



PEACE RIVER REGIONAL DISTRICT

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PO box 810
Dawson Creek, BC
V1G 4H8

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E:prrd.dc@prrd.bc.ca

Fort St John
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For Office Use:
Receipt #
Date Received
File No.
Sign Issued: Yes No N/A

Application for Development

1. TYPE OF APPLICATION

- Official Community Plan Bylaw Amendment*
Zoning Bylaw Amendment* #
Official Community Plan / Zoning Bylaw Amendment combined* #
Temporary Use Permit* #
Temporary Use Permit Renewal
Development Permit #
Development Permit Amendment #
Development Variance Permit
Liquor Licence Referral Application

FEE
\$ 1,500.00
\$ 1,000.00
\$ 2,000.00
\$ 750.00
\$ 350.00
\$ 250.00
\$ 200.00
\$ 500.00
\$ 150.00

* Sign is required for this application type.
Contaminated Site Declaration Form required for this application type.

- Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Table with 2 columns: Property Owner's Name, Address of Owner, City/Town/Village, Postal Code, Telephone Number, E-mail. Includes details for Dennis Cole Pomeroy and Charlie Lake.

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		
Legal Description	PID	Area of Each Lot
LOT 8 BLOCK 1 S 20 T5 R4	012-512-419	0.13 ha ha./acres
R19 W6M		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 12883 King Ave Charlie Lake BC

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: _____

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:

See attached form.

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

To construct a 5.2 m X 9.75 m shop.

8. Describe the landscaping being proposed on the property:

No existing vegetation present, is presently a gravel drive way.

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

See attached forms.

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

Charlie lake sewer

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

Water well

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.

9. Reasons and Comments in support of the application.

I need extra floor area for storage area and warm working area. Lawn mowers, Roto tillers, pumps etc. ~~g~~ in order for it to be properly functional. This is to replace my small mobile trailer/shop.

6. Describe existing uses and Buildings on subject property

1 - 48.9 m ²	Garage
1 - 13.4 m ²	shed
1 - 20.98 m ²	Green house
1 - 9 m ²	shed.
1 - 71.3 m ²	house

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

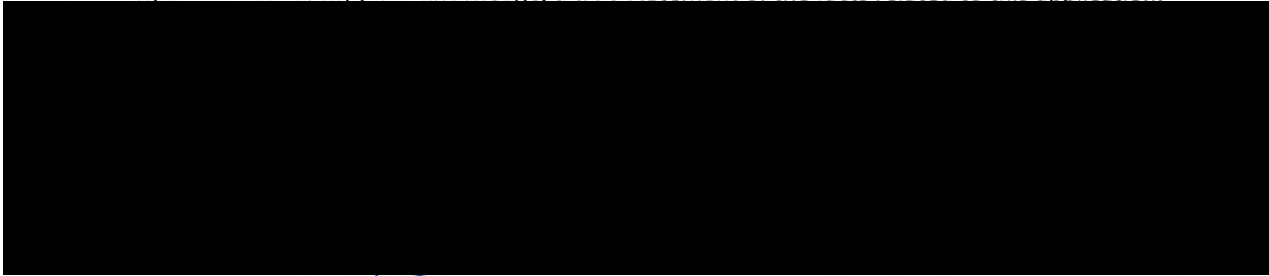
Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- 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 is, to the best of my / our knowledge, a true statement of the facts related to this application.



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 _____ 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:

CHARLIE LAKE DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

Guidelines	Comments
General Requirements	
<p>1. In addition to the requirements herein, all development within the Charlie Lake Development Permit Area must meet the guidelines set out in Peace River Regional District Lakeshore Development Guidelines.</p>	<p><i>Rock wall prevents surface run off from reaching lake. All excavation materials to be taken off site, run off is going to be diverted to trees in south east corner of lot.</i></p>
Building Siting and Design	
<p>2. Accessory buildings and uses including storage, repair, and maintenance areas shall be located at the rear or side of the parcel, away from the highway and road right-of-way, in order to enhance the appearance of the development along any such highway or road right-of-way.</p>	<p><i>The proposed garage is at the rear of the lot close to the property line</i></p>
<p>3. No buildings or structures shall be located within the sight triangle, as shown in Figure 8 Sight Triangle.</p>	<p><i>Everything complies</i></p>

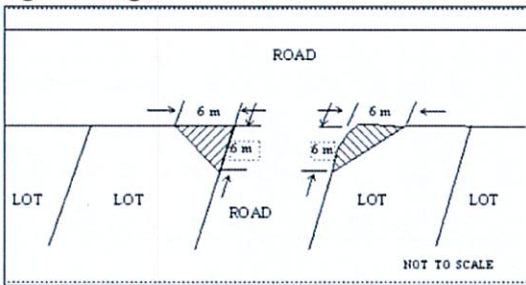


Figure 8 Sight Triangle

Charlie Lake Development Permit Area Guidelines Checklist

1. P.R.R.D Lakeshore Development Guidelines:

Building setbacks: Proposed shop is approx 22 m from high water line

On site sewage system: Pumped out every 3 years.
Do not put toxic chemicals in septic tank

Yard Maintenance, Landscaping and Gardening:

Now use of pesticides and herbicides.

Automobile Maintenance:

all recycling material goes to GFL waste management.
Use carwash to clean any vehicles or small equipment such as lawn mowers etc.

