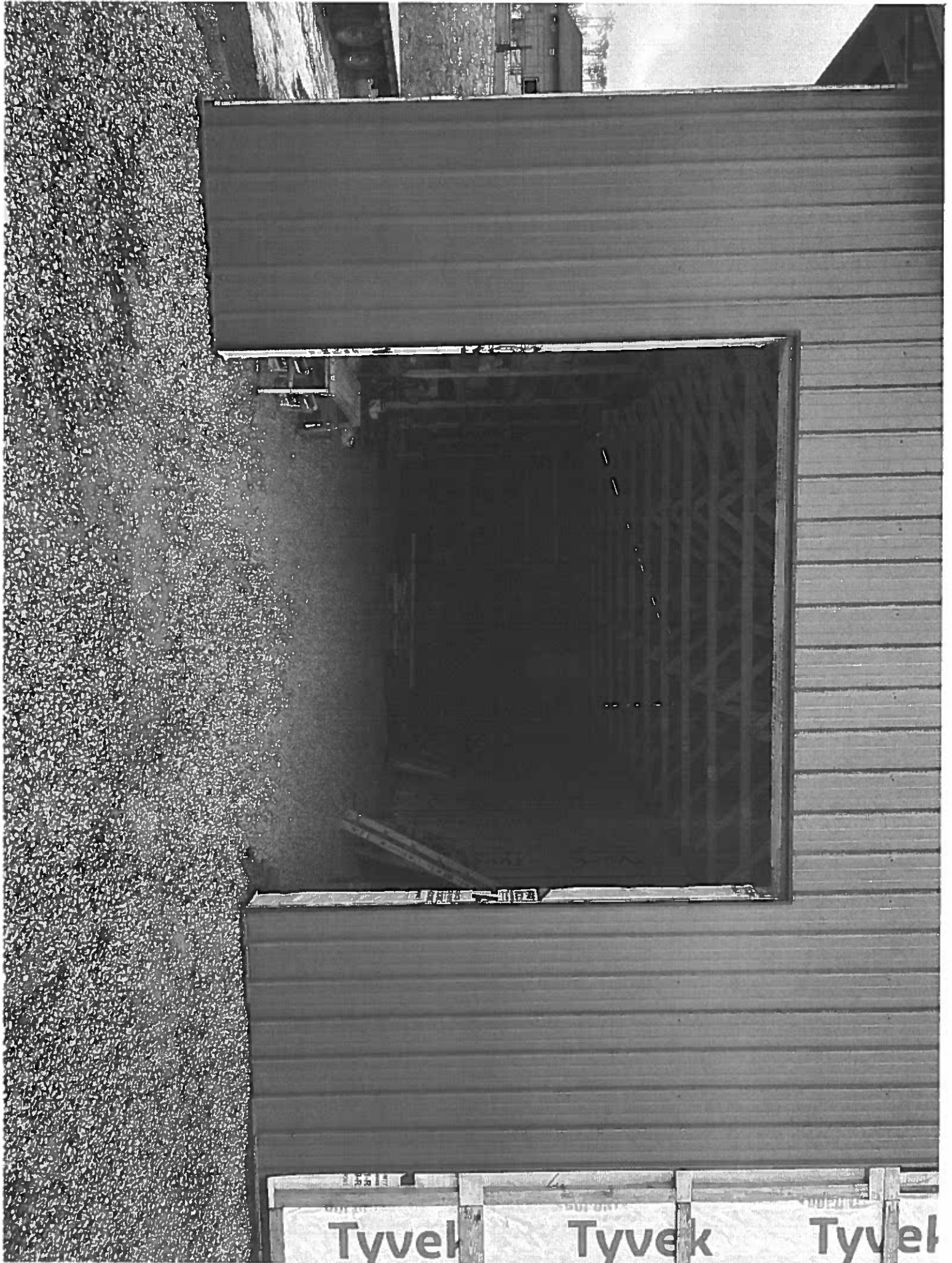
- i. My job has always required long hard hours and often many days away from home.
- ii. I have spent the last 2 years working away from home to provide an income for my family.
- iii. My children are at an impressionable age (8,7 and 5) of which I would like to be present.
- iv. My line of work in the field typically requires me to either be away in camp or work excessively long days.
- v. The ability to work from home will significant change what I can do to provide for my family.



