



PEACE RIVER REGIONAL DISTRICT

Dawson Creek

PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John

9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E:prrd.fsj@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

- | | FEE |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 1,550.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* # | \$ 1,000.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 2,000.00 |
| <input type="checkbox"/> Temporary Use Permit* # | \$ 750.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input type="checkbox"/> Development Permit # | \$ 250.00 |
| <input type="checkbox"/> Development Permit Amendment # | \$ 200.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 500.00 |
| <input type="checkbox"/> Liquor Licence Referral Application | \$ 150.00 |

* Sign is required for this application type.

Contaminated Site Declaration Form required for this application type.

- | | |
|--|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve | \$ 1,500.00 |
| (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | |

2. PLEASE PRINT

| | |
|---|--|
| Property Owner's Name Kelly Lake Community Centre Society | Authorized Agent of Owner (if applicable) Emma Fairfield, David Nairne + Associates Ltd. |
| 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] |
| E-mail: [REDACTED] | E-mail: [REDACTED] |

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*.

3. PROPERTY DESCRIPTION

| Please list the full Legal Description and PID of each property under application | | |
|--|------------|--------------------------------------|
| <u>Legal Description</u> | <u>PID</u> | <u>Area of Each Lot</u> |
| BLOC B OF DISTRICT LOT 314 PEACE RIVER DISTRICT | | 7.32 / 18.10 ha./acres |
| EXCEPT PLANS 26278, 27888, 29445 AND 30960 PID: 014-683-571 | | ha./acres |
| | | ha./acres |
| | | TOTAL AREA 7.32 / 18.10 ha./acres |

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: No civic address is available. It is Lot 314 along Kelly Lake Road

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Proposed Land Use: _____

☒ Zoning Bylaw amendment:

Proposed Land Use: Modular Residential

☒ Development Variance Permit – describe proposed variance request:

☒ Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

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

The land is currently vacant and forested.

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

Proposal to build 12 detached modular units of affordable rental housing on the subject site, with funding from BC

Housing. We will be applying for subdivision of the proposed single lot into three lots. A concept package is attached for reference

8. Describe the landscaping being proposed on the property:

Trees will be cleared from the site in order to accomodate the housing development.

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

The project is proposed based on a needs assessment completed as part of a Housing Plan (2020) which emphasized the need for affordable rental housing in Kelly Lake. Please see attached sheet for additional information.

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

The proposed project will connect to an existing sewer line. There is an existing 200mm gravity main along the site frontage running from east to west. The main discharges to a lift station approximately 150m west of the NW corner of the site. The force main from the liftstation directs sewage 2km southwest to a treatment facility. Based on high plasticity of soils onsite, sanitary fields are not being considered. Instead, a gravity collector sewer will be used on each site with a common lift station to pump sewage into the gravity main in Kelly Road

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

The water will be supplied by a well onsite. Studies have been conducted showing a flow rate of 100 gallons/minute. Water storage will be required. Smaller storage tanks will likely be used for each property. Given the relatively flat nature of the site, its likely that these tanks will need to be pressurized to achieve required flow rates.


THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)

15. 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;
- (g) the location and dimensions of all accesses and egresses to the property including driveways;
- (h) any existing landscaping or vegetation;
- (i) any existing landscaping or vegetation to be removed; and
- (j) any new landscaping or vegetation proposed.

