



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

FEE

- | | |
|---|-------------|
| ☐ Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| ☐ Zoning Bylaw Amendment | 650.00 |
| ☒ Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| ☐ Temporary Use Permit | 350.00 |
| ☐ Development Permit | 165.00 |
| ☐ Development Variance Permit | 165.00 |
| ☒ Sign requirement | 150.00 |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name Stuart + Trisha MacTavish	Authorized Agent of Owner (if applicable)
	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Parcel Identifier 004-212-860 Plan 31544	11.7 ha./acres
District Lot 2250 + 2713	13.9 ha./acres
	ha./acres
	TOTAL AREA 26.4 ha./acres

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*.

4. Civic Address or location of property: 8119 Hwy 29 South

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Resource Agricultural PRRD Rural OCP

Proposed OCP designation: Residential PRRD Rural OCP

Text amendment: N/A

☒ Zoning Bylaw amendment:

Existing zone: A2 Chetwynd Rural Zoning Bylaw

Proposed zone: RR-4

Text amendment: N/A

☐ Development Variance Permit – describe proposed variance request:

N/A

☐ Temporary Use Permit – describe proposed use:

N/A

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

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

House

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

(a) North Residence

(b) East Highway

(c) South Residence

(d) West Residence

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Proposed development is to subdivide the property into 2 lots.

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

As far as farming it is not worth it for us to buy the equipment to buy for the small size of the property and no one else will farm it because of the rocky soil conditions. The proposed subdivision line runs parallel with the road easement (driveway) that already splits the property.

10. Describe the means of sewage disposal for the development:

We currently have a septic tank ~~for~~ for our home. I
would assume the proposed dwelling/property would
also use a septic tank.

11. Describe the means of water supply for the development:

We currently have a cistern for our home. I would
assume the proposed dwelling would also have a
cistern.

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY
YOUR 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:
- (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 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.