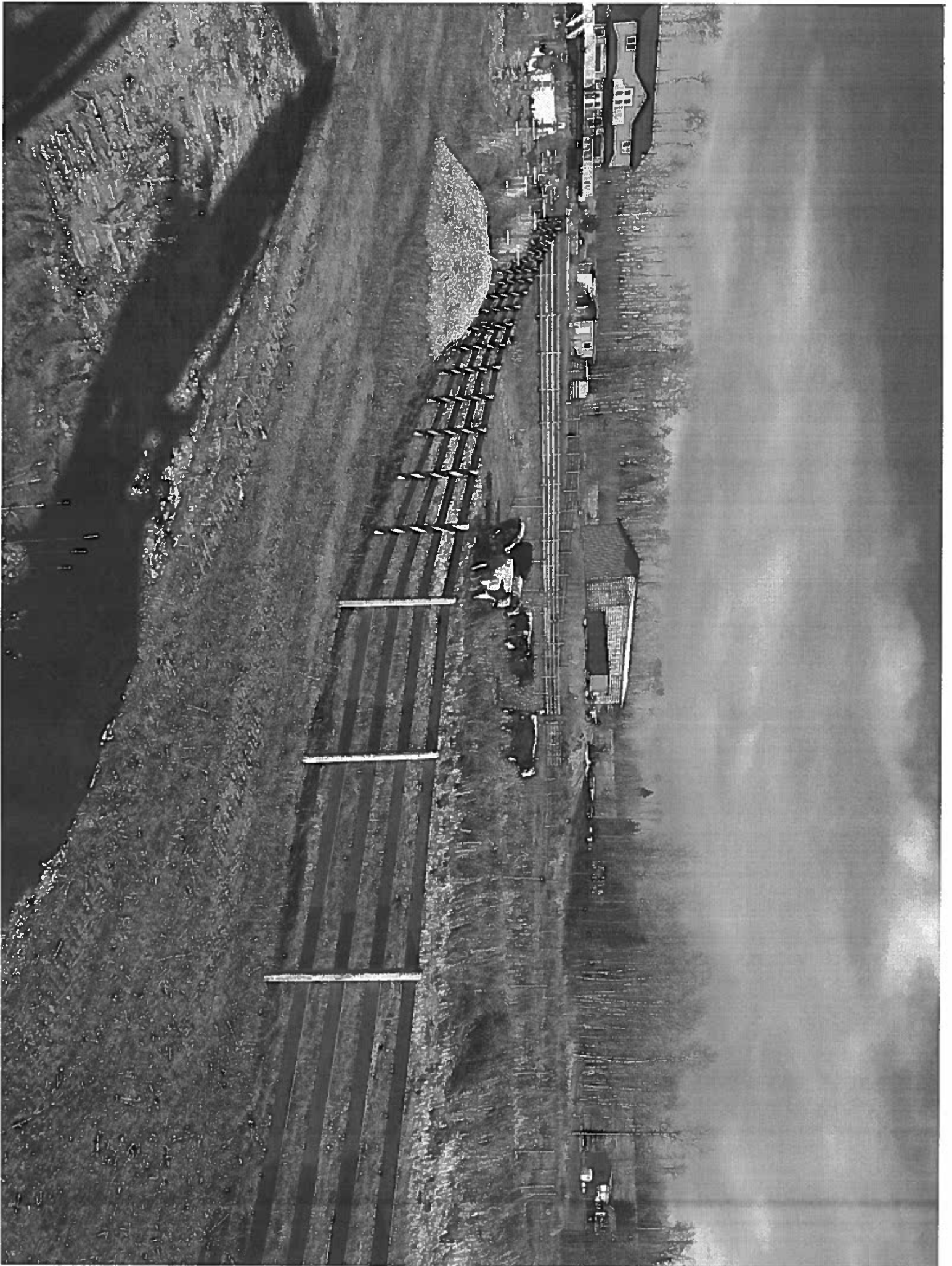




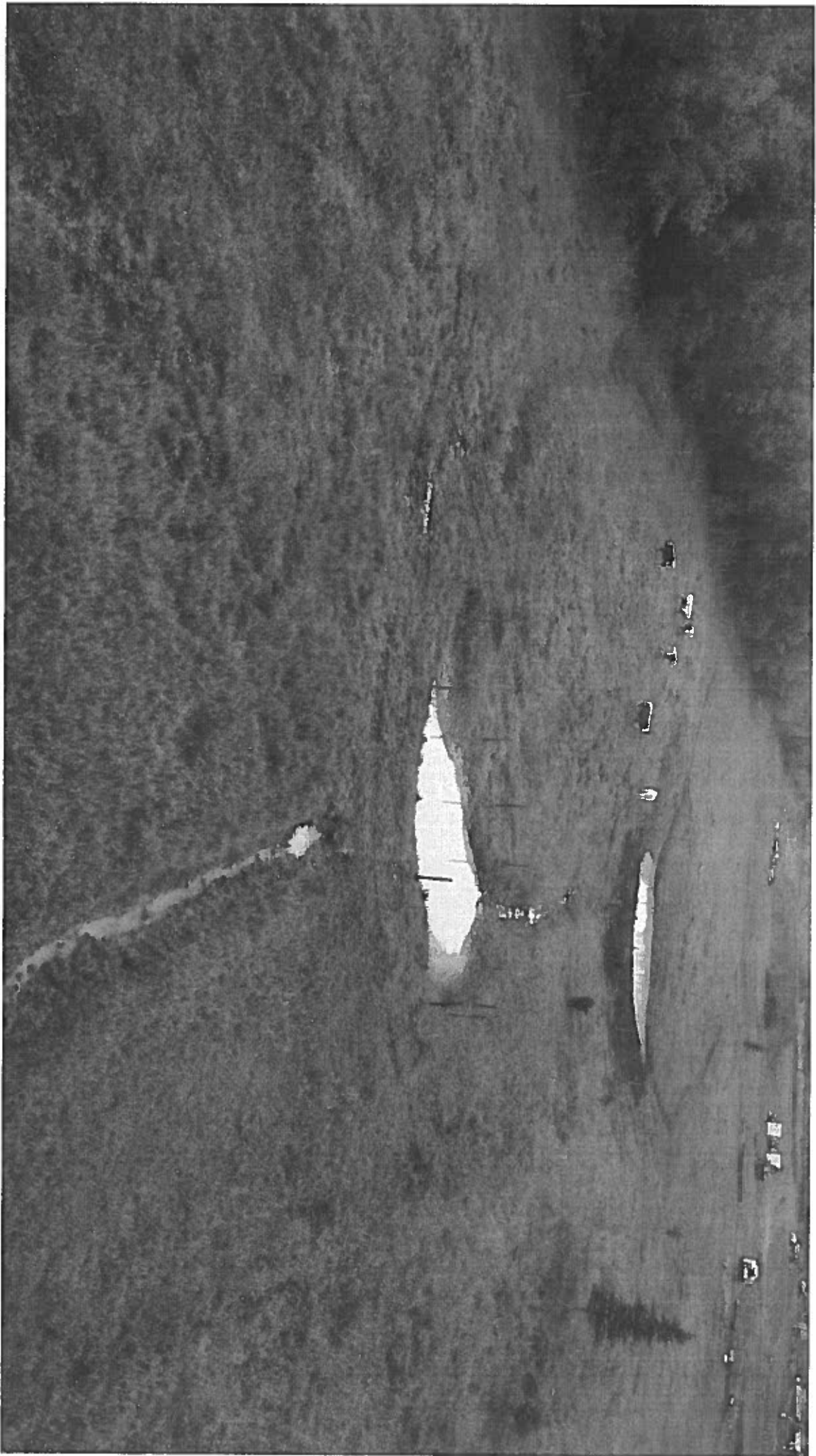