16. 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

13 Jan/25
Date signed



Signature of Owner

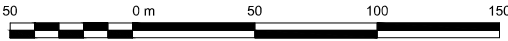
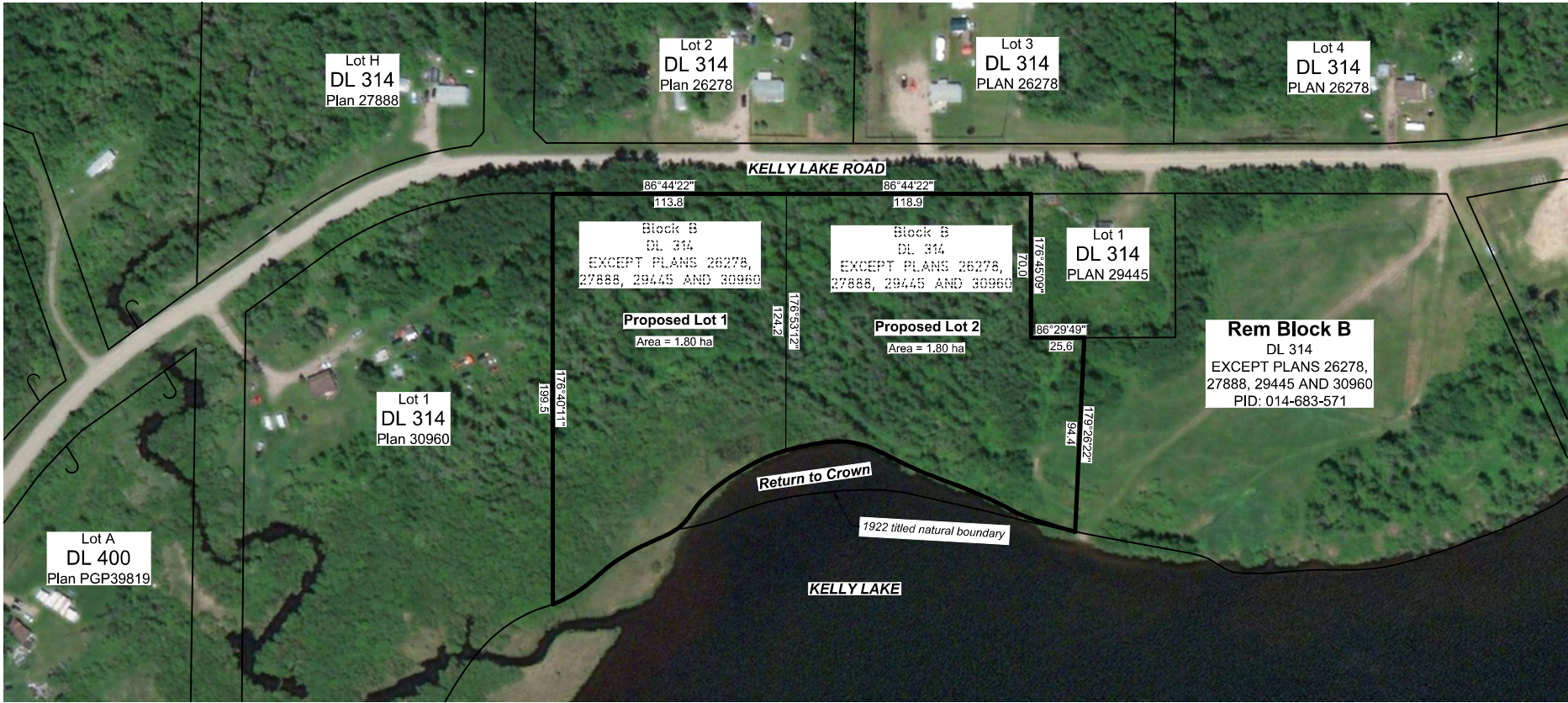
13-Jan-2025
Date signed

17. **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 <u>Kathleen Letendre</u> and <u>Barbara Belcourt</u> hereby authorize (name of landowner) (name of landowner) | |
| <u>Emma Fairfield - David Nairne + Assoc.</u> to act on my/our behalf regarding this application. (name of agent) | |
| Signature of Owner:  | Date: <u>13 Jan/25</u> |
| Signature of Owner:  | Date: <u>13-Jan-2025</u> |

FILE: X:\3111\Projects\31112828600 Nairne + Associates Sketch Plan Kelly Lake Subdivision\07_DRAWINGS\01_Sheets\31112828600-V-SKCH-001



SCALE 1:2000
UNLESS OTHERWISE NOTED

| | | | | |
|-----|---------------|-------------|------|------|
| 0 | April 22 2024 | Plan Issued | YZ | EH |
| REV | DATE | DESCRIPTION | DRAF | APRV |

REVISIONS

Original Drawing Size: (279mm x 432mm)

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McElhanney Associates Land Surveying Ltd.
8808 Northern Lights Drive,
Fort St. John BC V1J 6M2
Tel. 250 787 0356

PLAN ID.: 31112828600-V-SKCH-001 **SHEET 1 OF 1 SHEETS**

David Nairne & Associates Ltd.

