



PEACE RIVER REGIONAL DISTRICT

**Dawson Creek** | Box 810, 1981 Alaska Avenue BC, V1G 4H8  
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

**Fort St. John** | 9505 100 Street BC, V1J 4N4  
(T): (250) 785-8084 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*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input checked="" type="checkbox"/> Development Variance Permit	\$ 165.00

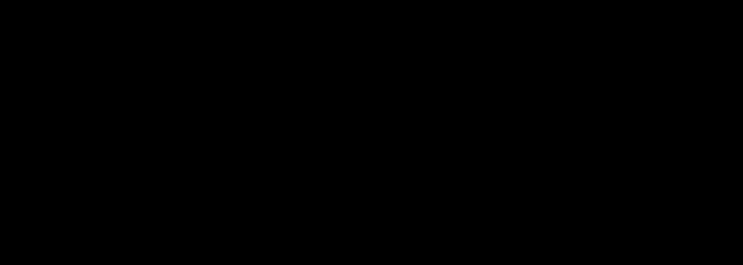
\* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

# Contaminated Site Declaration Form required for this application type.

- ☐ 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 <b>DAVID K. DIEHL</b>	Authorized Agent of Owner (if applicable)
Address of Owner	Address of Agent
	Village: _____
	_____
	Number: _____
	_____

#### 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

Full legal description and PID of each property under application	Area of each lot
PID: 027-306-170	ha./acres
	ha./acres
	ha./acres
	TOTAL AREA
	ha./acres

4. Civic Address or location of property: \_\_\_\_\_

### 5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ 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:

40x60 shop foot print includes basement for storage security and  
top floor is a personal hobby wood working/welding shop

☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_  
\_\_\_\_\_

☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

Residential  
\_\_\_\_\_  
\_\_\_\_\_

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

(a) North \_\_\_\_\_  
(b) East \_\_\_\_\_  
(c) South \_\_\_\_\_  
(d) West \_\_\_\_\_

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

40x60 foot print shop with basement security storage has been engineered by McElhanney, and is fully paid. Purpose of basement is to put ATVs, trailers & such out of sight to prevent theft. Top floor is to accommodate a personal hobby woodshop for my retirement as I am 65.

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

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

2000 Gal holding tank

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

Pump from the house or trucking in the water - Cistern.

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**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 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.

**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 survey 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.



Feb 13 2024  
Date signed

Feb 13/24  
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 of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:



PEACE RIVER REGIONAL DISTRICT

## CONTAMINATED SITE DECLARATION FORM

I, DAVID K. DIEHL, hereby acknowledge that the  
*Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

### Legal Description(s):

Lot 1 SECTION 16 TOWNSHIP 84 RANGE 19 West of the  
6th Meridian Peace River District Plan BCP33550

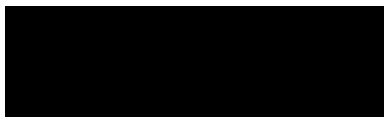
### Please check only one:

☒ I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.



15/02/24  
dd mm yyyy

Owner/Agent

  /  /    
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail [SiteID@gov.bc.ca](mailto:SiteID@gov.bc.ca)

REFERENCE PLAN OF A PORTION OF  
LOT 1 AND LOT 2 PLAN BCP33550  
BOTH OF SECTION 16 TOWNSHIP 84 RANGE 19 W6M  
PEACE RIVER DISTRICT

Pursuant to Section 99(1)(e) of the Land Title Act.  
For access purposes  
B.C.G.S. 94A.026

0 1:750 25

The intended plot size of this plan is 560mm in width by  
432mm in height (C size) when plotted at a scale of 1:750

LOT B PLAN POP44662

Fd RP 'B'  
Datum... NAD 83(CSRS) 2002.0, UTM Zone 10  
UTM Northing... 6239704.11  
UTM Easting... 627224.05  
Estimated absolute accuracy achieved is 0.05  
metres

LOT 3  
PLAN BCP33550

LOT 2  
PLAN BCP33550

LOT 1  
PLAN BCP33550

LOT B  
PLAN PGP44662



# LEGEND

The UTM co-ordinates and estimated absolute accuracy achieved are derived from CSRS-PPP (Precise Point Positioning) GNSS observations.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996852. The average combined factor has been determined based on an ellipsoidal elevation of 723 metres.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude).

Found Set  
Fd RP RP Denotes reference post  
Denotes standard iron post  
(b) Denotes buried  
W Denotes witness

NOTES:  
All distances are horizontal ground level distances in metres and decimals thereof.  
This plan shows one or more witness posts which are not set on the true corner(s).