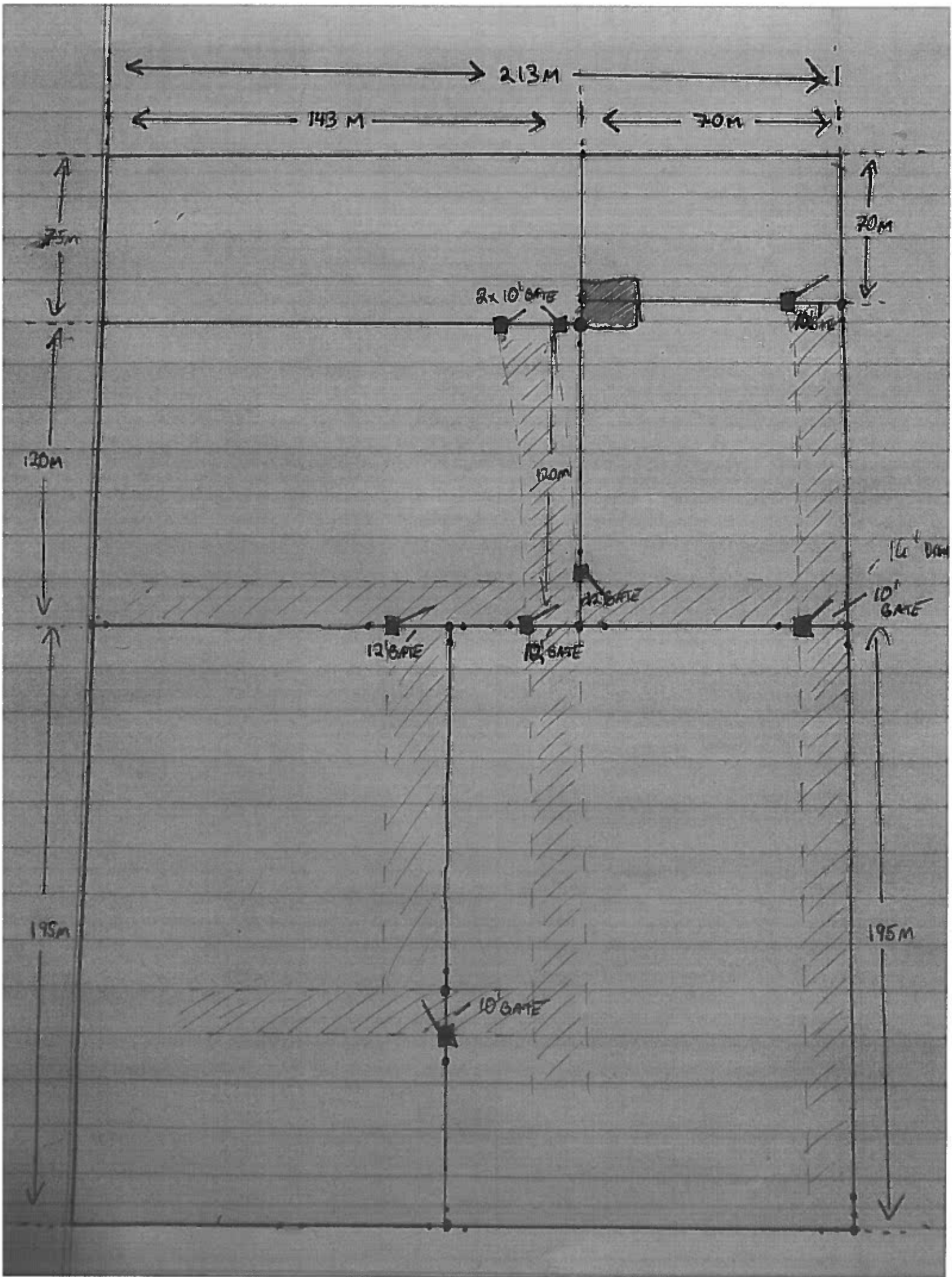






13398

Charlie Lake





**84 RANGE 20 W.6M.
PLAN BCP43188**