SKETCH PLAN SHOWING
PROPOSED 2 LOTS SUBDIVISION OF
BLOCK B OF DISTRICT LOT 314 PEACE RIVER DISTRICT
EXCEPT PLANS 26278, 27888, 29445 AND 30960
PID: 014-683-571

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DNA

project managers
planners
architects
engineers

David Nairne + Associates Ltd

Suite 250
171 West Esplanade
North Vancouver BC
Canada V7M 3J9
T 604 984 3503
F 604 984 0627
E dna@davidnairne.com
W davidnairne.com

Lot 2
Plan PGP26278
007-190-328

Lot 3
Plan PGP26278
007-190-336

Lot 1
Plan PGP30960
005-235-685

Lot 1
Plan PGP29445
005-626-358

314
NO_PLAN
014-683-571

[illegible]

| | | |
|-----|------------|-------------------|
| 1 | 2024.11.17 | ISSUED FOR 50% CD |
| NO. | DATE | DESCRIPTION |

REVISIONS

DESIGN BY
TB

CHECK BY
PD

DRAWN BY
RB

DRAWING DATE
2024.10.23

SCALE
1 : 500

CONSULTANT

PROJECT NAME
NIKIHK HOUSING

CLIENT
NIKIHK SOCIETY

PROJECT ADDRESS
KELLY LAKE, BRITISH
COLUMBIA, V0C 2L0

DRAWING

PROPOSED 18 UNITS

REVISION NO. 1

PROJECT NO. 5840-5952

SK002

12-Unit Design

DNA
project management
design
engineering
surveying
Dental Hygiene Association Ltd.
Suite 205
1711 West Broadway
North Vancouver BC
CANADA V7M 1S8
T: 604 961 3000
F: 604 961 1822
E: info@dnadna.com

LOT 1
DL 314
PLAN 30960

LOT 1
DL 314
PLAN 29445

PHASE 2
LOT 2
AREA: 1.8 ha
BLOCK B
DL 314
EXCEPT PLANS 26278
27888, 29445 AND 30960

REM. BLOCK B
DL 314
EXCEPT PLANS
27888, 29445 AND 30960
PID: 014-683-571

| |
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| TD |
| CHECKED BY |
| CM |
| DRAWN BY |
| CM |
| DRAWING DATE |
| 2024-05-10 |
| SCALE |
| 1:400 |
| CONSULTANT |

| |
|------------------------|
| PROJECT NO. |
| PROJECT NAME |
| NIHK SOCIETY |
| KELLY LAKE |
| HOUSING DEVELOPMENT |
| CLIENT |
| NIHK SOCIETY |
| KELLY LAKE |
| PROJECT ADDRESS |
| KELLY LAKE ROAD |
| DISTRICT LOT 314 PEACE |
| RIVER LAND DISTRICT |
| DRAWING #1:1 |
| KELLY LAKE |
| HOUSING DEVELOPMENT |
| KEY PLAN |
| REVISION NO. |
| 01 |

PROJECT NUMBER 5840

C1.0

| | |
|-------------------|------------|
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| ISSUED FOR 50% CD | 1 |
| 2024-10-25 | |
| REVISIONS | |
| DESIGNED BY | |
| TO | |
| CHECKED BY | |
| BY | |
| DRAWN BY | |
| DATE | |
| DRAWING DATE | 2024-10-25 |
| SCALE | 1:200 |
| CONSULTANT | |