Signature of Owner

Sept 25/18

Date signed



Signature of Owner

Sept 25/18

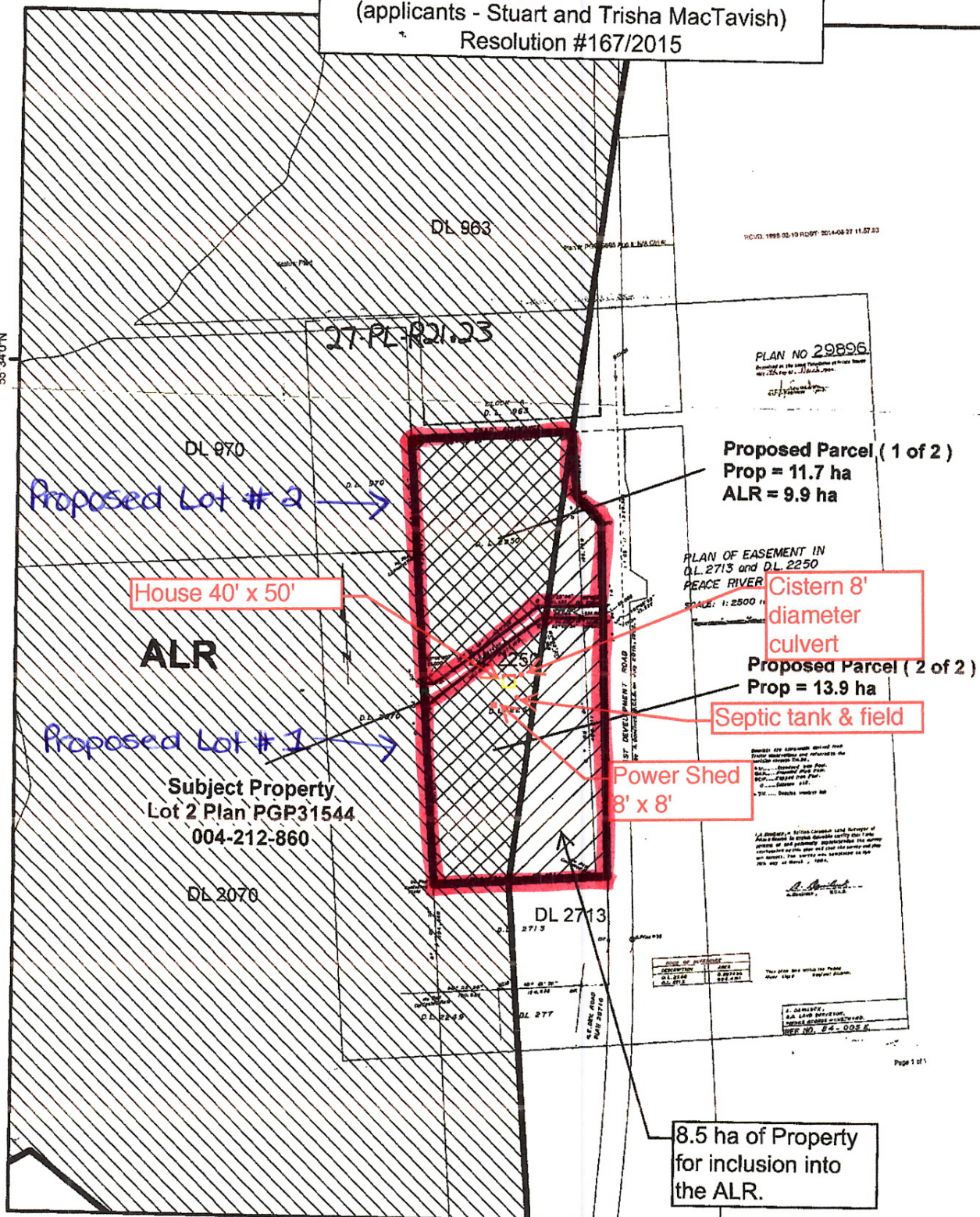
Date signed

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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

ALC application 53718
(applicants - Stuart and Trisha MacTavish)
Resolution #167/2015

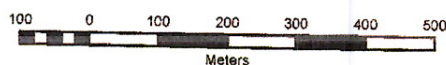


* Map previously used for ALR Application, now submitting for ~~map~~ OCP+Zoning



ALC Context Map

Map Scale: 1:10,000



ALC File #: 53718

Mapsheet #: 93P.053

Map Produced: May 21, 2015

Regional District: Peace River

Jessica Russell

From: Trisha MacTavish [REDACTED]
Sent: Friday, November 22, 2019 11:19 AM
To: Jessica Russell
Subject: Re: Rezoning Application 18-269

CAUTION: This email originated from outside of the organization.

Hello Jessica,

Thank you for your help, please go ahead and revise our application to request a rezoning amendment.

Please let me know if you need anything else,
Trisha MacTavish
[REDACTED]

From: Jessica Russell <Jessica.Russell@prrd.bc.ca>
Sent: November 18, 2019 12:40 PM
To: Trisha MacTavish [REDACTED]
Subject: Rezoning Application 18-269

Good Afternoon Trisha,

The West Peace Fringe Area Official Community Plan (OCP) was adopted in late October. Now that this OCP has been adopted, the PRRD may move forward with your rezoning application. We do not require confirmation of a subdivision extension approval from the ALC to proceed, as this is an application for rezoning.

Danielle Patterson, the former Junior Planner at the PRRD had sent an e-mail February 5, 2019 offering options for how to proceed with the application in anticipation of the adoption of the OCP. Please find this e-mail attached for reference.

Your application was put on hold. The draft OCP lists the subject property as 'Settlement Centre'. Now that your property is designated as a Settlement Centre, an OCP amendment is not required. You are eligible for refund for the OCP-related fees (about \$400) as the request to change the OCP in your application can be removed. I am able to revise your application with your confirmation so that your application only requesting a rezoning amendment instead of the current application requesting an OCP and rezoning amendment. Alternatively, you may come into the PRRD office to revise the application yourself.

Please let me know how you would like to proceed.

Thank you,
Jessica

Jessica Russell | Junior Planner

Direct: 250-784-4845 | jessica.russell@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT

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