



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]

20-002-ZN

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 <i>Arsen Hocha</i> <i>Peace Way Trucking Ltd</i> | Authorized Agent of Owner (if applicable) <i>Arsen Hocha</i> |
| Address of Owner [REDACTED] | Address of Agent [REDACTED] |
| City/Town/Village [REDACTED] | City/Town/Village [REDACTED] |
| Postal Code [REDACTED] | Postal Code [REDACTED] |
| Telephone Number: [REDACTED] | Telephone Number: [REDACTED] |
| Fax Number: [REDACTED] | Fax Number: [REDACTED] |
| E-mail: [REDACTED] | E-mail: [REDACTED] |

3. PROPERTY DESCRIPTION

| Full legal description of each property under application | Area of each lot |
|---|------------------|
| <i>Lot 1 Section 19, Township 84</i> | ha./acres |
| <i>Range 19 West of the 6th meridian</i> | ha./acres |
| <i>Peace River District Plan 16717</i> | 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: 8912 The Highway 97 North

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: R-4

Proposed zone: C-2

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:

trailer house with addition (vacant)

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

(a) North _____

(b) East residential home site

(c) South residential home site

(d) West _____

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

Remove existing Building, Build new
commercial Building (Like office)

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

good location for commercial Building
commercial Buildings along a highway

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

charlie lake sewer

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

planning to drill a well

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

Jan 28/20

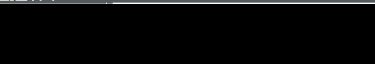
Date signed

Signature of Owner

Date signed

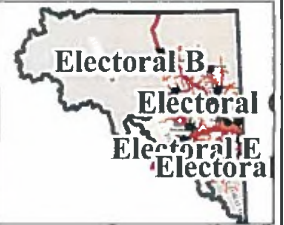
16. AGENT'S AUTHORIZATION

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 <u>Arsen Hocha</u> | | |
| (name) | | to act on my/our behalf regarding this |
| application. <u>Arsen Hocha</u> | | |
| Agent address: | | |
| Telephone: | Fax: | Email: |
| Signature of Owner  | Date: | <u>Jan 28/20</u> |
| Signature of Owner. | Date: | |



Peace River Regional District



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcel / District Lot
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road > 1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD Sewer Systems
 - Sewer Line
 - Storm Water Drainage
- PRRD Water Systems
- Streams/Rivers
- Locality
- ☒ Municipal Boundary
- ☐ Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- South Peace Rural
 - Red: Band_1

1: 1,250



63.5 0 31.75 63.5 Meters

NAD_1983_UTM_Zone_10N
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Notes