



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 checked="" 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 RUDY VANSPRONSEN	Authorized Agent of Owner (if applicable) KATHLEEN LUSH - TRYON LAND SURVEYING
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
LOT 1 BLOCK 1 SECTION 28 TP 78 RG 15 W6M PRD PLAN 12614 PID 012-325-767	1.6ha 4.04ac ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 1.6 ha 4.04ac 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: 8265, 8249, & 8219 219 Rd

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: L1 and CIVIC

Proposed OCP designation: Lots 1 & 2: L1 Lot 3: CIVIC

Text amendment: allowance for smaller lots

☒ Zoning Bylaw amendment:

Existing zone: I-1 and P-2

Proposed zone: Lots 1 & 2: M-1 Lot 3: P-2

Text amendment: allowance for smaller lots

☐ 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:

Residential, Civic, Storage/Office

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

(a) North Residential

(b) East Farmland

(c) South Commercial (oil and gas industry servicing, equipment rental)

(d) West Light Industrial (lumber yard, roofing supply, warehousing)

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

New warehouse and storage on the proposed Lot 1, no change for Lots 2 & 3

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

The owners would like to expand their warehousing services on Lot 1 (new construction).

Subdivision would facilitate leasing of the property. Application to MOTI has been submitted.

Current land uses do not conform to current zoning regulations.

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

Proposed Lot 1 has community sewage service to the property line. The buildings
on Lots 2 and 3 are already connected.

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

Proposed Lots 2 and 3 have cisterns. Proposed Lot 1 would require a cistern installation.

**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~~ Agent

December 16, 2019

Date signed

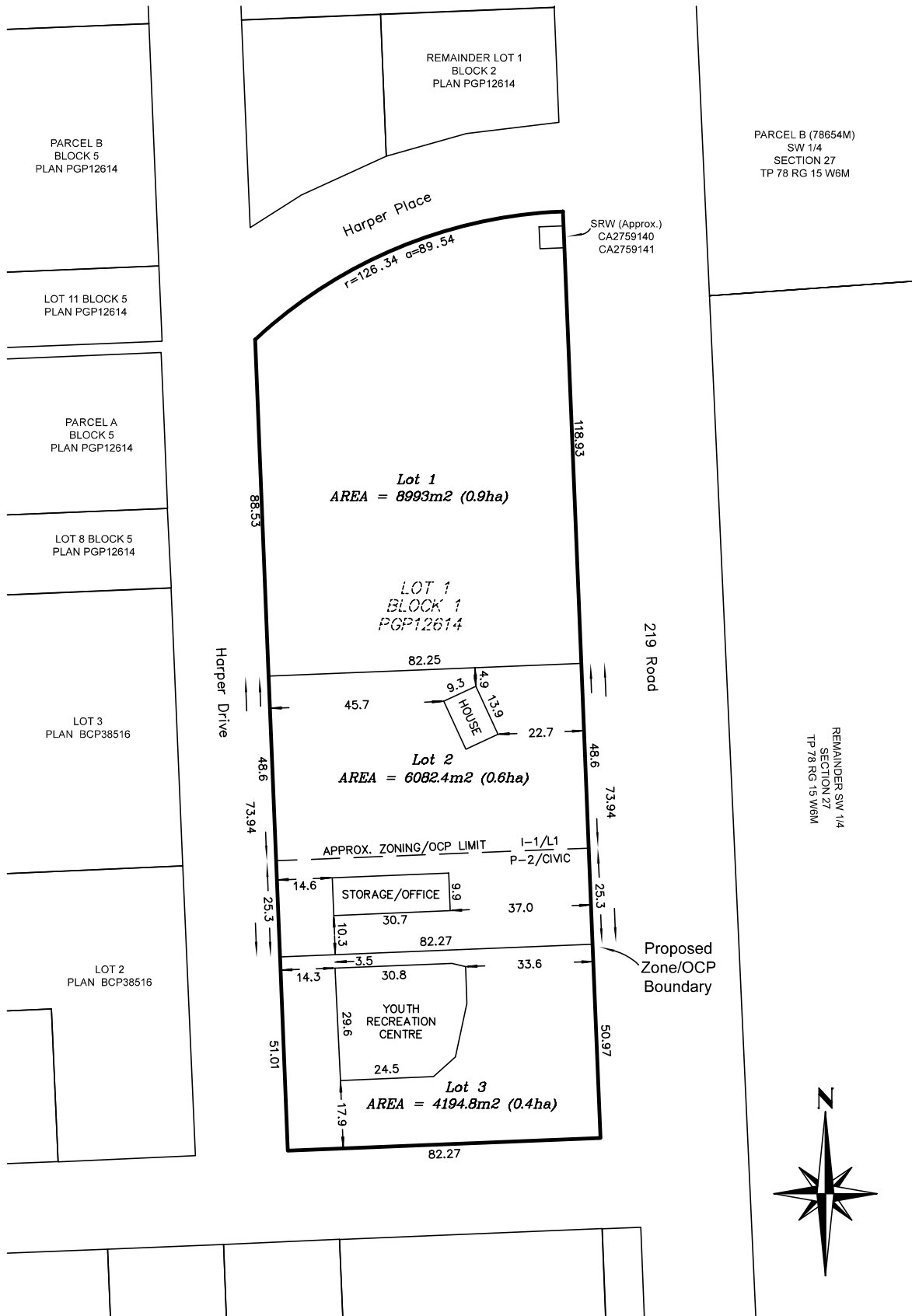
Signature of Owner

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 <i>PLEASE SEE ATTACHED AUTHORIZATION LETTER</i>		
(name) _____ to act on my/our behalf regarding this		
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



Jessica Russell

From: Kathleen Lush <klush@tryongroup.ca>
Sent: Tuesday, January 7, 2020 2:33 PM
To: Jessica Russell
Subject: RE: 19-236 Zoning Amendment Confirmation

CAUTION: This email originated from outside of the organization.

Hi Jessica
That's correct: I-1 to I-1 with a text amendment.
Thanks,
Kathleen

From: Jessica Russell <Jessica.Russell@prrd.bc.ca>
Sent: January-07-20 1:17 PM
To: Kathleen Lush <klush@tryongroup.ca>
Subject: 19-236 Zoning Amendment Confirmation

Good Morning Kathleen,

This email is a follow-up to our phone conversation last week regarding PRRD File No. 19-236 for OCP and Zoning Amendment for a property in the Kilkerran area, north of the City of Dawson Creek.

In the OCP and Rezoning application, the Zoning Bylaw amendment section lists:

Existing zone: I-1 and P-2
Proposed zone: Lots 1 & 2: M-1, Lot 3: P-2
Text amendment: allowance for smaller lots

The subject property is in the area under *PRRD Zoning Bylaw No. 1343, 2001*. This zoning bylaw does not have a M-1 zone.

In our phone conversation, we discussed the proposed use of the subject property was for light industrial activity, and therefore the I-1 zone under *PRRD Zoning Bylaw No. 1343, 2001* would apply.

Can you please confirm the proposed zoning amendment is from I-1 to I-1 with a text amendment for allowance of smaller lots.

Thank you,
Jessica

Jessica Russell | Junior Planner

Direct: 250-784-4845 | jessica.russell@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



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