



PEACE RIVER REGIONAL DISTRICT

20-009-0CP ZN

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 # 7997

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 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>Thomas H. Stahl & Tanza Elin Stahl</i>	Authorized Agent of Owner (if applicable)
Address of Owner [Redacted]	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>PID: 013-507-311. SW 1/4, Sec 22, Twp 85, Rge 20, N16M</i>	<i>160 acres</i> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA <i>160 acres</i> 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: 14472 + 14414 Stoddart Creek Road, Mantoloking
B.C. 100140

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Agriculture

Proposed OCP designation: Local Commercial (4.1 ha portion - see map)

Text amendment: _____

14-7-2020
T.H.S

☒ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: Larger parcel to A-1 and smaller parcel to ~~A-2~~ C-2

Text amendment: _____

14-7-2020
T.H.S

☐ 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 and farming @ 14472 Stoddart Creek Road and Water dispensing/
Water Utility use @ 14414 Stoddart Creek Road. Water Treatment Plant,
Bulk Water dispensing, Water Works.

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

(a) North Agriculture

(b) East Agriculture

(c) South Agriculture and Residential

(d) West Agriculture

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

There is a Water treatment Plant + Bulk Water Dispensing station located
@ 14414 Stoddart Creek Road providing water to rural region residents/businesses.
Bigger (Remaining) parcel requires rezoning due to parcel size of 150 acres.
Smaller parcel is used for commercial Water Plant/Dispensing therefore requires rezoning.

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

Water Treatment Plant + Bulk Water Dispensing Station requires its own
land title and appropriate zoning.
Small agriculture on the remainder bigger Parcel requires zoning change
Due to 150 acre parcel size.

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

Both the bigger (150 acres) and smaller parcel (10 acres)
have their own sewer leach on site.

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

Both the bigger (150 acres) and smaller parcel (10 acres)
have their own water supply. Water sources (Well).
registered - (3) wells @ 14472 Stoddart Creek Road and (2) wells with indefinite term license @
14414 Stoddart Creek Road.

**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.

[Redacted Signature]

Signature of Owner

July 6th 2020

Date signed

[Redacted Signature]

Signature of Owner

July 6th 2020

Date signed

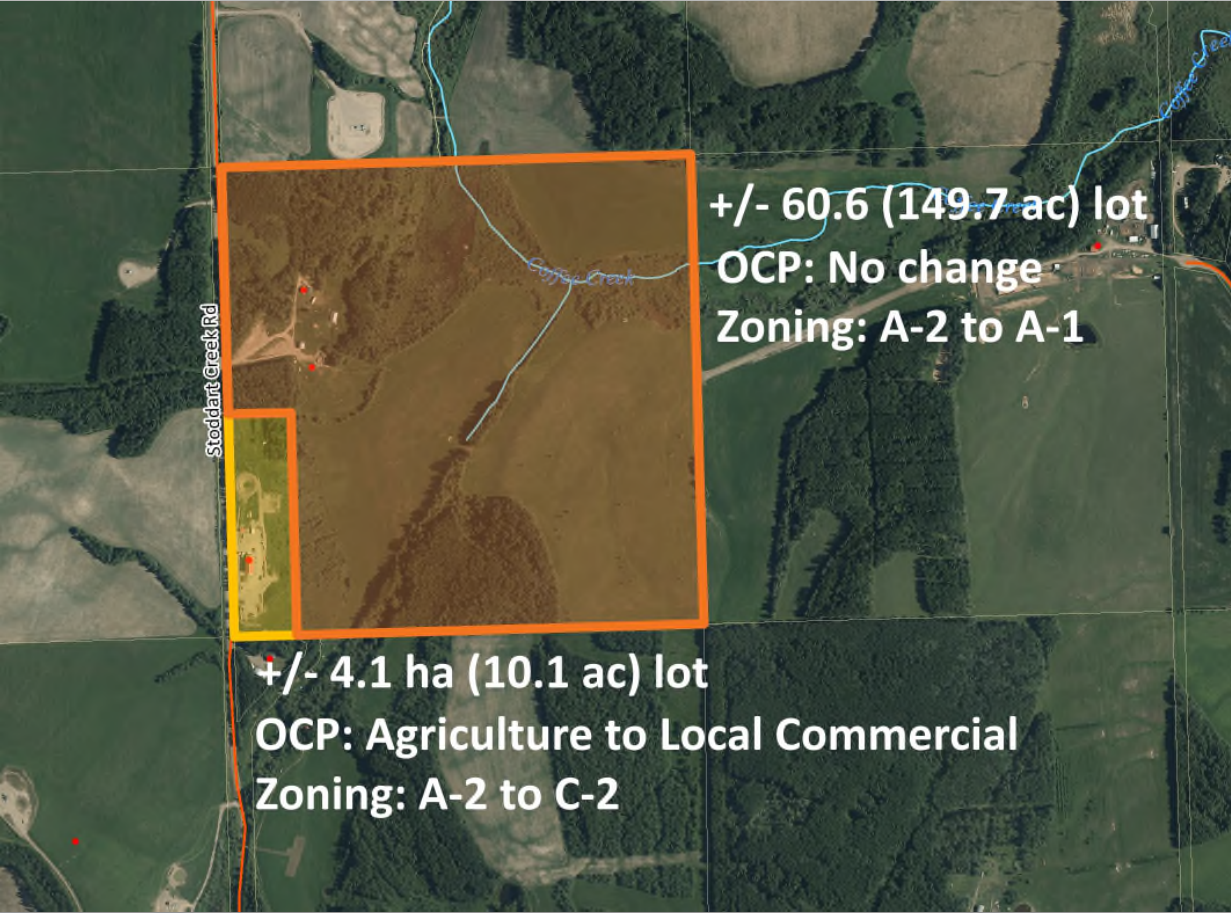
16. **AGENT'S AUTHORIZATION**

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:	



Peace River Regional District



- Legend**
- Hwy Mile Marker
 - Rural Community
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Regional Park
 - Parks
 - 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
 - Municipal Boundary
 - Regional District Boundary

1: 10,000



508.0 0 254.00 508.0 Meters

NAD_1983_UTM_Zone_10N
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes