



## 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 100<sup>TH</sup> 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 checked="" 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 Saulteau First Nations	Authorized Agent of Owner (if applicable) Estelle Lavis Director of Operations
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail:	E-mail: [REDACTED]

#### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot 1 - District Lots 1483 and 1485 Peace River District Plan PG 42212	23.9 ha/ 59.07 ha./acres ac
PID 024 - 099 - 660	ha./acres
	ha./acres
	TOTAL AREA 23.9 ha 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: 6340 South Moberly Lake 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: na

Proposed OCP designation: na

Text amendment: na

☒ Zoning Bylaw amendment:

Existing zone: Residential 4 Zone (R-4) (ZB 1343-2001)

Proposed zone: Civic Assembly & Institutional (P-2)

Text amendment: na

☐ Development Variance Permit – describe proposed variance request:

na

☐ Temporary Use Permit – describe proposed use:

na

☐ Development Permit: Bylaw No. na Section No. na

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

Large log house structure (currently uninhabitable - in dis-repair) formerly known as the Moberly Lake Lodge. One small caretakers cabin. Miscellaneous small outbuildings and sheds (woodshed/ outhouse/ generator) in various states of disrepair.

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

(a) North Moberly Lake

(b) East Moberly Lake

(c) South forest, and a 4.6 ac. rural residential parcel with a dwelling

(d) West forested 12.96 ac. rural residential parcel with a dwelling

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

Renovation and repairs to existing large log building to make it habitable. Install commercial style kitchen. Create apartment for site caretaker/security personnel in the lodge. Removal of various small outbuildings. Construction of 6 single occupancy (seasonal) temporary rustic cabins.

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

Creation of a wellness centre for Nation members only returning to the Saulteau community following detoxification as a 6 month (maximum) recovery stay and healing while learning life-skills.



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

There is currently an older residential septic tank and piping system on site. This is to be fully replaced with a new septic tank and pump-out system to be fully compliant with Northern Health and PRRD requirements.

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

There are currently a couple of old wells on site. A new well and distribution system is proposed for the main log lodge and ancillary cabins to meet Northern Health and PRRD requirements.

**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

\_\_\_\_\_  
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	and	hereby
authorize	Estelle Lavis - Director of Operations	
(name)		to act on my/our behalf regarding this
application.	Saulteau First Nations	
Agent address:		
Telephone: 250 788 7264	Fax:	Email: elavis@saulteau.com
Signature of Owner:		Date:
Signature of Owner:		Date:



