



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 Country Acres Developments Ltd.	Authorized Agent of Owner (if applicable)
Address of Owner	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
District Lot 2S18, Peace River Land District	10 ha./acres
009 056 159	ha./acres
	ha./acres
	TOTAL AREA 330 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: 87.2 kms North from Fort St. John
Peace Regional District

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: PRRD Official Community Plan Bylaw No. 1940, 2011

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

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:

Farming, trees

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

(a) North Farming

(b) East Residential

(c) South Farming

(d) West Farming

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

See attached document

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

See attached document

Prespatou Subdivision

Country Acre's is a small land company in Prespatou. It is owned by Henry, Joe and Paul Bergen. We own a parcel of land in the heart of Prespatou about 330 acres in size.

Prespatou is a small community of about 2000 people made up of farmers, loggers, and oilfield employment. It is located 100 kms north of Fort St. John. We have 3 churches, a school, senior's lodge, general store, co-op fuel station, residential water loading station, 2 vehicle mechanic shops and 2 heavy duty\truck shops.

The community of Prespatou is a fast-growing community made up of mostly Mennonites. Many of us are 2nd, 3rd and 4th generation that live in Prespatou. To illustrate the problem. Here is an example of the average family. Size is approx. 5 children. (I Paul have 8, Joe has 7, - 4 of which are married and currently squatting on other people's land, which is the norm here. Henry has 8). I would estimate 90% of people that grow up here stay here. This creates a shortage of land and homes for people to live in. The growth of the community has been very steady for many years and seems to be picking up speed instead of slowing down. Many of the people living here have a farming background and are farmers at heart. Allowing nonfarming people to move to a lot (not all people want to) helps keep land farm prices affordable because farmers aren't competing with people that are buying quarters of land just to live on. Also, young people that want to buy a farm cannot afford one when it comes up for sale as they don't even own a lot therefor have no equity for a down payment.

Subdividing in Prespatou has been a real challenge for many years. Partly due to our rural location, distant to gravel, land prices and such. Most laws made around subdividing and road building are made in larger centre's and often don't work well for rural settings. The price of land is low compared to other region's as the crops don't grow as well as a lot of other places. Another reason for lower land prices is a higher cost of living due to travel costs associated with rural community living. Getting gravel out here to build roads is a real challenge as the trucking to get the load here is more than the gravel cost itself making road cost close to double what they would be in FSJ.

We would propose to build a gravel road with 10 acre lots. We would propose to build the road base with sandstone and cap it with gravel. This seems to work well in our area as sandstone makes a very solid base. This is also very economical. The mile 73 road was built about 15 years ago from Buick Creek northwards and was holding up just as well as other roads in the area except for the fact it wasn't capped up with gravel properly as planned when it was built. The main road through Prespatou is also built on a sandstone base about 10 year's ago and is holding up well. Also, the proposed road is a residential road and shouldn't be subject to heavy loads all the time as the 73 road is. We could source sandstone from the same pit the ministry used to build the Prespatou Rd. We would then cap it with gravel and make for a very nice solid road. Also, almost any oilfield road is built from sandstone and many or most of these roads don't even get a gravel cap. The oilfield roads get severe year-round use and abuse (heavy loads year-round). Canfor also builds all their roads with sandstone including the tommy lakes road which is 130 km's long.

We are a growing community and the people of Prespatou want to stay here but it is hard to do if we are grid locked. A number off people have tried to develop in our area with limited success due to

capital costs. Our long-term plan is to develop parcel 2518 in stages. Our original road costs to get a road to where we can sell lots will be a bit of a lump sum, but we hope to keep making lots into the future to help with the initial cost of road and hydro. We don't feel there is a big enough market and the cost would be substantial to develop more than 13 lots for now. We completed 7 lots in 2015 and they all sold and were occupied within 9 months, showing the need for more development. We are a growing community and the people of Prespatou want to stay here but it is hard to do if we are grid locked. A number of people have tried to develop in our area with limited success largely due to capital costs.

We (Country Acre Developments) would propose to do a 2 phase development plan. First phase would be to survey everything but only develop and sell the first 4 lots (on the south side as we have upgraded that road already). Next phase would be to build a road on the north side and develop and sell those lots. The 30 acre lot would be a future lot for myself.

Paul Bergen

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

N/A

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

N/A

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.

DL 793
part N1/2
760-041001-000

DL 2617
760-043078-000

Plan 17404
2
3
4

PLAN 18700
1
2

PRESPATOU RD

DL 2518
760-042974-000

760-043271-000
Lot 6
760-043270-000
Lot 5
760-043269-030
Plan 22940
Lot 4
760-043268-000
Lot 3

Plan 19112

STORE AVE

L 2516
760-042970-000
PLAN 21704

DL 2517

BIK A
760-042071-000



Prespatou Subdivision District Lot 2518, Peace River Land District

Blue- Proposed Lots

White - Future Lots

Gray- Existing Lots

Paul Bergen 250-261-3062

September 2018

All lots are 10acres

SCALE 1:7500

200meters



Future subdivision

28metres road rightaway, 700m road

Existing RD Allowance

Existing Church Lot

Future condo development

Proposed 10 acre lots

7 Existing Lots. Completed. All sold and occupied in within 9 months of completion

Prespatou



Store Ave. . Upgraded to spec in 2015 by Country Acre Developments

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 20, 2019
Date signed

Signature of Owner

Feb 20, 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: <u>Feb 20, 2019</u>	
Signature of Owner:	Date: <u>Feb 20/19</u>	

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.