EXIST. PAVEMENT TO PAVEMENT NO. 1021007

PROJECT NAME

NIKHK SOCIETY
KELLY LAKE
HOUSING DEVELOPMENT

CLIENT

NIKHK SOCIETY
KELLY LAKE

PROJECT ADDRESS

KELLY LAKE ROAD
DISTRICT LOT 314 PEACE
RIVER LAND DISTRICT

DRAWING TITLE

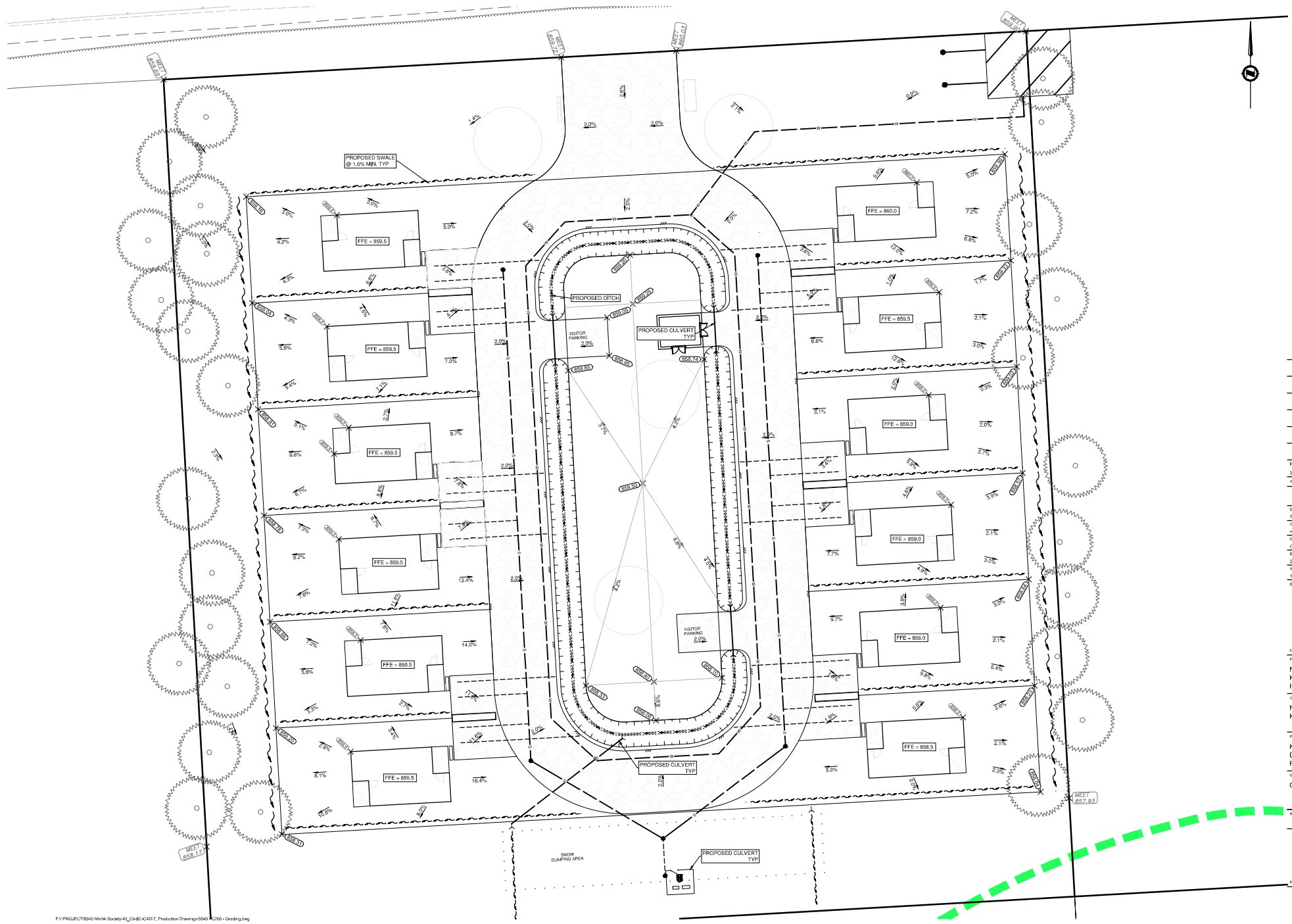
GRADING PLAN

REVISION NO.

PROJECT NUMBER

5840

C2.0



KELLY LAKE ELDERS HOUSING
ISSUED FOR 50% CD
OCTOBER 25, 2024

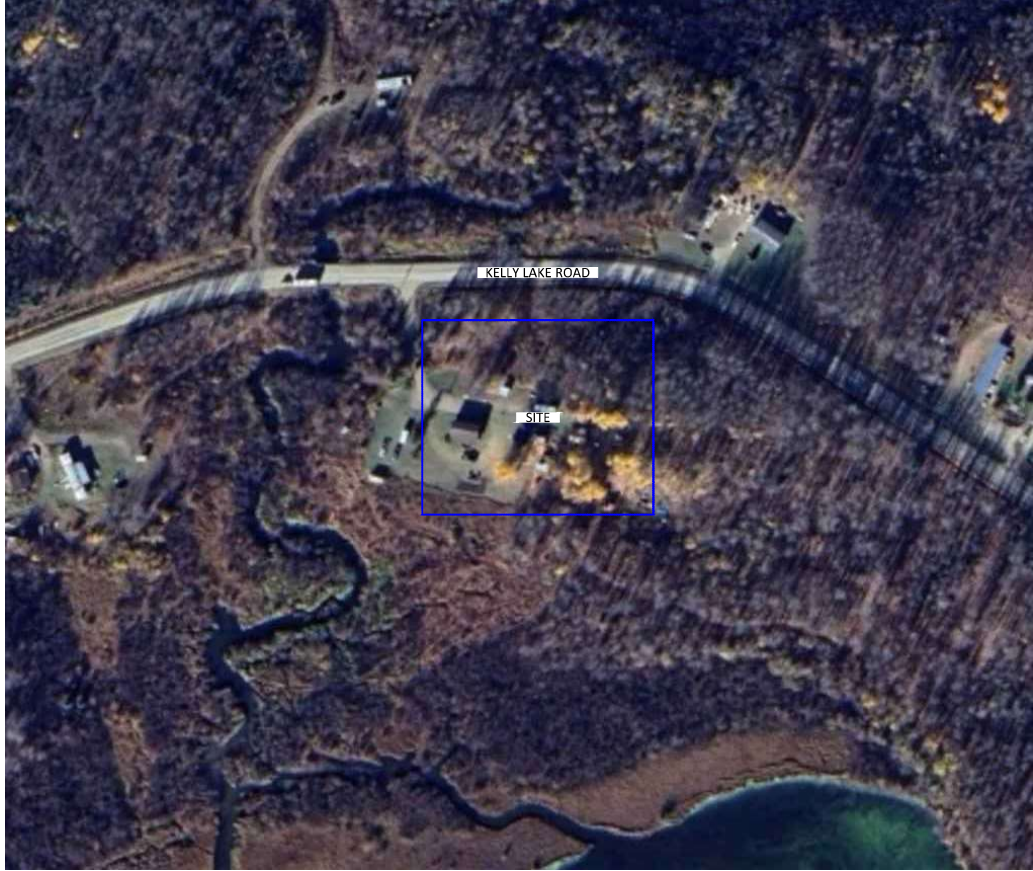
DRAWING LIST:

