



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 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 checked="" 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 <i>Joyce Fleck + George Smithson</i> | Authorized Agent of Owner (if applicable) |
| Address of Owner [REDACTED] | Address of Agent |
| City/Town/Village [REDACTED] | City/Town/Village |
| Postal Code [REDACTED] | Postal Code |
| Telephone Number: [REDACTED] | Telephone Number: |
| Fax Number: | Fax Number: |
| E-mail: [REDACTED] | E-mail: |

3. PROPERTY DESCRIPTION

| Full legal description of each property under application | Area of each lot |
|---|---------------------------------|
| <i>Lot 1, Section 3, Township 84,</i> | <i>6.5</i> ha./acres |
| <i>Range 19, W6m, PRD,</i> | ha./acres |
| <i>Plan 28261</i> | ha./acres |
| | TOTAL AREA <i>6.5</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: 12450 Ash Avenue

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: _____

Proposed zone: _____

Text amendment: _____

☒ Development Variance Permit – describe proposed variance request: All farm use buildings were built in ~1984 or earlier. Reduce rear set back from 10ft to approx 3ft - Legal survey to follow. Increase max. accessory building floor area from 2496ft² to approx. 7868ft². All but 2460ft² is farm use but my land is not in the ALR. if it was in ALR it would be exempt from regulation.

☐ Temporary Use Permit – describe proposed use: _____

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

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

I live here and have lived here for 49 years. All buildings are personal and farm use but I am not in ALR. I want to get the property in compliance as I ready to hand it over to the my next generation

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

- (a) North Pasture 40 acres - no buildings
(b) East Pasture 40 acres - no buildings
(c) South residential
(d) West residential

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

My guonset was placed in 1987, the 32x40 in the 80's and the 40x60 in 1993. I was given the building permit in 1993 with no mention that I was already over the max. allowable.

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

I put the guonset behind an existing shop and by mistake it is too close to property line. In order to move it, I would have to completely dismantle it and move it past power lines. I am in my 80's and cannot do that work myself.

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

No plumbing to this building - only power

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

No water supply to the building - only power

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.

Legal Survey on its way

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

Nov. 2 / 2020
Date signed

[Redacted Signature]

Signature of Owner

Nov. 2 / 2020
Date signed

16. **AGENT'S AUTHORIZATION**

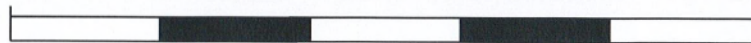
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

| | | |
|---------------------|------|--|
| I / We | and | hereby |
| authorize | | |
| (name) | | to act on my/our behalf regarding this |
| application. | | |
| Agent address: | | |
| Telephone: | Fax: | Email: |
| Signature of Owner: | | Date: |
| Signature of Owner: | | Date: |



This map is for presentation purposes. This map may represent generalized data which may not be appropriate for decisions requiring legal accuracy. This Map and the data it depicts are the property of Spectra Energy.

0km 0.03km 0.06km 0.09km 0.12km 0.15km



Contact: Jenny Jacobs

Public Awareness Specialist 250-262-3690

Created By: Jenny Jacobs

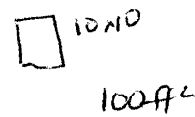
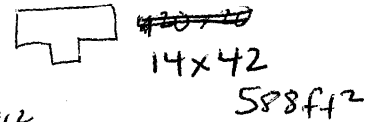
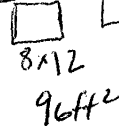
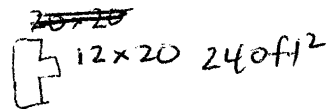
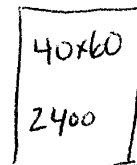
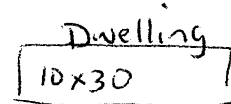
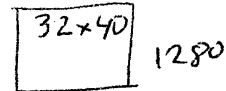
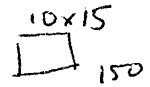
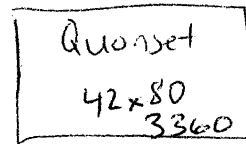
Oct 03,2017

Legend

Gas Centreline [Gis]

—●— Pipe Segment.Abandoned Route

— Pipe Segment.Existing Route - Sour Gas



7868

+ 5372ft²

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
LOT 1 SEC 3 TP 84 RGE19 W6M
PEACE RIVER DISTRICT
PLAN28261