# Peace River Regional District

1-Sep-2020

**PID:** 024099660

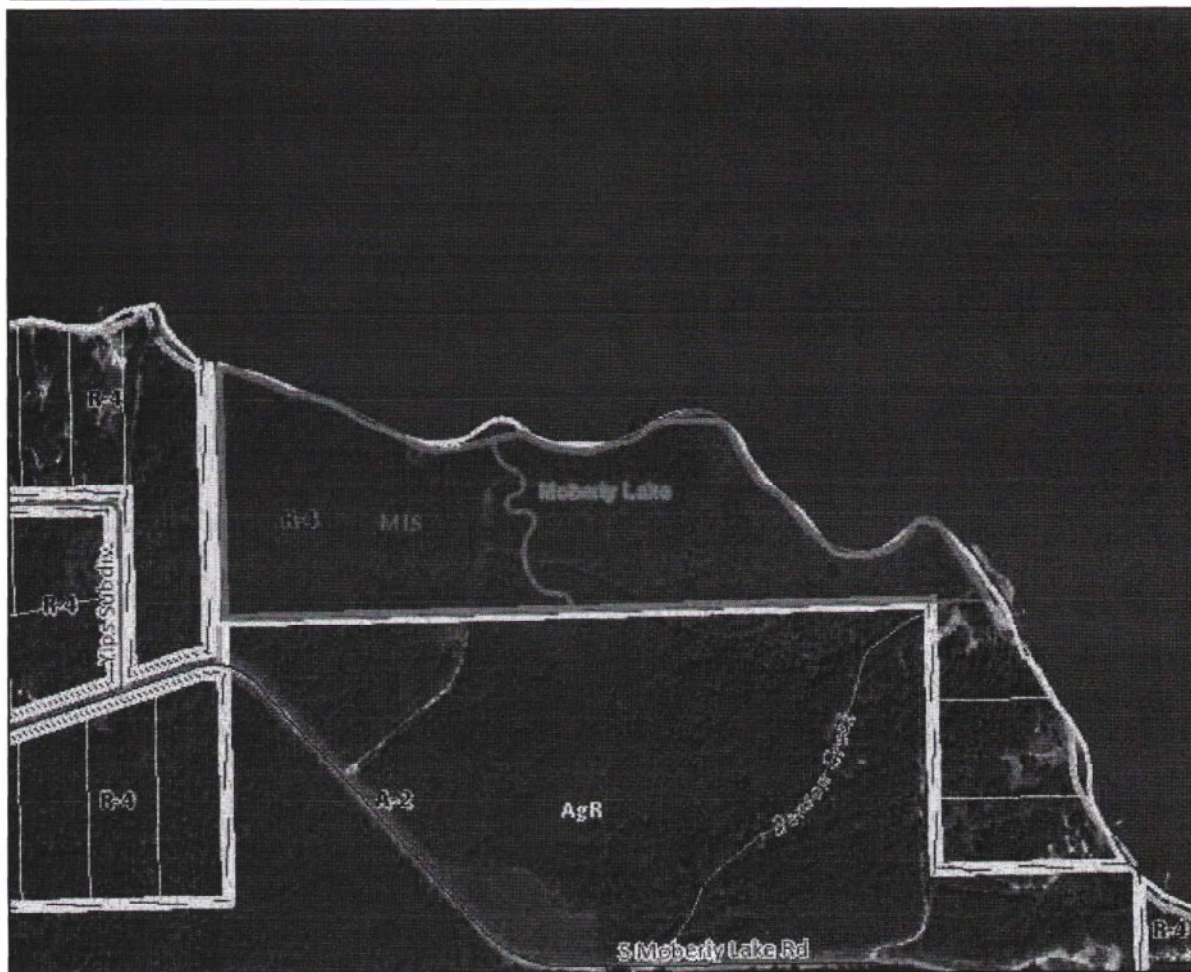
**Roll Number:** 759-041752.010

**Legal Description:** LOT 1 DISTRICT LOTS 1483 AND 1485 PEACE RIVER DISTRICT PLAN  
PGP42212

**Parcel Size**

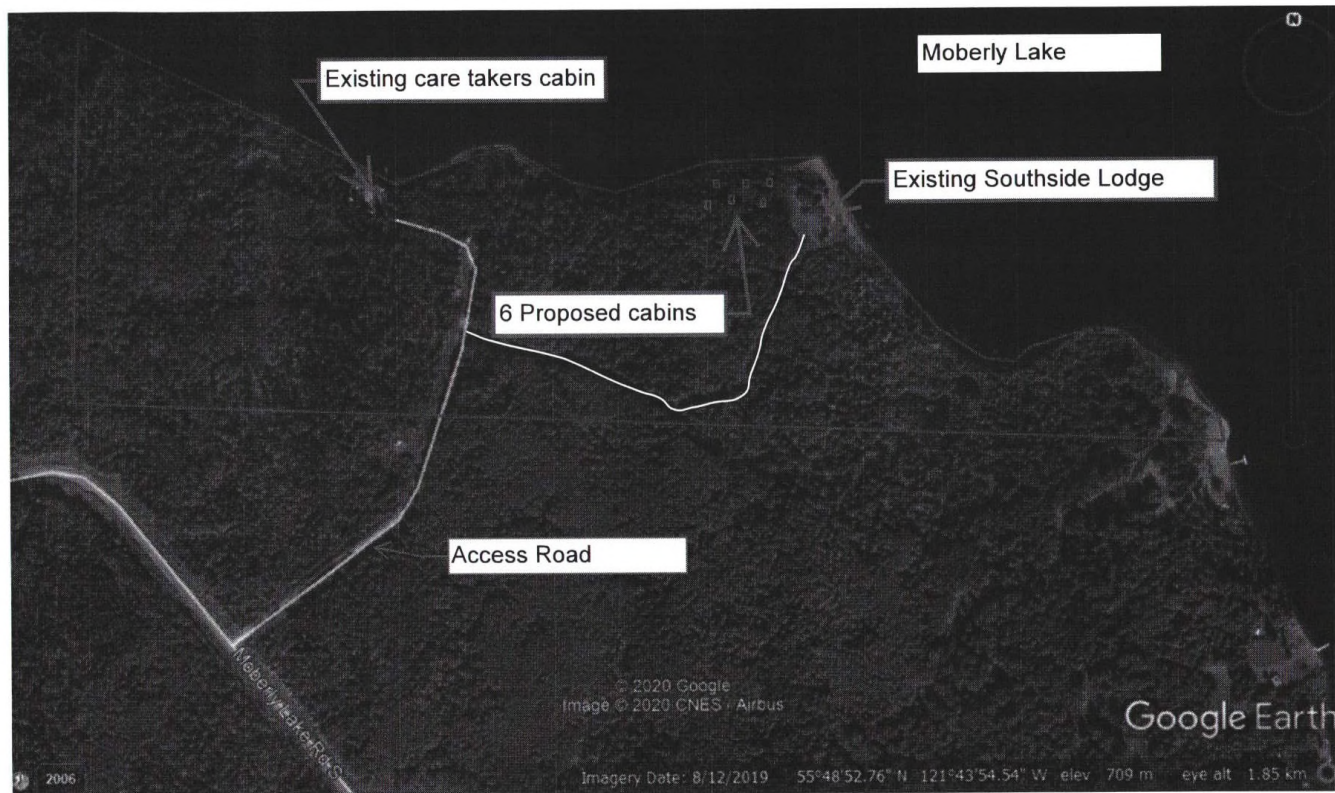
23.90 Hectares

59.07 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.







Subject Property:  
6340 Moberly Lake Rd S, Moberly Lake, BC  
Lot 1 - DL 1483 and DL 1485, Peace River District PLAN PG 42212  
PID 024-099-660

0 10 20m  
1:500

REZONING APPLICATION  
FEBRUARY 05, 2021