

PEACE RIVER REGIONAL DISTRICT

21-0027n

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 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 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>Kane Clay</i>	Authorized Agent of Owner (if applicable) <i>Ryan Neilson</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>Parcel B (T18682) Block 1 SEC 32</i>	<i>.30</i> ha./acres
<i>TP 79, R 14, W 6 M, PRD, Plan 10648</i>	ha./acres
	ha./acres
	TOTAL AREA <i>.3</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: 5209 Rolla 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: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: R-1 and M-1 (split zone) Bylaw 479

Proposed zone: change R-1 to M-1

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:

No buildings currently
mechanical work, painting, welding etc.

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

(a) North vacant - R-1

(b) East Rolla Rd + A-2

(c) South M-1 - vacant

(d) West Mo's Row + R-1 vacant and R-1 with dwelling

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

Re build use will be mechanical, welding
etc.

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

property used to be used for salvage. Has been
cleaned up to be used for a community business.

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

No sewer to new build at this time
able to connect to: Rolla Sewer.

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

No water to new build at this time

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; survey
 - (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.

Sig 





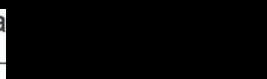


Jan 13 2021
Date signed

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 authorize <u>Kane Clay</u>	and	hereby
(name) <u>Ryan Neilson</u>		to act on my/our behalf regarding this application.
Agent address: 		
Telephone: 	Fax: 	Email: 
Signature of Owner: 	Date: <u>Jan 13.2021</u>	
Signature of Owner: 	Date: _____	



Peace River Regional District



- Legend**
- ▬ Hwy Mile Marker
 - Rural Community
 - 911 Civic Address-Label
 - 911 Civic Address Rural
 - 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

1: 625



31.8 0 15.88 31.8 Meters

NAD_1983_UTM_Zone_10N
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Notes