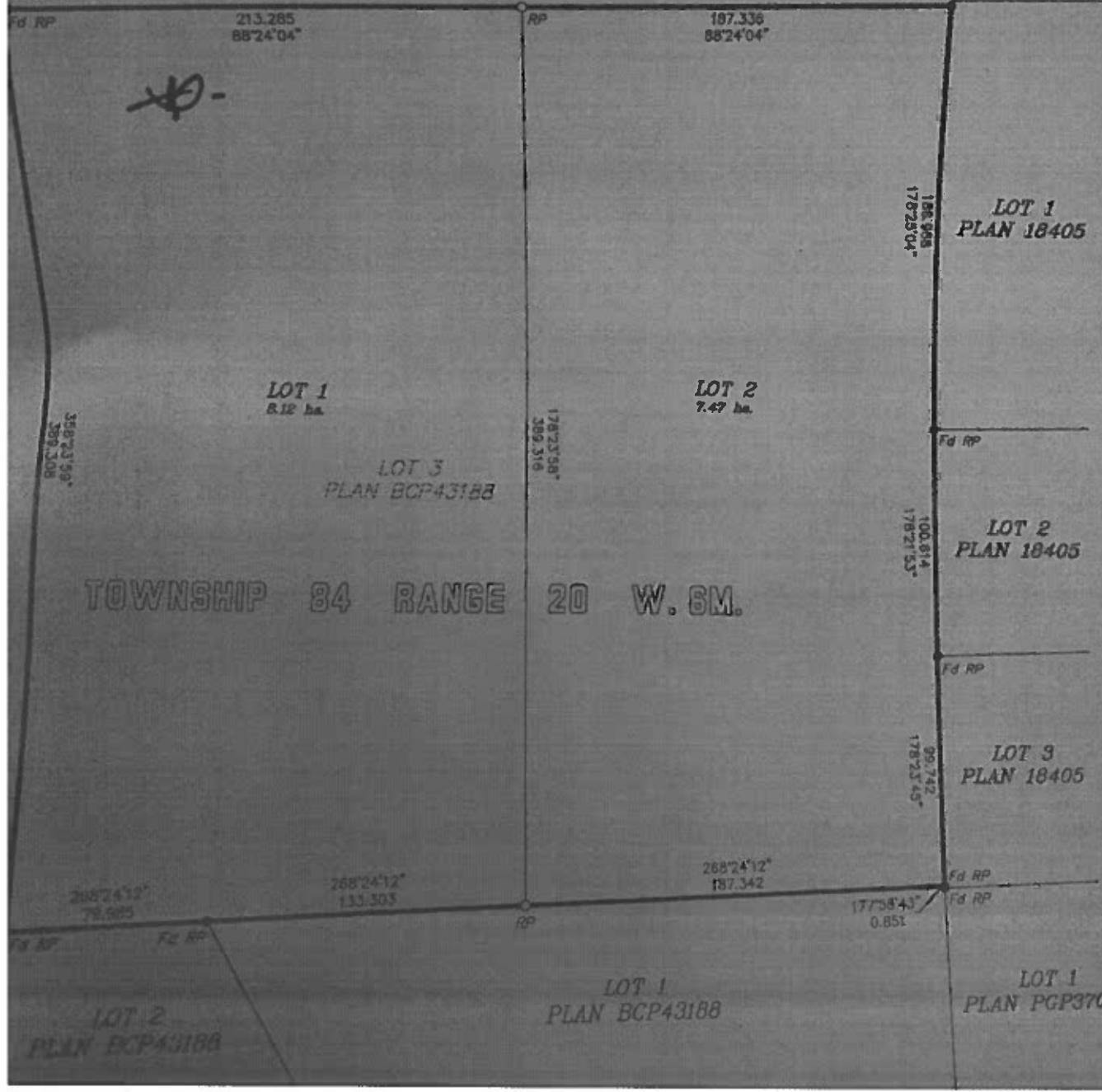
n width by
scale of 1:2000

