



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 Curtis Brewster & Elizabeth Brewster	Authorized Agent of Owner (if applicable) Aspen Grove Property Services
Address of Owner [REDACTED]	Address of Agent #104 - 1001 - 102 Ave.
City/Town/Village [REDACTED]	City/Town/Village Dawson Creek
Postal Code [REDACTED]	Postal Code V1G 2B9
Telephone Number: [REDACTED]	Telephone Number: 250-782-1088
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail: sheila@aspengrovepropertyservices.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 1912 Peace River District PID 014-907-852	ha./acres 14.7 acres out of 206.4 acres
	ha./acres
	ha./acres
	TOTAL AREA 14.7 acres 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: Water Treatment Road, Chetwynd

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Agriculture Resource (AgR)

Proposed OCP designation: Industrial (I)

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A2 - Zoning Bylaw 1343, 2001 - Agricultural Holdings Zone

Proposed zone: I1 - Light Industrial Zone

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

Not applicable

☐ Temporary Use Permit – describe proposed use:

Not applicable

☐ Development Permit: Bylaw No. Not applicable Section No. _____

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

Existing TUP for laydown yard for Light Industrial storage purposes. PRRD TUP File No 17-214.

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

(a) North Applicant's home quarter and residence

(b) East Vacant - Crown Land and District of Chetwynd Land - unuseable terrain

(c) South Remainder of parent parcel and Pine River

(d) West Remainder of parent parcel and applicant's other holdings

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

The subject property has been cleared, leveled and graveled and currently, there is an operating Temporary laydown yard for light industrial storage purpose. The applicants are requesting an OCP/Zoning Bylaw amendment to create a permanent laydown yard rather than a Temporary Use permitted laydown yard.

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

There is a need for Light Industrial land in and bordering the District of Chetwynd. At an OCP open house in Chetwynd (2017), both local governments acknowledged the immediate need for such use. This property has an existing TUP - issued April 26, 2018 - PRRD File No. 17-214. The current activities and land use, including all attached conditions - will remain the same, as specified in this approved TUP. (see attached TUP)

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

Not applicable - this is a passive industrial site.

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

Not applicable

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

July 15 / 2020
Date signed

Signature of Owner

July 15 / 2020
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 Curtis Brewster and Elizabeth Brewster hereby authorize	
(name) Sheila Murray or Anne Clayton of Aspen Grove Property Services to act on my/our behalf regarding this OCP/Zoning Bylaw Amendment combined	
Agent address: #104 - 1001 - 102 Ave., Dawson Creek, BC V1G 2B9	
Telephone: 250-782-1088	Fax: _____ Email: sheila@aspengrovepropertyservices.ca
Signature of Owner: _____	Date: <u>July 15 / 2020</u>
Signature of Owner: _____	Date: <u>July 15 / 2020</u>



Peace River Regional District



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Bylaw 1000
- Bylaw 1343
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

1: 5,000



254.0 0 127.00 254.0 Meters

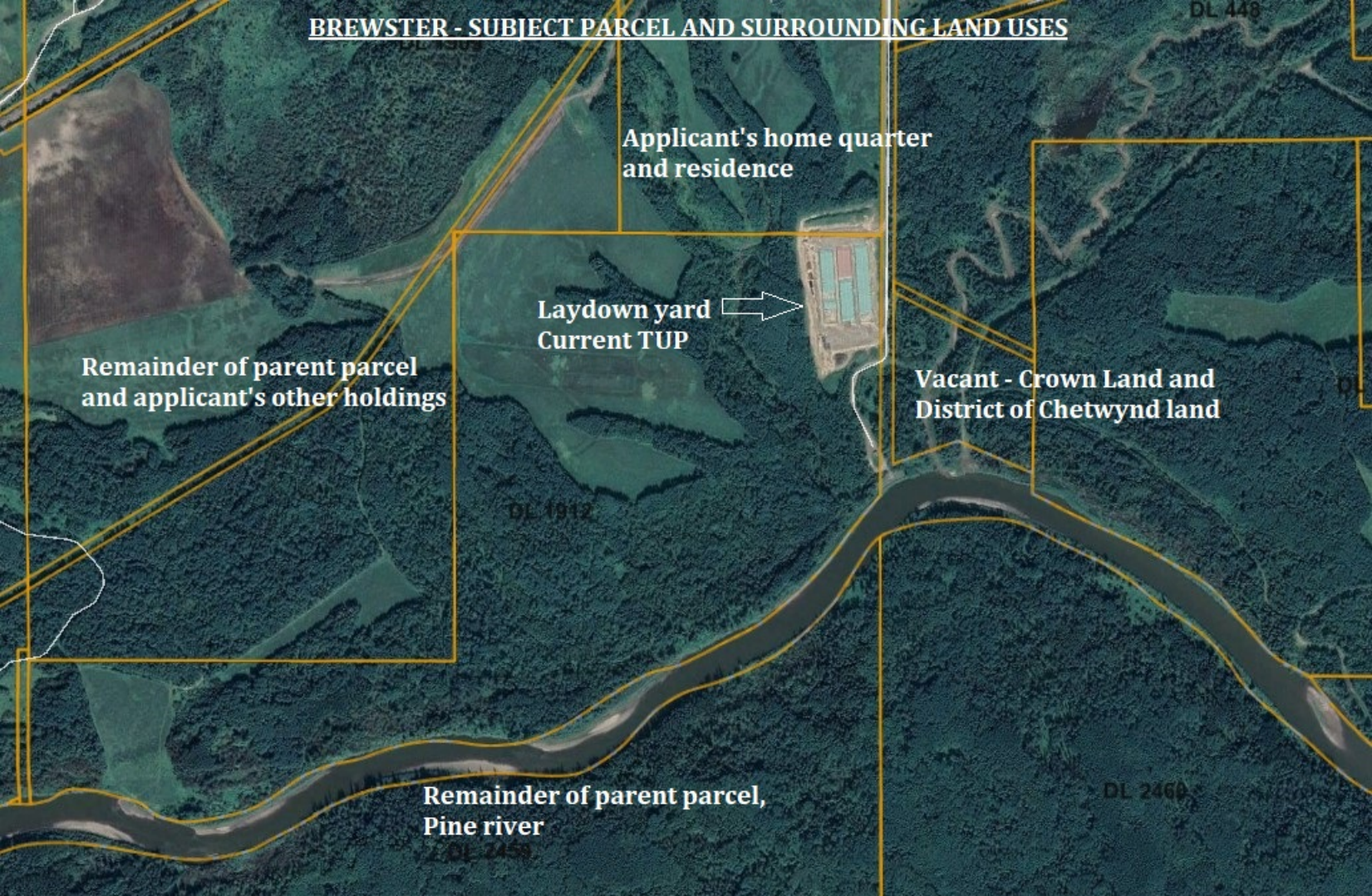
NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

BREWSTER - SUBJECT PARCEL AND SURROUNDING LAND USES



Applicant's home quarter
and residence

Laydown yard
Current TUP



Remainder of parent parcel
and applicant's other holdings

Vacant - Crown Land and
District of Chetwynd land

Remainder of parent parcel,
Pine river