



# PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4  
 [Toll Free: 1-800-670-7773]

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



Receipt # 8267

## Application for Development

### 1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input 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 checked="" 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 <u>Grant Adams</u>	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: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<u>Lot 7 Block 3 plan PG15982 Section 3</u>	<u>2.5</u> ha./acres
<u>Township 84 Range 19 Meridian Land</u>	ha./acres
<u>district 44 EXC MBH 38340 SEE</u>	ha./acres
<u>074930.715</u>	TOTAL AREA <u>2.5</u> 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: 12455 Ash Ave

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: \_\_\_\_\_

Proposed zone: \_\_\_\_\_

Text amendment: \_\_\_\_\_

☒ Development Variance Permit – describe proposed variance request:

Accessory Building increase of 10%  
adding a additional 1000 sqft to the Existing 1200 sqft.  
accessory building

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

Accessory building use for equipment repairs, storage,  
hobbies

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

(a) North Dwelling Unit  
(b) East Parking  
(c) South Driveway  
(d) West Nothing / Property line

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

Renovation of current Accessory building and increasing  
the sq. ft.

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

Current building is 1200 sqft and I want to expanded to the  
minimum 2016 sqft but due to shape of my design I am asking  
for 10% increase so i can include a storage room and  
half bathroom.

REVISED  
Adding 925 sq.ft. to  
existing 1200 sq.ft.  
Bringing the total to  
2125 sq.ft. or 197.4  
sq.m.

Increase in  
permitted accessory  
floor area requested  
= 10 sq. m.

See  
attached  
sketch for  
layout plan.

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

There is an existing pump out septic tank  
all ready installed.

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

There is an existing cistern all ready installed.

**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); N/A
  - (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.

[Redacted Signature]

Signature of Owner

March 29, 2021  
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		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

← Ash Ave →

← Approx 200' →

Cistern

Driveway

← approx 50' →

Dwelling Unit

← approx 60' →

Property line ← Approx 465' →

Property line ← Approx 465' →

Green House

Septic

← 195' →  
from Accessory building  
to Dwelling

Chicken Coop.

addition

40' 30' 1000 sqft

40' 30' 10' 40' 30' 1200 sqft  
Current Accessory Building

Parking.

Cistern

Septic

Driveway

← approx 94' →

← Approx 200' →

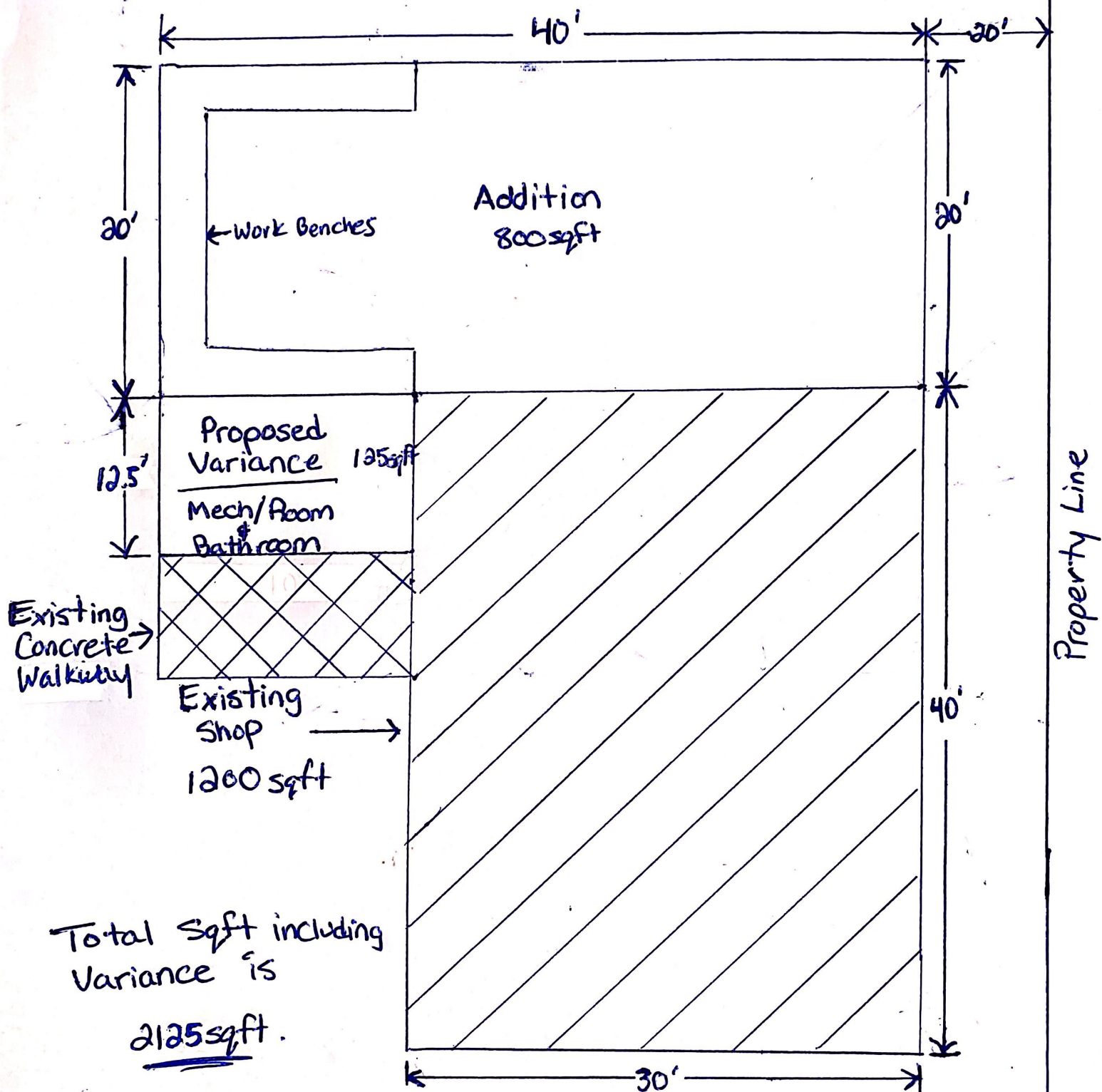
← Blueberry Ave →

Please note that the PARD Interactive Map isn't updated.

Mobile home, out building and junk on south end of property has been removed.



↑  
N



Total Sqft including  
Variance is  
2125 sqft.