LANDSCAPE

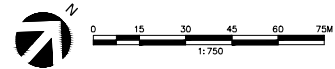
- L0.0 - COVER SHEET + DRAWING LIST
L1.0 - MATERIALS + LAYOUT PLAN
L2.0 - PLANTING PLAN
L2.1 - PLANTING SCHEDULE
L3.0 - DETAILS - PLANTING
L3.1 - DETAILS - SURFACES + SITE FURNISHINGS

GENERAL NOTES:

1. ALL WORKMANSHIP IS TO CONFORM TO THE PROJECT SPECIFICATIONS, ENGINEERS' DRAWINGS, AND THE CANADIAN LANDSCAPE STANDARD (CLS) 2ND EDITION.
2. CONTRACTOR IS TO VERIFY THE LAYOUT AND DIMENSIONS AS NOTED ON THE DRAWINGS AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES AND FOR FURTHER DIRECTION.
3. ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED FOR A MINIMUM WARRANTY PERIOD OF TWELVE MONTHS AFTER ISSUANCE OF SUBSTANTIAL PERFORMANCE OF THE WORK.
4. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE RECORDS FOR THE SITE BETWEEN SUBSTANTIAL PERFORMANCE AND THE END OF THE ONE-YEAR WARRANTY PERIOD. THIS SHALL INCLUDE STANDARD MAINTENANCE TASKS INCLUDING DATES WHEN THAT MAINTENANCE OCCURRED. RECORDS SHALL ALSO INCLUDE PESTICIDE APPLICATION LOGS. REPLACEMENT TREE AND SHRUB PLANTING MUST BE INDICATED ON DRAWINGS.



1 LOCATION PLAN
SCALE: 1:1000



Consent to publish: of all outstanding invoices, ownership of the final version of the drawings shall remain with LEES ASSOCIATES. If the client is not satisfied with the drawings, they shall be returned to the client. LEES ASSOCIATES shall not be responsible for any damages or losses incurred by the client. LEES ASSOCIATES shall not be responsible for any damages or losses incurred by the client.

| Revisions | | | |
|-----------|--------------|-------------------|----|
| No. | Date | Status | By |
| 1 | OCT 25, 2024 | ISSUED FOR 50% CD | JL |
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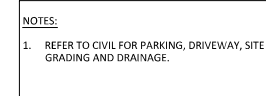
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



Project
KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title
COVER SHEET + DRAWING LIST

| | |
|---|----------------------------|
| Date Oct, 2024 | ELAC Project No. 24-150 |
| Scale (on 24 x 36 inch sheet) As Noted | Drawing No. L0.0 |
| Drawn By JL | Checked PW/JB |











**LEFS
+
ASSOCIATES**
Landscape Architects
509-318 Homer Street Vancouver British Columbia Canada V6B 2V2
Tel: (604) 699-3001 Web: www.lafs.co Email: info@lafs.co

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 consent. CAAAAA shall verify and be responsible for all dimensions and
 conditions on the job. TAA office shall be informed of any discrepancies
 AAAAAA
 AAAAAA

