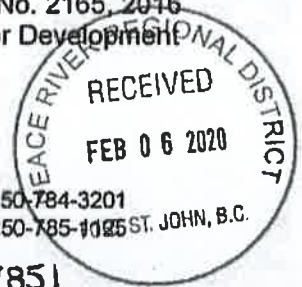


20-002 TUP

Bylaw No. 2165, 2016
Schedule A – Application for Development

PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4
[Toll Free: 1-800-670-7773](T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1185 ST. JOHN, B.C.

Receipt # 7851

Application for DevelopmentREVISED
FEB 7/2020

1. TYPE OF APPLICATION

- | | |
|--|--------------------|
| ☐ Official Community Plan Bylaw Amendment | FEE
\$ 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 <i>Frontier Property Investments Limited</i>	Authorized Agent of Owner (if applicable) <i>David Giesbrecht - Director Secretary</i>
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
<i>Lot 1 Sec. 3 Twp 84 Rge 19 W6M</i>	<i>.65</i> ha./acres
<i>Plan RGP 13593</i>	ha./acres
<i>PID: 012-322-253</i>	ha./acres
	TOTAL AREA <i>.65</i> 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: 11248 269 Rd.

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: _____

REVISED
FEB 7/2020

☒ Zoning Bylaw amendment:

Existing zone: I-1

Proposed zone: _____

Text amendment: to permit craft distillery in I-1 Zone

☐ 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:

House and yard

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

(a) North Industrial shop and yard

(b) East Residential and Industrial

(c) South Industrial Shop and yard

(d) West Industrial Shop and yard

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

40' x 40' Shop

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

see attached page.

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

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

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.

_____ declare that the information provided in this application is
_____ / our knowledge, a true statement of the facts related

_____ February 6, 2020
Date signed

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

APPLICATION FOR DEVELOPMENT

Zoning Bylaw Amendment

9. Reasons and comments in support of the application.

- A. The "Craft Distillery" use is in keeping with the other permitted Principal Uses in the I-1 zone and analogous to other permitted uses such as Warehousing, Wholesale establishment, and Restaurant.**
- B. The "Craft Distillery" use – as it is quite limited in the scale of production – is appropriate for locations near residential uses and therefore appropriate for the I-1 zone. In fact, it is more appropriate for locations near residential uses than other permitted Principal Uses of the I-1 zone such as mining, bulk fuel sales, sandblasting, etc.**
- C. The "Craft Distillery" use includes a tasting room or lounge for the on-site sales of locally made products in keeping with the Liquor Control and Licensing Act. This "neighbourhood" usage is appropriate for locations near retail and residential areas and, therefore, is more appropriate for I-1, than, say, I-2 (General Industrial).**
- D. It has become very common for cities and regional districts to include "craft distillery" usages in their light industrial and commercial zones. In fact, the City of Fort St. John planners have made it clear that they are happy to have this craft distillery usage added into their downtown zone.**