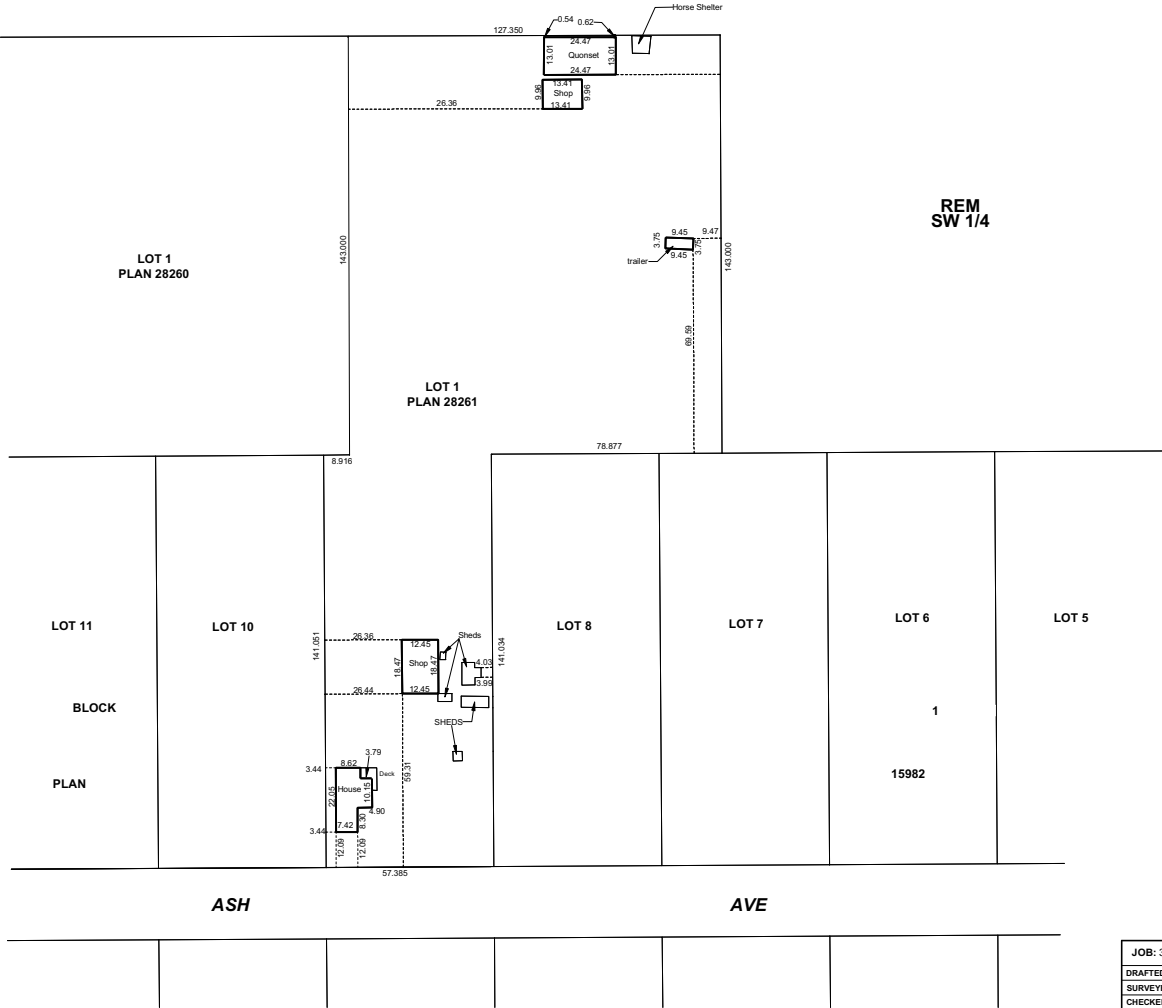
Tp84

SEC 3

Rge19

W6M

REM
SW 1/4



CIVIC ADDRESS:
12450 ASH AVE
PRRD, BC
PID: 006-077-765

PARCEL MAY BE AFFECTED BY THE FOLLOWING
CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
10501K - RIGHT OF WAY
H2057 - RIGHT OF WAY
PENDING APPLICATION C4854678 TO C48546819
TRANSFER OF CHARGE OWNERSHIP

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE
DERIVED FROM PLAN 28261
ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS.

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.

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 4th DAY OF NOVEMBER, 2020.

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.

SCALE 1:1000



JOB: 3111-26461

DD/MM/YY: 06/11/20

DRAFTED BY:

SURVEYED BY: LA

CHECKED BY: EH

REVISION: 0

McElhanney Associates
Land Surveying Ltd.
8808 - Northern Lights Drive
Fort St John, BC
Phone: (250) 767-0366