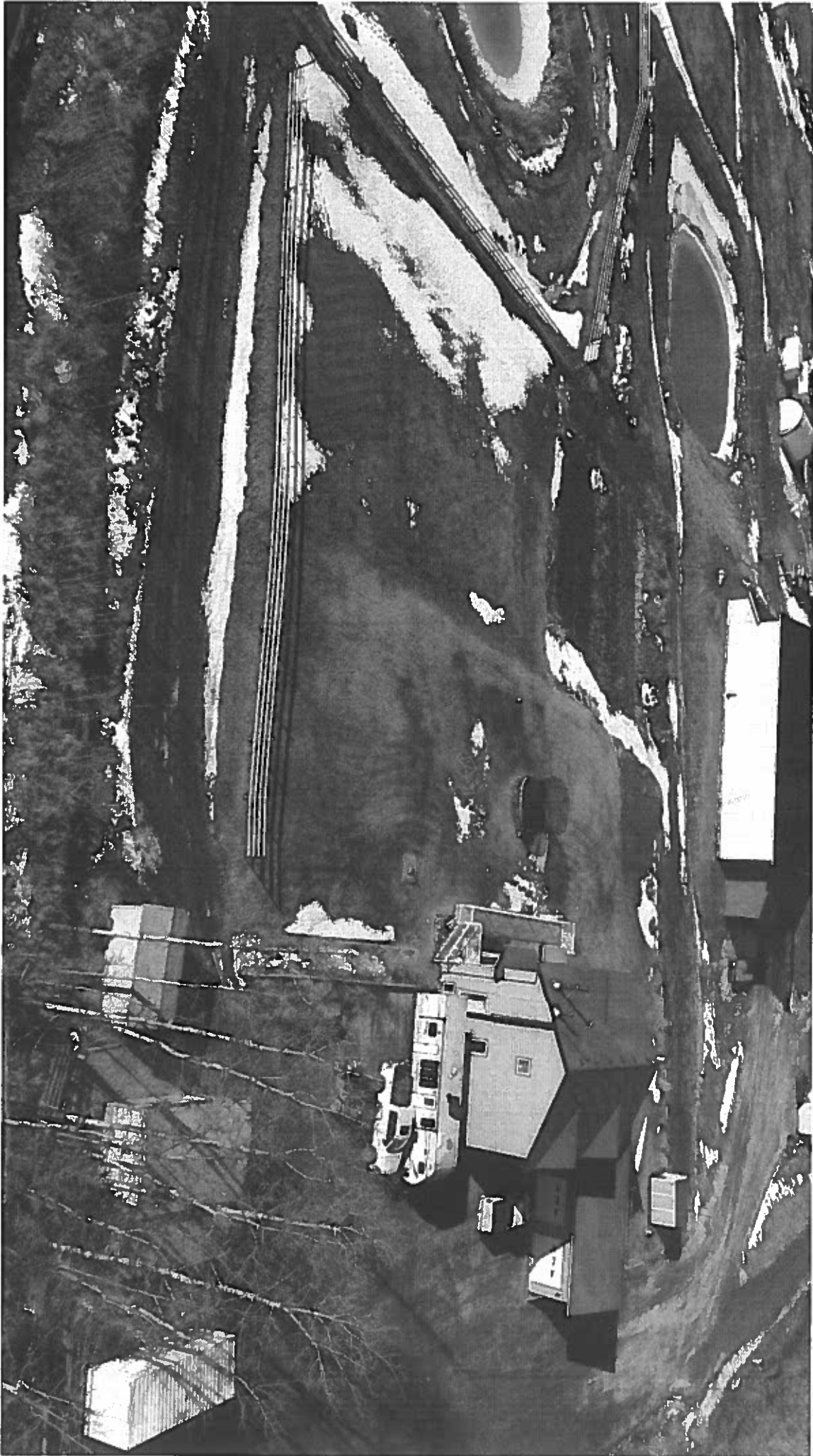


Datum.....NAD 83 (CSRS), UTM Zone 10
 UTM Northing...6241649.863
 UTM Easting....619727.448
 Combined Factor 0.99984962
 Estimated Network Accuracy is 0.100 metres.

