



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 Deanna Steward, John Steward, Kevin Steward, Jacqueline Henderson, Katelan McBrearty	Authorized Agent of Owner (if applicable) n/a
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
DL 1889 PRD Except Plan PGP 17392	4.57 ha. <small>ha./acres</small>
	<small>ha./acres</small>
	<small>ha./acres</small>
	TOTAL AREA 4.57 ha. <small>ha./acres</small>

4. Civic Address or location of property: 5889 E Centennial Road,
Moberly Lake, BC VOC 1X0

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: _____ R4
 Proposed zone: _____ R3
 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:

The property is vacant land and is currently not being used.

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

- (a) North Crown land
- (b) East 20 meter road right of way, then a private vacant lot (Lot A PGP DL485 PRD)
- (c) South Moberly Lake
- (d) West Private lot and mobile home - 5897 E Centennial Road, Moberly Lake, BC

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

The proposal is to subdivide the parcel into 4 separate lots. The total area of the parcel is 4.57 hectares and we would like to subdivide to approximately 4 equal lots as per attached subdivision and sewer assessment. This will entail rezoning the property from R4 (>1.8 ha) to R3 (>0.9 ha).

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

As part of estate planning we would like to distribute the property for family members on title and / or sell to third parties.

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

There is no sewage system on the property at present. We hired L&M Engineering (Prince George) to provide a thorough Sewage Suitability Assessment (as attached). Each of the 4 proposed lots is capable of supporting a Type 1 Sewage System.

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

Purchasers / owners will determine their means of water supply (eg. wells, hauled water, etc.). Areas for wells have been outlined in the Sewage Suitability Assessment as attached.

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.) *Certificate of Title Attached.*

13. A Sketch Plan of the subject property or properties, showing the following:

- (a) the legal boundaries and dimensions of the subject property; *Map Attached.*
- (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed); *Assessment Attached*
- (c) the location and size of existing buildings and structures on the subject property, with distances to property lines; *No existing structures.*
- (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines; *Assessment Attached.*
- (e) the location of any existing sewage disposal systems; *No existing sewage systems.*
- (f) the location of any existing or proposed water source. *Assessment Attached.*

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
[redacted] wledge, a true statement of the facts related to this application.

[redacted]
Signature of Owner

Nov 9, 2024
Nov 9, 2024

Date signed

[redacted]
Signature of Owner

Nov 9, 2024

Date signed

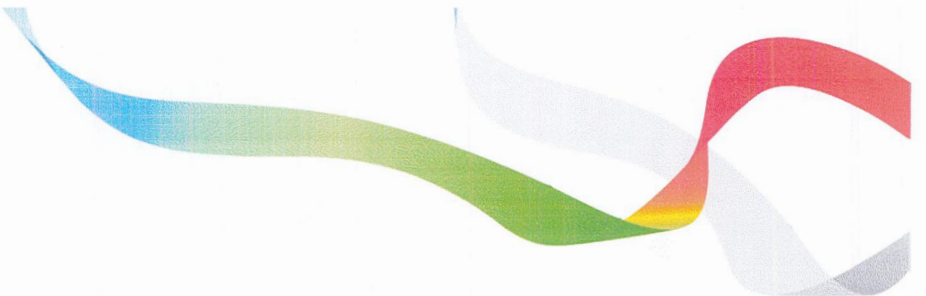
[redacted]
Signature of Owner

Nov 9, 2024

16. If you have an agent act on your behalf in submission of this application, the following
authorization **MUST** be signed by **ALL** property owners.

Nov 9, 2024

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:



CONTAMINATED SITE DECLARATION FORM

Deanna Steward, J. Kevin Steward, Kaitlan McBrearty,
I, Kevin Steward, Jacqueline Henderson, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

DL 1889 PRD Except Plan PGP 17392

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]

Nov 9, 2024
Nov 9, 2024
dd mm yyyy

[Redacted signature]