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LEGEND

-  - PROPERTY LINE
-  - PROPOSED TREE
-  - SHRUB PLANTING
-  - MEADOW PLANTING
-  - SEEDED LAWN
-  - GRANULAR SURFACING
-  - EDGE OF EX. FOREST CLEARING
-  - LOCALLY SOURCED BOULDERS

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



Project
KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title
MATERIALS + LAYOUT PLAN

| | |
|---|--------------------------------|
| Date Oct, 2024 | ELAC Project No. 24-150 |
| Scale (On 24 x 36 inch Sheet) As Noted | Drawing No. L1.0 |
| Drawn By JL | |
| Checked PW/JB | |

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| Revisions | | | |
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| No. | Date | Status | By |
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LEGEND
— PROPERTY LINE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



Client
Project
KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title
PLANTING PLAN

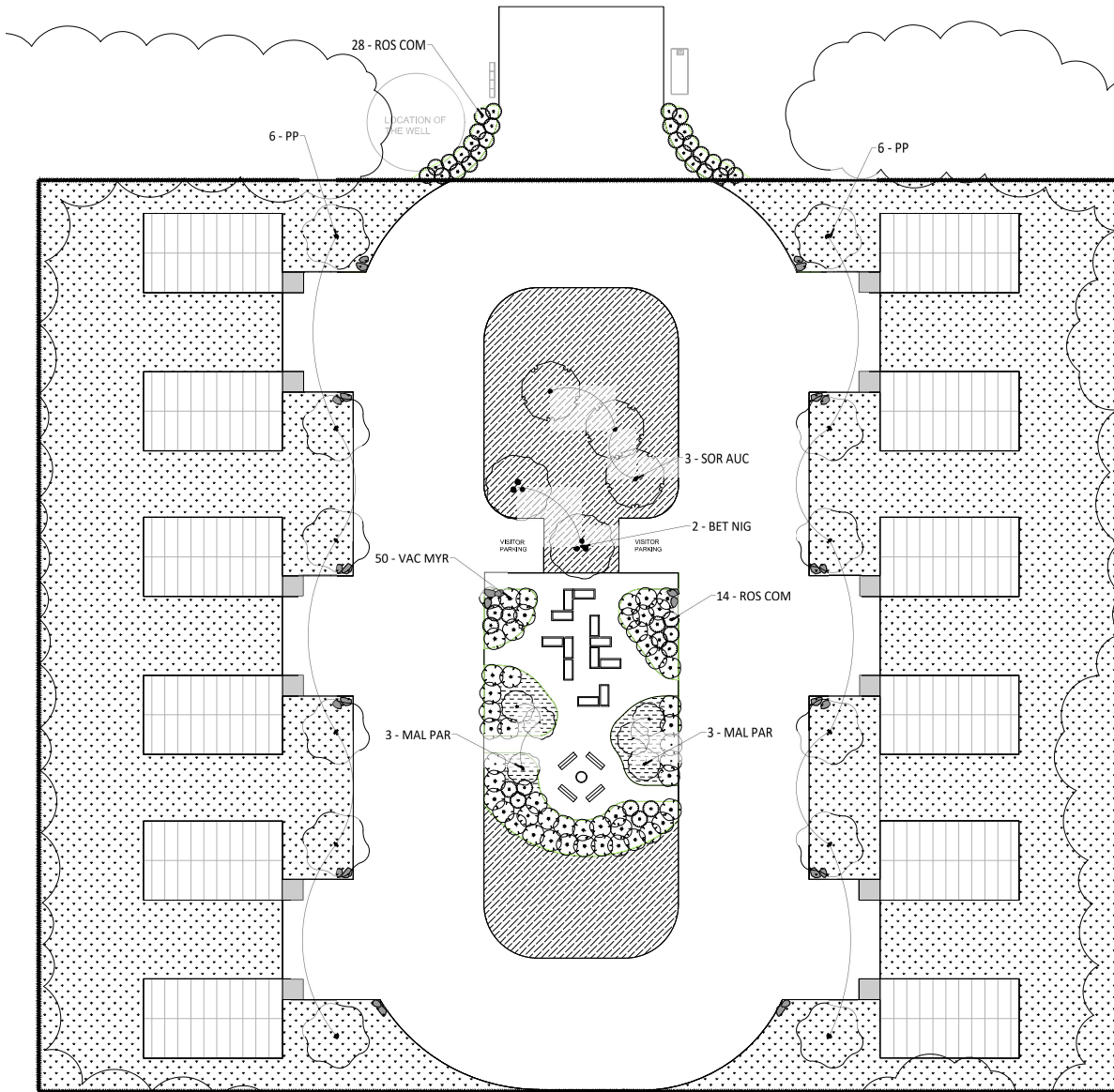
Date: Oct, 2024
LEAS Project No: 24-150

Scale: (or 24 x 36 inch sheet)
As Noted
Drawing No:










Drawn By: JL

Checked: PW/JB

L2.0



PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | DETAIL | |
|---|---------|---|-----------|----------------|---------|----------|--------|
| TREES | | | | | | | |
|  | BET NIG | BETULA NIGRA / RIVER BIRCH MULTI-TRUNK | 60MM CAL. | B&B, MULTISTEM | 2 | | |
|  | MAL PAR | MALUS X DOMESTICA 'PARKLAND' / PARKLAND APPLE | 30MM CAL. | B&B | 6 | | |
|  | PP | PRUNUS PENSYLVANICA / PIN CHERRY | 50MM CAL. | B&B | 12 | | |
|  | SOR AUC | SORBUS AUCUPARIA / EUROPEAN MOUNTAIN ASH | 200CM HT. | B&B | 3 | | |
| SHRUBS | | | | | | | |
|  | ROS COM | ROSA ACICULARIS / PRICKLY ROSE | #1 | POT | 42 | | |
|  | VAC MYR | VACCINIUM MYRTILLOIDES / VELVETLEAF BLUEBERRY | #3 | POT | 50 | | |
| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | SPACING | QTY | DETAIL |
| GROUND COVERS | | | | | | | |
|  | Au | ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK | --- | | | 60 m² | |
|  | | MEADOW MIX | | | | 581 m² | |
|  | | SEEDED LAWN | | | | 3,494 m² | |

LEES ASSOCIATES

Landscape Architects

800-618-Horne Street Vancouver British Columbia Canada V6B 2V9
Tel: (604) 681-0055 Web: www.lees.ca Email: info@lees.ca

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Revisions

| No. | Date | Status | By |
|-----|--------------|--------------------|----|
| 1 | OCT 25, 2024 | ISSUED FOR 50% CO. | JL |
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ISSUED FOR REVIEW

NOT FOR CONSTRUCTION

Client



Project

KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title

PLANTING SCHEDULE

Date
Oct, 2024

Scale (or 24 x 36 inch sheet)
As Noted

Drawn By
JL

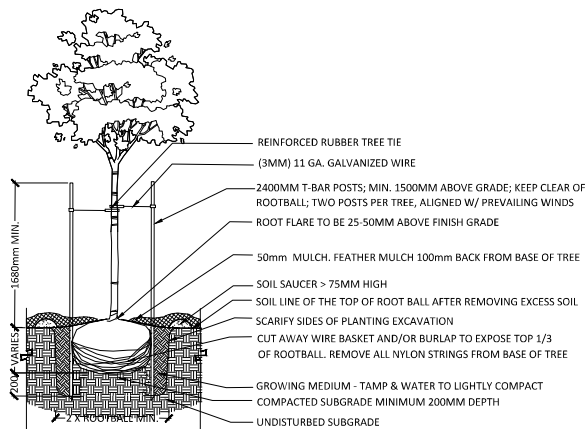
Checked
PW/JB

ELAC Project No.
24-150

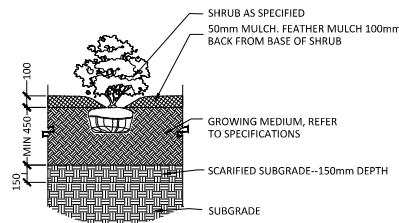
Drawing No.

L2.1

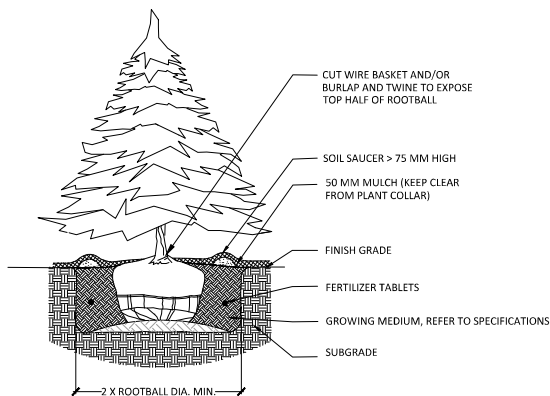
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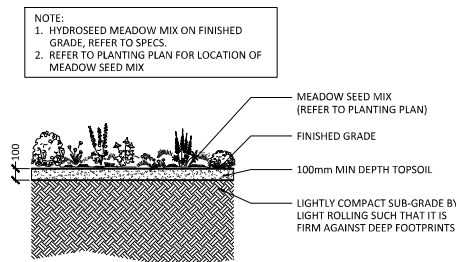
1 DECIDUOUS TREE PLANTING, TYP.
SCALE: 1:20



