



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

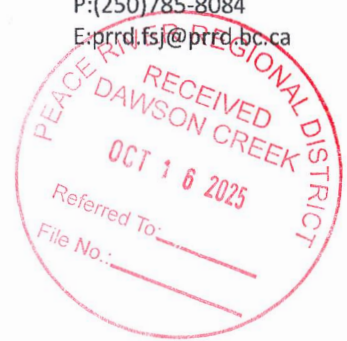
For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐



Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,500.00
☒ Zoning Bylaw Amendment* #	\$ 1,000.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 2,000.00
☐ Temporary Use Permit* #	\$ 750.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 250.00
☐ Development Permit Amendment #	\$ 200.00
☐ Development Variance Permit	\$ 500.00
☐ Liquor Licence Referral Application	\$ 150.00

* Sign is required for this application type.

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 Mia Ventures Inc. – Curtis Neal Brewster (President), Elizabeth Louise Brewster (Secretary)	Authorized Agent of Owner (if applicable) Aspen Grove Property Services
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>
District Lot 2455 Peace River Land District	014-816-458	18.2 acres
		TOTAL AREA 18.2 acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 6626 S Highway 97 Chetwynd BC V0C 1J0

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: Re-Zoning for residential use

☐ 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:

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

We would like to subdivide and rezone 5.6 acres, into Residential zoning and sell the residential portion

8. Describe the landscaping being proposed on the property:

No change to the landscaping would be done

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

We have (as a business) no use for the attached house and would like to liquidate this property in order to recuperate some of the development cost

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

The current septic tank is located on the proposed residential property

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

There is a water well on the proposed residential property

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.

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.

Security

Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.
- 8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4 Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.
- 8.5 All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;
 - c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;
 - d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

16. I / We the undersigned hereby declare that the information provided in this application is complete and [REDACTED], to the best of my / our knowledge, a true statement of the facts related to this application.

[REDACTED]

Signature of Owner

10/10/25

Date signed

[REDACTED]

Signature of Owner

10/10/25

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>Curtis Neal Brewster</u> and <u>Elizabeth Louise Brewster</u> hereby authorize (name of landowner) (name of landowner)	
<u>Anne Heather Clayton</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: [REDACTED]	Date: <u>10/10/25</u>
Signature of Owner: [REDACTED]	Date: <u>10/10/25</u>



CONTAMINATED SITE DECLARATION FORM

I, Curtis Neal Brewster, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

District Lot 2455 Peace River Land District

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

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

[Redacted Signature]

Owner/Agent

10 / 19 25
dd mm yyyy

[Redacted Signature]