<p>10. Development should be sited in order to protect natural watercourses, riparian corridors and floodplains from erosion, channel migration and flooding.</p>	<p>Rock wall,</p>
<p>11. If proposed development or works may potentially affect the natural features of the lake or effect fish and wildlife habitat or riparian areas, the applicant may be required to submit, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the effects of the proposed development or works including any of the following:</p> <ul style="list-style-type: none">a) An environmental assessment report prepared by a registered professional biologist.b) An erosion and sediment control plan.c) A vegetation management plan.	<p>N/A</p>



Contaminated Site Declaration Form

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

Legal Description of Subject Land(s):

lot 8 Block 1 Plan PGP 12036 section 20
Township 84 Range 19 meridian W 6
Peace River Land District,

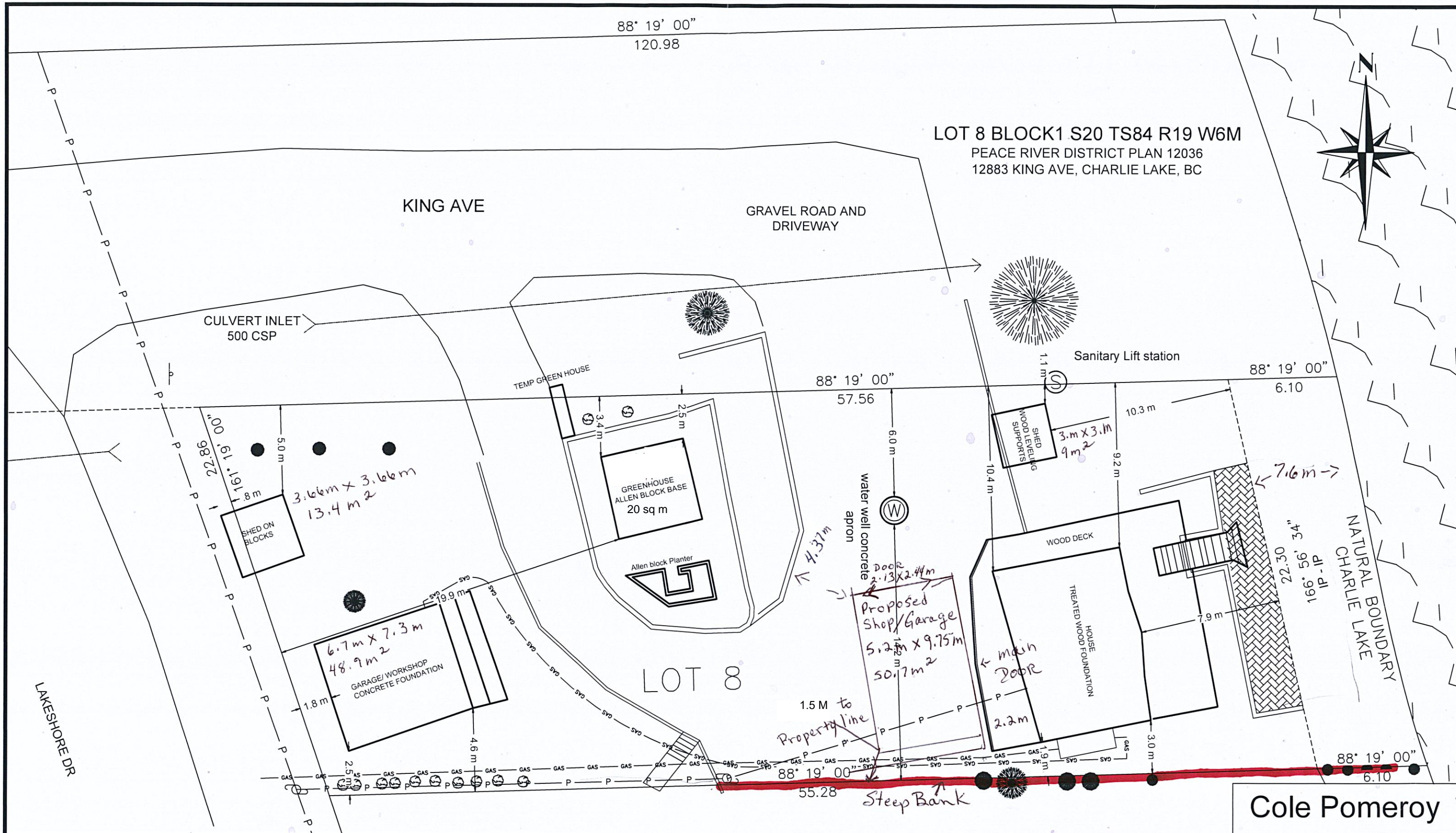
Please Check Only One:

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 *Environmental Management 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.

For more information, please visit the Ministry's Identification of Contaminated Sites webpage or email siteID@gov.bc.ca

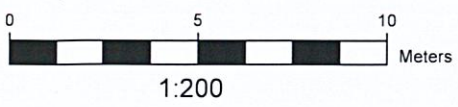


LOT 8 BLOCK1 S20 TS84 R19 W6M
 PEACE RIVER DISTRICT PLAN 12036
 12883 KING AVE, CHARLIE LAKE, BC



LAKESHORE DR

Cole Pomeroy



NOTES:
 - All Dimensions are in metres and decimals thereof.
 -- Site Plan survey completed 2026/04/22

Rev	Revision Description	Date(y/m/d)	By:
1	Natural Boundary -Charlie Lake Added	2026/05/25	EP
0	Original Plan Prepared	2026/04/22	EP

Tryon Land Surveying Ltd.
 Dawson Creek 250-782-5868
 Fort St John 250-262-0031
 www.tryongroup.ca

