

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Lot 1 Block 3 Sec 35 TP 83 RGE 19 W6M	0.507 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 0.507 ha./acres

4. Civic Address or location of property: _____

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ 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:

constructions in the set backs

☐ Temporary Use Permit – describe proposed use:

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

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

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

(a) North Rd

(b) East Residential

(c) South Residential

(d) West Rd

8. Describe your proposal. Attach a separate sheet if necessary:

see attached. addition to the house, to extend
existing foundation.

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

extra room, extra storage, entertainment room
for large family, larger garage, sauna, hot tub,
mini gym.

10. Describe the proposed and/or existing means of sewage disposal for the property:

no additional sewage to be added

11. Describe the proposed and/or existing means of water supply for the property:

no water to be added

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:

- (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 and size of existing buildings and structures on the subject property, with distances to property lines;
- (d) the location and size 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 survey 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

06-05-2022
Date signed

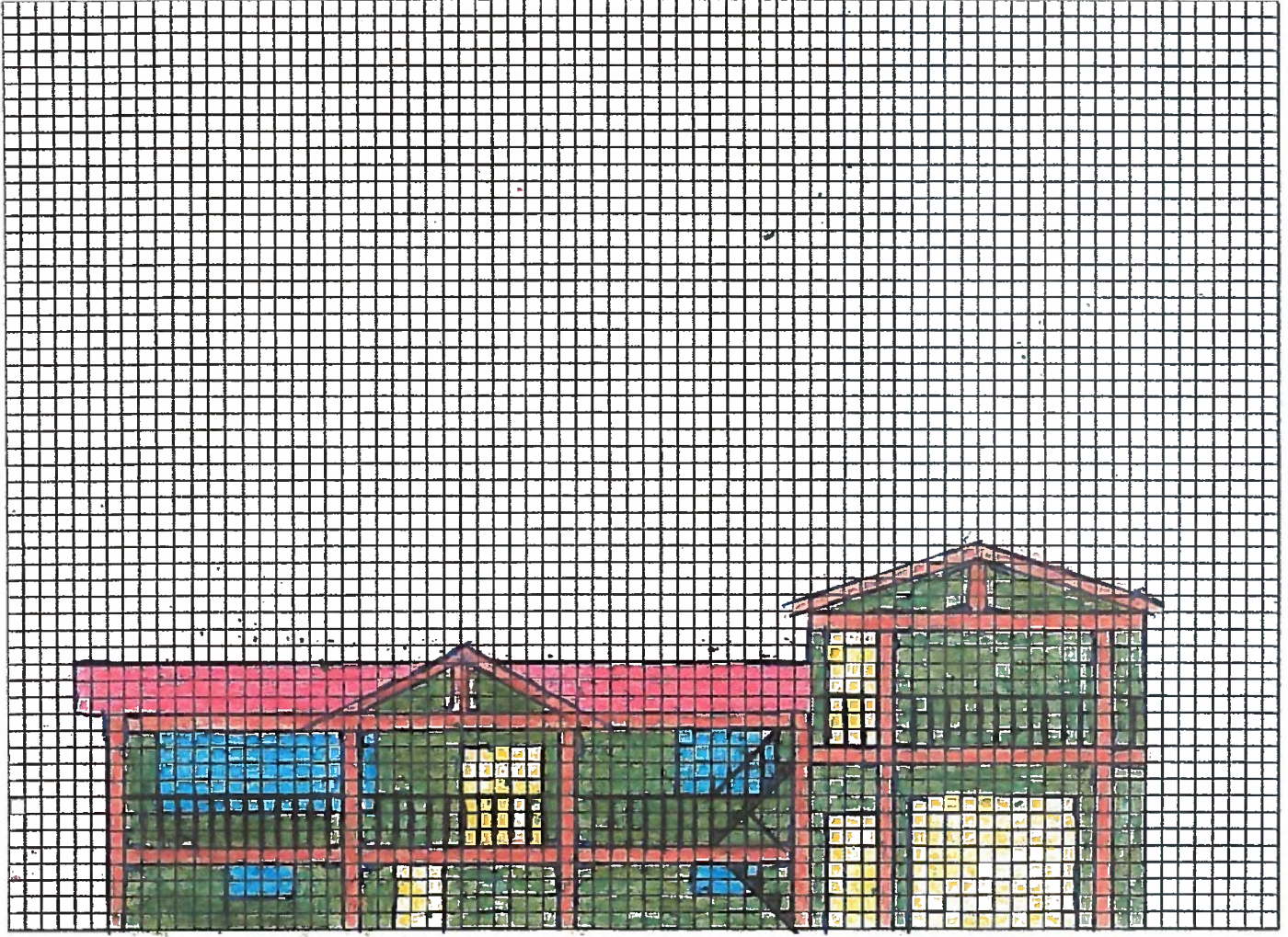
Signature of Owner

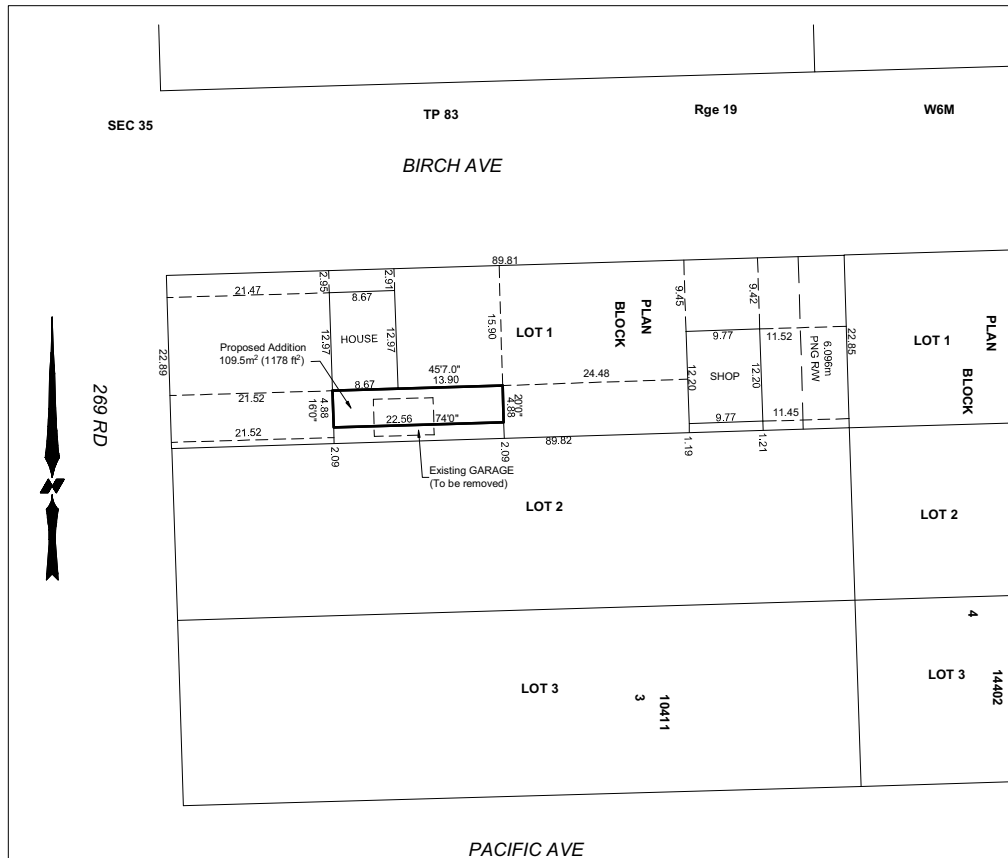
06-05-2022
Date signed

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.

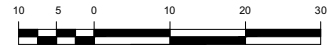
I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:





PARCEL MAY BE AFFECTED BY THE FOLLOWING
CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
CA8623459 - RIGHT OF WAY
CA6962753 - MORTGAGE

**BC LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE (PROPOSED
HOUSE ADDITION)
LOT 1 BLOCK 3 SEC 35 TP 83 RGE 19
W6M PEACE RIVER DISTRICT PLAN
10411
SCALE 1:500**



CIVIC ADDRESS:
12293 BIRCH AVE
PRRD, B.C.
PID: 012-680-478

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE
DERIVED FROM PLAN 10411
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 8th DAY OF June, 2022.

EVAN 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.

1	Revised Width of Addition	8/6/2022
0	Original Plan Issued	15/05/22
REVISION	DESCRIPTION	DD/MM/YY
PLAN ID:	27155CERT	DD/MM/YY: 15/05/22
DRAFTED BY:	McElhanney Associates	
SURVEYED BY: LA	Land Surveying Ltd.	
CHECKED BY: EH	8808 - Northern Lights Drive	
REVISION: 01	Fort St. John, BC	
	Phone: (250)787-0356	

