



PEACE RIVER REGIONAL DISTRICT

21-006 ZN

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 # 8250

## 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>James N Kusick / Gretchen M Letkeman</i>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

*PEACE RIVER REGIONAL DISTRICT RECEIVED MAR 16 2021 FORT ST JOHN, B.C.*

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>Lot 3, Plan PGP4750, Part SE 1/4, Section 17 Township 84, Range 19; 013-687-310</i>	<i>16.07</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: \_\_\_\_\_

**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: C-2

Proposed zone: R-2 (1.6 ha ~~2.45 ha~~ as per attached sketch)

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:

House - Residential use, Shop (agricultural use)  
6 sheds (storage use)  
mostly 3-sided.

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

(a) North Mix of commercial + industrial use

(b) East Commercial

(c) South Commercial + residential

(d) West Residential

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

Like to rezone <sup>1.6 ha</sup> ~~2.45 ha~~ commercial into residential

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

Main Resident is on commercial land and like to have the correct zoning for the resident (house)

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

Charlie Lake Sewer system

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

Haul water

**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

March 3/21  
\_\_\_\_\_  
Date signed

  
\_\_\_\_\_  
Signature of Owner

March 4/2021  
\_\_\_\_\_  
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:		



# Peace River Regional District



- Legend**
- Hwy Mile Marker
  - Rural Community
  - Regional Park
  - Parks
  - Parcel / District Lot
  - Highway
  - Driveway
  - Streams/Rivers
  - Locality
  - ▣ Municipal Boundary
  - ▣ Regional District Boundary

Proposal.

1:5,000



254.0 0 127.00 254.0 Meters

NAD\_1983\_UTM\_Zone\_10N  
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**Notes**





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  - Driveway
  - Streams/Rivers
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  - ☑ Municipal Boundary
  - ☐ Regional District Boundary

1:2,500



127.0 0 63.50 127.0 Meters

NAD\_1983\_UTM\_Zone\_10N  
© Latitude Geographics Group Ltd. 16x8' 2x10'

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**Notes**