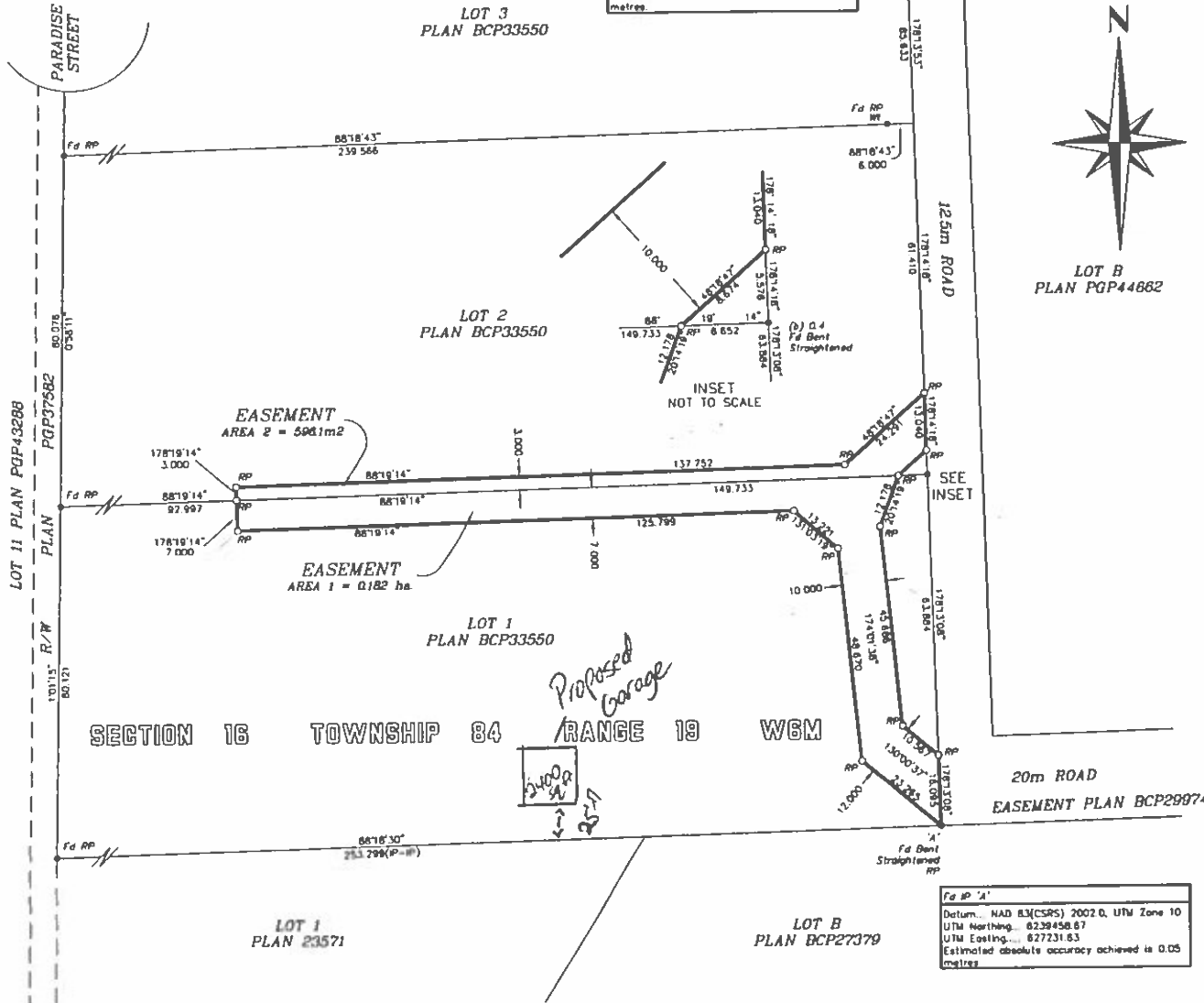
## BOOK OF REFERENCE

DESCRIPTION	AREA	P.I.D. / FILE
EASEMENT AREA 1	0.182 ha	027-300-170
EASEMENT AREA 2	596.1 m <sup>2</sup>	027-300-186
TOTAL	0.242 ha	

This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 11th day of June, 2021, Brian Elliott, B.C.L.S. #838.

TRYON LAND SURVEYING LTD.			File No.
DAWSON CREEK 10201 17 STREET V1G 4C3 250-782-5868	FORT ST JOHN 11320 100 AVENUE V1J 1Z9 250-262-0031		2021-0177



8:25 AM Mon Jan 22

94%



40 m



Approximate  
Proposed Shop  
Location



25' Setback  
from the  
Parcel Line