Nov 9, 2024
dd mm yyyy

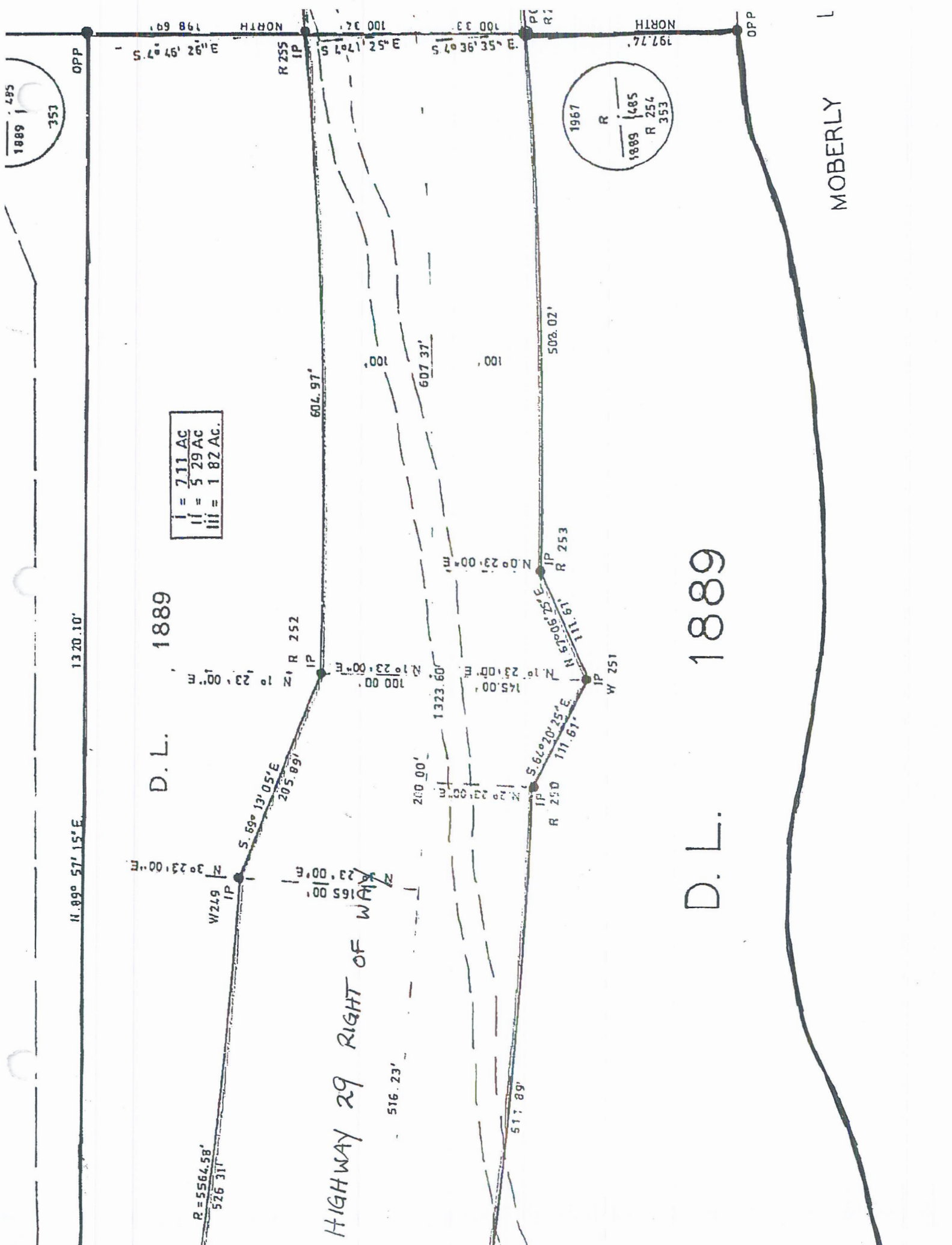
Owner/Agent

[Redacted signature]

Nov 9, 2024
Nov 9, 2024

visit the ministry's Identification of Contaminated Sites webpage or e-mail

SiteID@gov.bc.ca



1889 485
353

1967
R
1889 485
R 254
R 353

I = 7.11 AC
II = 5.29 AC
III = 1.82 AC.

D.L. 1889

D.L. 1889

MOBERLY

HIGHWAY 29 RIGHT OF WAY

1320.10'

N. 89° 57' 15" E

W 249
IP
N 30° 23' 00" E

R = 5564.58'
526.31'

S. 69° 13' 05" E
205.89'

N 23° 00' E
165.00'

604.97'

R 252
IP

N 10° 23' 00" E
100.00'

516.23'

200.00'

N 10° 23' 00" E
145.00'

1323.60'

607.37'

N 0° 23' 00" E
IP R 253

517.89'

S. 62° 20' 25" E
111.67'

R 250
IP

N 65° 05' 25" E
111.67'

N 10° 23' 00" E
IP W 251

508.02'

OPP

198.69'
S. 19° 21' 47" W

R 255
IP

100.32'
E. 52° 17' 01" S

100.33'
E. 53° 19' 07" S

R 254
IP

197.74'
NORTH

OPP