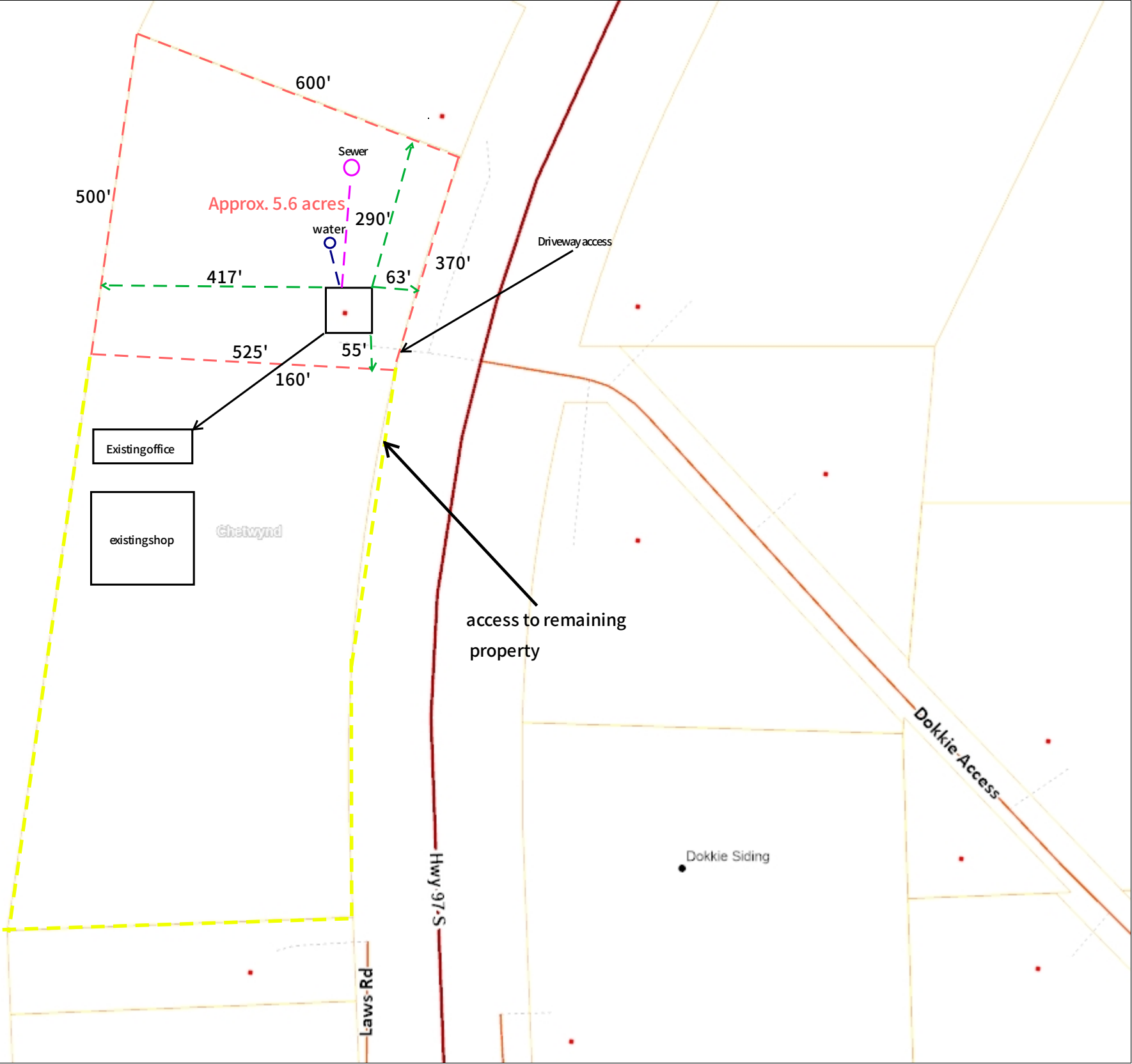
Owner/Agent

10 / 19 25
dd mm yyyy

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



Peace River Regional District



Legend

- Evacuation Orders Currently Is
- Alert
 - Order
- Regional District Boundary
- Hwy Mile Marker
 - Rural Community
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
- Parcels
- PRRD Sewer pts
- Air Valve
 - Blow-off
 - Blower Access
 - Cleanout
 - Curb Stop
 - End Cap
 - Flow Meter
 - Lift Station
 - Manhole
 - Outflow
 - Outlet
 - Septic Tank
 - Valve
- PRRD Water pts
- Flow Meter
 - Plug
 - Shutoff
- PRRD Electrical Utility
- PRRD Sewer Utility
- PRRD Water Utility
- Highway
- Municipal Road
- Hard Surface
 - Gravel
- Rural Road >1:250k
- Hard Surface
 - Gravel
 - Seasonal
- Driveway
- Rivers/Creeks
- PRRD Parks
- Locality
- Other Jurisdictional Boundary
- Municipal
 - First Nation
- Hydrant
- Water Utility Points

1: 4,514



Notes

229.3 0 114.66 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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



609.15 feet

525.5 feet

1,571.85 feet

Access and Egress - Dokie Rd.

154 feet

Drive way access 415 feet/123 feet

285 feet

Dokie Access Rd

773 feet

John Hart Hwy

596 feet



Peace River Regional District



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1:2,257



Notes