S 27
 S 22
 84 R20
 1917

22.251m ROAD

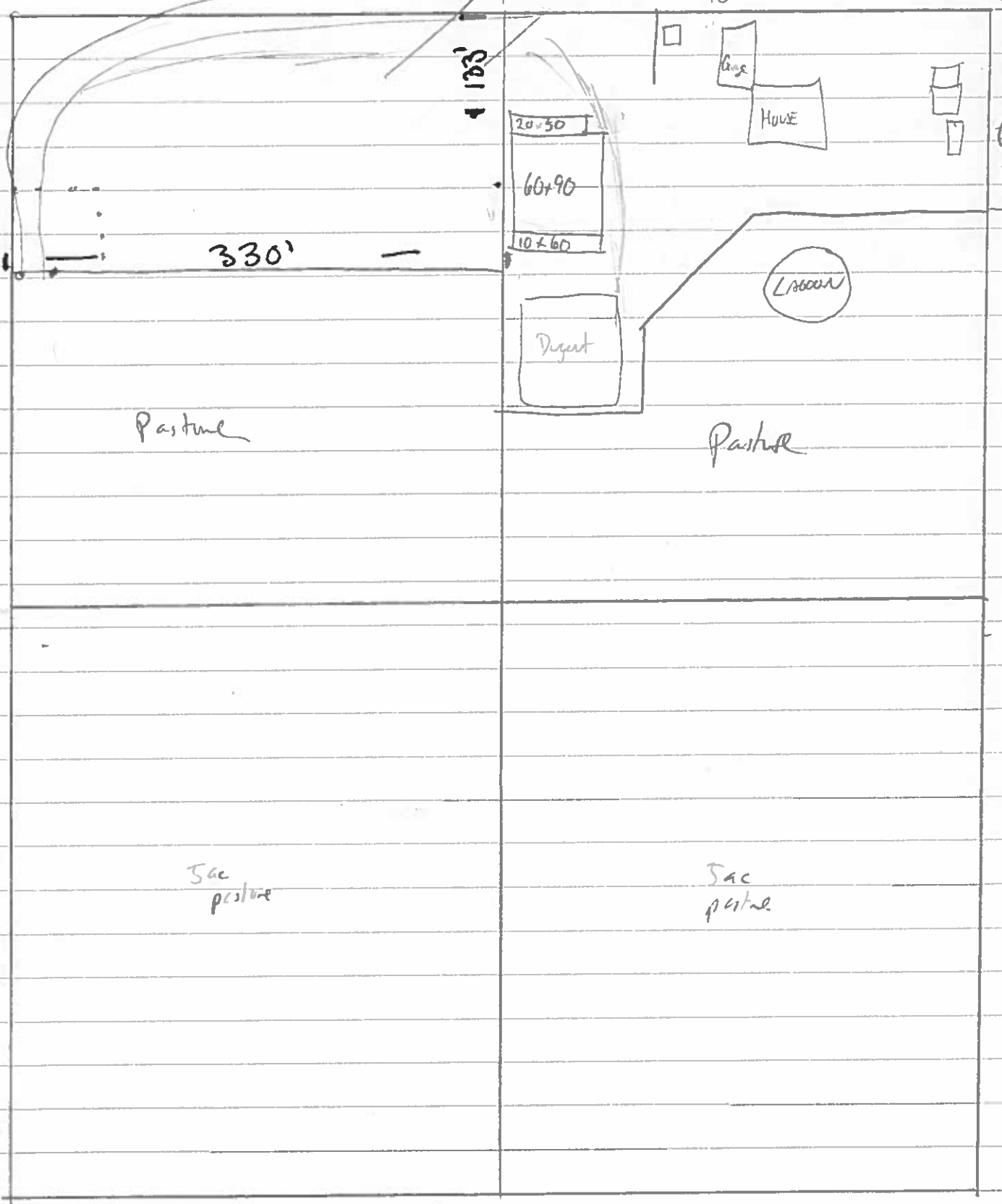






← 213m →

← 70m →
← 107.5m →



123'

330'

20x50

60x90

10x60

Dugout

Garage

HOUSE

Lagoon

Pasture

Pasture

Sac
pasture

Sac
pasture

↑
258'

↓

↑
63m
↓

$$(120' \times 216' + 128) = 264' \text{ of existing}$$

216' of actual constructed cut buildings,

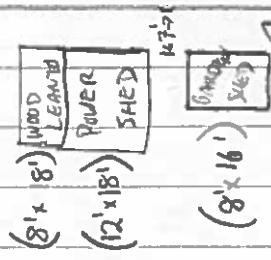
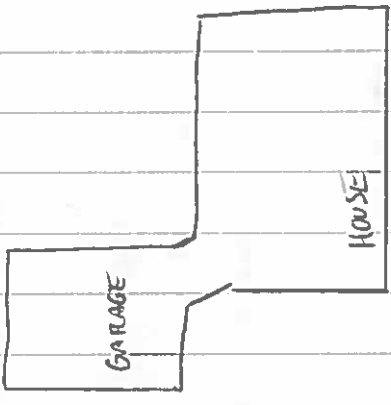
120' of tool shed,

216' of garden shed.

N

107.5m

70m



7' from side property line

GATE

FENCE

FENCE

