



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 4sam Ventures Ltd	Authorized Agent of Owner (if applicable) Murray Samuelson
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]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
NE1/4 of SEC14 TP78 R17W6M	Lot 1 26.5 ha./acres
same	Lot 2 34.2 ha./acres
	ha./acres
	TOTAL AREA 60.7 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: 239 Road north of Hwy97south

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: Lot 1 low density residential Lot 2 Agriculture

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:

No buildings on property. Existing use is haying

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

(a) North Agricultural/Farm - Horse pasture/Hay/ Farm house

(b) East Residential - Horse pasture/Hay/Single family dwelling subdivision

(c) South Residential - Hay/ Single family dwelling subdivision

(d) West Unused - Trees

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

No proposed development at this time other than the subdivision into Lot 1 and 2 to separate titles

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

Subdivision will allow development of each parcel separately

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

No development needing sewage disposal is proposed at this time.

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

No development needing water supply is proposed at this time.

There is a dugout on each proposed lot which may have been used
for stock watering purposes in the past.

**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.

 Murray Samuelson
2018.12.14 09:02:20 -07'00'

Signature of Owner

Dec 14/18

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 4sam Ventures Ltd		and		hereby	
authorize					
(name) Murray Samuelson		to act on my/our behalf regarding this application.			
Agent address:					
Telephone: 		Fax:		Email: 	
Signature of Owner: 		Murray Samuelson 2018.12.14 09:05:42 -07'00'		Date: Dec 14/18	
Signature of Owner:		Date:			



Peace River Regional District

4-Jan-2018

PID: 009-111-328

Roll Number: 759-006173.001

Legal Description: NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER EXC PLS A2035 & 32054

Parcel Size

26.52 Hectares

65.54 Acres



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. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



Peace River Regional District

4-Jan-2018

PID: 014-643-731
Roll Number: 759-088046.010
Legal Description: PT OF THE NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER SHOWN ON PL A2035

Parcel Size

3.66 Hectares 9.05 Acres



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