2 SHRUB PLANTING, TYP.
SCALE: 1:20



3 CONIFEROUS TREE PLANTING, TYP.
SCALE: 1:20



4 MEADOW PLANTING, TYP.
SCALE: 1:20

| Revisions | | | |
|-----------|--------------|-------------------|----|
| No. | Date | Status | By |
| 1 | OCT 25, 2024 | ISSUED FOR 50% CD | JL |
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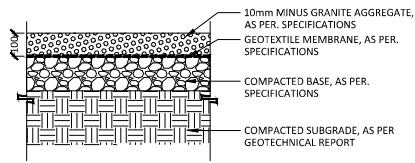
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



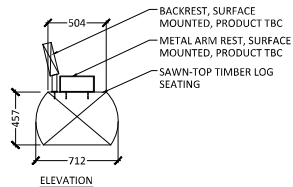
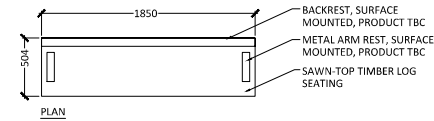
Project
KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title
DETAILS - PLANTING

| | |
|---|----------------------------|
| Date Oct, 2024 | ILAC Project No. 24-150 |
| Scale (On 24 x 36 inch sheet) As Noted | Drawing No. |
| Drawn By JL | L3.0 |
| Checked PW/JB | |



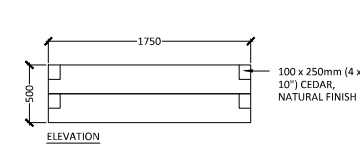
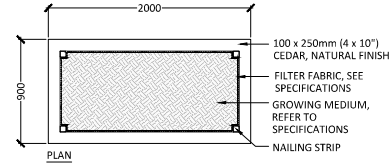
1 GRANULAR SURFACING, TYP
SCALE: 1:10



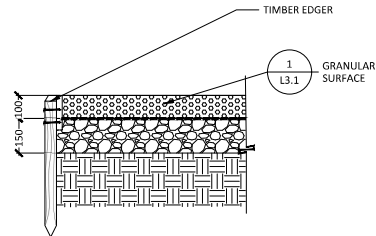
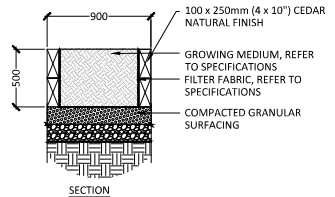
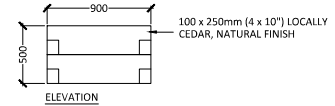
2 TIMBER SEATING
SCALE: 1:20



PRECEDENT IMAGE



3 PLANTER BOX
SCALE: 1:20

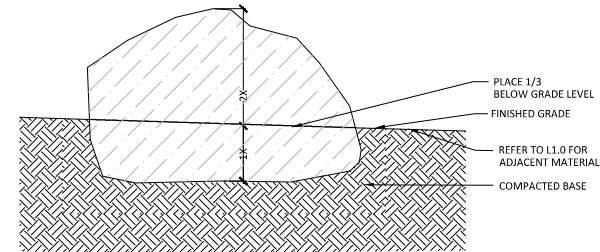


4 TIMBER EDGER, TYP
SCALE: 1:10



5 STONE FIRE PIT - PRECEDENT IMAGE
SCALE: NTS

LOCALLY SOURCED BOULDERS



6 LOCALLY SOURCED BOULDER
SCALE: 1:10

| Revisions | | | |
|-----------|--------------|-------------------|----|
| No. | Date | Status | By |
| 1 | OCT 25, 2024 | ISSUED FOR 50% CD | JL |
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ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



Project
KELLY LAKE ELDERS HOUSING
114-144 KELLY LAKE ROAD,
KELLY LAKE, BC

Drawing Title
DETAILS -
SURFACES + SITE FURNISHING

| | |
|---|----------------------------|
| Date Oct, 2024 | ELAC Project No. 24-150 |
| Scale (or 24 x 36 inch sheet) As Noted | Drawing No. L3.1 |
| Drawn By JL | Checked PW/JB |