



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
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> 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 <i>Timothy Ewert & Linda Ewert</i>	Authorized Agent of Owner (if applicable)
Address of Owner <i>872 200 Rd</i>	Address of Agent
City/Town/Village	City/Town/Village
Postal Code	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>SE 1/4 Sec 1 Twp. 77 R. 15 W6</i>	ha./acres
	ha./acres
	ha./acres
	TOTAL AREA
	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: 872 200 road

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: Communal Farm

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:

Farm = hay, grain, gardens - 2 barns - livestock - Cattle
draft horses, pigs, poultry
Farm house cottage several outbuildings & graincrops offgrid

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

(a) North Ranch - home + out buildings

(b) East Horse farm/acreage home + out buildings

(c) South Ranch pasture no buildings

(d) West acreage home + out buildings

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

see attached sheet.

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

see attached sheet.

8. Describe the proposed development of the subject property.

There are many people who wish to farm but cannot afford the very high price of land. We feel that we can provide the opportunity to create a small farm community at an affordable price, and be able to continue to participate in the farm as much and as long as we are able.

Our main goal in wishing to rezone is to ensure that our farm will continue to be farmed, and the agricultural land be preserved for growing nutritionally-dense farm products.

The additional houses/dwellings would be small, off-grid, and designed for minimal water use. Each would have a cistern for collecting filtered rooftop water, their own greywater system, and composting toilets. We would like to be able to build up to 6 other cottages on the quarter, as well as an eventual shop/garage.

Cottages would be built in a village cluster near the existing farm yard, on non-ALR land, so as to keep agricultural land in production and minimize converting farmable land into accessways and yardsites.

9. Reasons and comments in support of the application.

We are at a point in our lives where we wish to retire in place while our farm continues to provide wholesome, organic products for its inhabitants and customers.

We see this as a potential model for retiring farmers to remain on their farms rather than be relocated to urban centres, away from their beloved land and livelihoods.

The model we are proposing is with a heavy emphasis on fostering self-sufficiency, regional food security, and regional economic diversification. We share many similar environmental, social, and economical goals as the Peace River Regional District, as stated below:

Environmental:

This project entails the continuation of sourcing our electrical needs through solar and wind power. We will continue to use horse power for as much of our farm work as possible to reduce our fuel consumption and greenhouse gases. Cottages and any other farm buildings will be built from local and natural materials, and will have a dimensionally as well as environmentally small footprint. Members of the community will ride-share so as to reduce fuel use and neighbourhood traffic. With more residents on this farm, production can be intensified, but thoughtfully integrated so as to produce responsibly and in alignment with natural ecological processes. The forest will remain intact as a natural wildlife corridor and biodiversity refuge, and our practices will be mindful of the waterways that cross through the farm.

Social:

We imagine a farm community as a way to create and further enhance social capital, vibrancy of rural community living, and land-based livelihoods for generations to come. Statistics Canada

reports the average age of farmers in Canada is above 55 years old, and a small percentage of these have a succession plan in place. Another survey conducted by the National Farmer's Union revealed nearly 70% of the new farmers surveyed were not from a farming background. This suggests there will be many skilled farmers leaving Canadian farms, and new farmers entering the industry with very little experience. There are many other barriers for new farmers, including the price of land and necessary material capital for operating a successful farm. Though we are only one small farm, our proposed project is addressing many of these issues. Our project will create an easier entry point into small-scale farming for new farmers - financially, socially, and educationally. This project will have educational opportunities for others to learn about small-scale agricultural techniques, artisanal craft, holistic land design, and homesteading skills. By diversifying our farm, and both raw and value-added products we subsequently will have to offer from the farm, we will develop deeper relationships and positive interactions with our neighbourhood and surrounding community, revolving around our ability to produce, eat, enjoy, and celebrate nutritious food. We see this as not only a model for farm sustainability and resiliency, but for social sustainability and resiliency as well.

Economic

Developing a farming community will provide opportunity for intensified, diverse, integrated, small-scale agricultural production to serve local markets. Diversifying production practices and farm products will also achieve income diversification and will contribute to the betterment of rural livelihoods, a healthier local economy, regional food security, and an overall higher quality of life. We are hoping this opportunity will provide the ingredients for expanding successful home-based businesses by way of community-focused agricultural endeavours.

10/1/2020
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10. Describe the means of sewage disposal for the development:

compost toilets, grey water system

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

Filtered roof water collected in cisterns

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

Feb 11 2019
 Date signed

 Signature of Owner

Feb 11 2019
 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:	



x Probable
 location for
 eventual
 shop.

x Cottages
 clustered
 around existing
 farm yard.