



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
<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 Katherine and Jeffrey Kirschner	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:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot		
PID: 007-935-641 Lot 2 Block 8 Section 7 Township 84 Range 18	0.73	ha.	<u>acres</u>
W6M		ha./acres	
		ha./acres	
	TOTAL AREA	0.73	ha. <u>acres</u>

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: [REDACTED]

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:

Reduction in setback from South parcel line for the "9.26m x 15.38m shop" from 5m to 2.4m.

Increasing maximum accessory building floor area for "9.26m x 15.38m shop" from 187 m² to 230 m²

[] Temporary Use Permit – describe proposed use:

[] Development Permit: Bylaw No. _____ Section No. _____

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

(1) House - primary residence (2) 2.48m x 2.51m shed on piles - empty

(3) 9.26m x 15.38 m garage - cold storage of RV and boat (4) 7.98m x 9.81m garage - heated, tool bench and storage (5) 3.73m x 7.38m temporary shed - gardening and deck furniture storage

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

(a) North Easement, Residential, Recreational (golf course)

(b) East A-1

(c) South A-2/Undeveloped Road Allowance, Residential

(d) West Residential, Recreational (Fish Creek trails)

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

N/A

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

Please refer to attached letter.

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.

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

May 16, 2022

Date signed



Signature of Owner

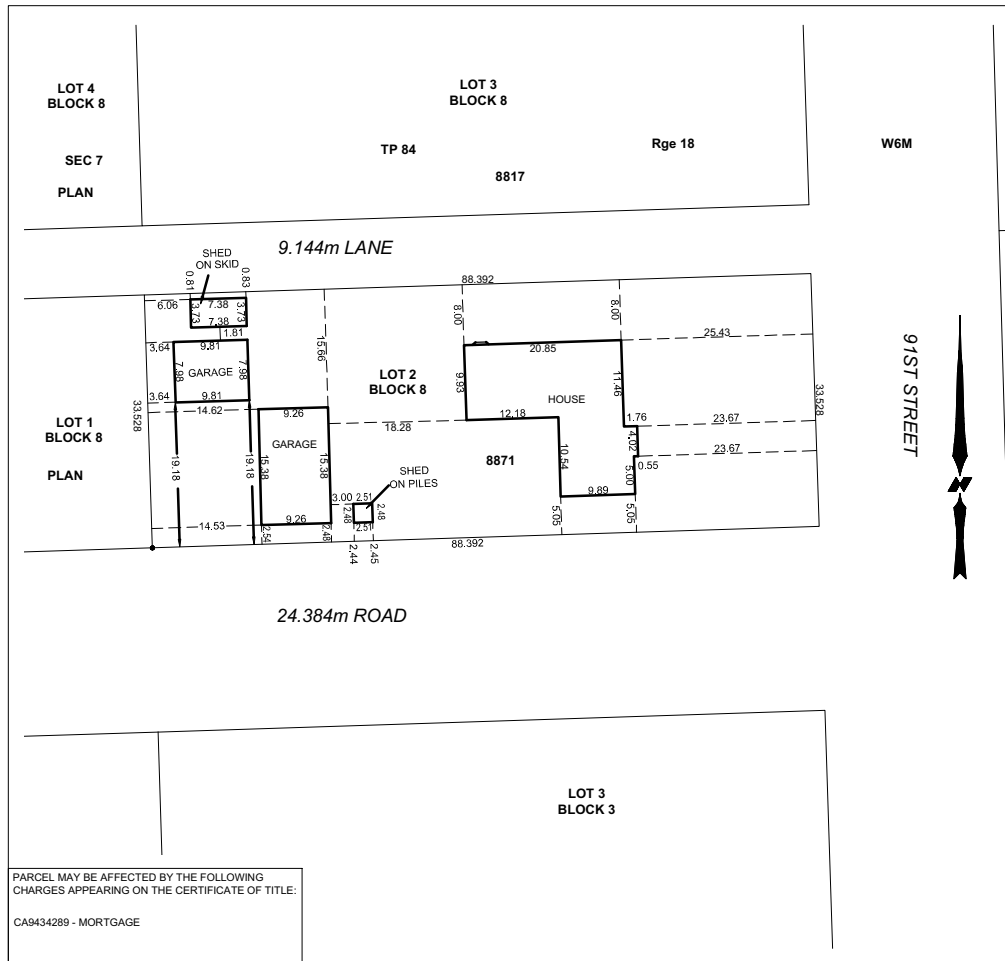
May 16, 2022

Date signed

16. **AGENT'S AUTHORIZATION**

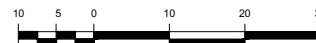
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

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



BC LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE
LOT 2 BLOCK 8 SEC 7 TP 84 RGE 18
W6M PEACE RIVER DISTRICT
PLAN 8871

SCALE 1:500



CIVIC ADDRESS:

FORT ST JOHN, B.C.

PID: 007-935-641

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 8871

ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS AND SIDING.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED THIS 16th DAY OF MAY, 2022.

VAN HSIAO, BCLS #882

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF McElhanney GEOMATICS.

© THIS PLAN IS PROTECTED BY COPYRIGHT.

PARCEL MAY BE AFFECTED BY THE FOLLOWING
CHARGES APPEARING ON THE CERTIFICATE OF TITLE:

CA9434289 - MORTGAGE

0	Original Plan Issued	16/05/22
REVISION	DESCRIPTION	DD/MM/YY
PLAN ID:	27176CERT	DD/MM/YY: 16/05/22
DRAFTED BY:	McElhanney Associates	
SURVEYED BY: AC	Land Surveying Ltd.	
CHECKED BY: EH	8808 - Northern Lights Drive	
REVISION: 0	Fort St. John, BC	
	Phone: (250)787-0356	



Katherine and Jeffrey Kirschner



May 13, 2022

Board of Directors
Peace River Regional District
9505 100 Street
Fort St. John, B.C., V1J 4N4

Dear Board Members,

Please accept this letter as further information in support of our, Katherine & Jeffery Kirschner's, application for a Development Variance for the 9.26 m x 15.38 garage ("shop") located at 12233 91 Street ("the property").

The property is currently for sale, and through the inquiry of an interested buyer, it became known to us on May 11, 2022, that the shop on the property was built without a permit from the Peace River Regional District (PRRD). We purchased this property in October 2021 with no knowledge of this issue as the structure was already established and had been for some time.

Upon contacting members of the PRRD, we were advised to review the *PRRD Zoning By-Law*. With this review we became aware of the additional following non-compliances,

1. As per the *PRRD Zoning By-Law* the property size (0.73 acres) allows for 187 m² of accessory building floor area.
The sum of accessory building floor area on this property is 226.93 m².
2. As per the *PRRD Zoning By-Law* an accessory building shall be located 5 m of the exterior side parcel line.
The shop on this property is 2.48 m from the south exterior side parcel line.

As best we can tell from aerial photos of the area, the shop was built between 2008 and 2013 by a previous owner. The property has since been sold and purchased three (3) times since, with one previous owner having been an active realtor. Throughout all these transactions, the fact that the shop did not have a permit was not addressed.

Thank you for your time on this matter and we again ask you to consider our application for a Development Variance to allow the shop to remain as is on the property.

Respectfully yours,

Katherine and Jeffrey Kirschner

