



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 checked="" type="checkbox"/> Development Permit *	\$ 165.00
<input 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 <u>TERRY LOROFF</u>	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:
E-mail: [REDACTED]	E-mail:

#### 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 030-520-576	ha./acres
EPS 3310	ha./acres
STRATA LOT 5 DISTRICT LOT 247	ha./acres
TOTAL AREA	ha./acres

4. Civic Address or location of property: STRATA LOT 5, PLAN EPS3310, DISTRICT LOT 247  
LANA DISTRICT 44

### 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:

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

☐ Temporary Use Permit – describe proposed use:

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

☒ Development Permit:

Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

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

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

(a) North SUBDIVISION

(b) East ADJACENT

(c) South SUBDIVISION

(d) West WATER

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

MAKING SUBGRADING EXISTING ROADWAY  
CLEAR UP & IMPROVE EXISTING PROPERTY

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

REQUIREMENT OF PRRD

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

HAUL OUT

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

HAUL IN

**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.

Signature of Owner

Date signed

June 14/24

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 _____ 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:



## CONTAMINATED SITE DECLARATION FORM

I, TERRY LOROFF, hereby acknowledge that the  
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

**Legal Description(s):**

STRATA LOT 5, PLAN EPS 3310, DISTRICT LOT 247  
LAND DISTRICT 44

**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.

Owner/Agent

14 / 06 / 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)



## STRATA PLAN EPS3310

The intended plot size of this plan is 560mm in width by 660mm in height (D size) when plotted at a scale of 1:1500

Rank	Team	Score	Points
1	St. Ignace	100	100
2	St. Ignace	95	95
3	St. Ignace	90	90
4	St. Ignace	85	85
5	St. Ignace	80	80
6	St. Ignace	75	75
7	St. Ignace	70	70
8	St. Ignace	65	65
9	St. Ignace	60	60
10	St. Ignace	55	55
11	St. Ignace	50	50
12	St. Ignace	45	45
13	St. Ignace	40	40
14	St. Ignace	35	35
15	St. Ignace	30	30
16	St. Ignace	25	25
17	St. Ignace	20	20
18	St. Ignace	15	15
19	St. Ignace	10	10
20	St. Ignace	5	5

LOT 3  
PLAN 50P22454

SL :  
AREA = 36.012 mm

SL 2  
AREA = 36219 m2

DISTRICT LOT

EASEMENT  
PLAN EFFECTS

SL 3  
AREA = 38,013 m<sup>2</sup>

AREA = 26044 m<sup>2</sup>

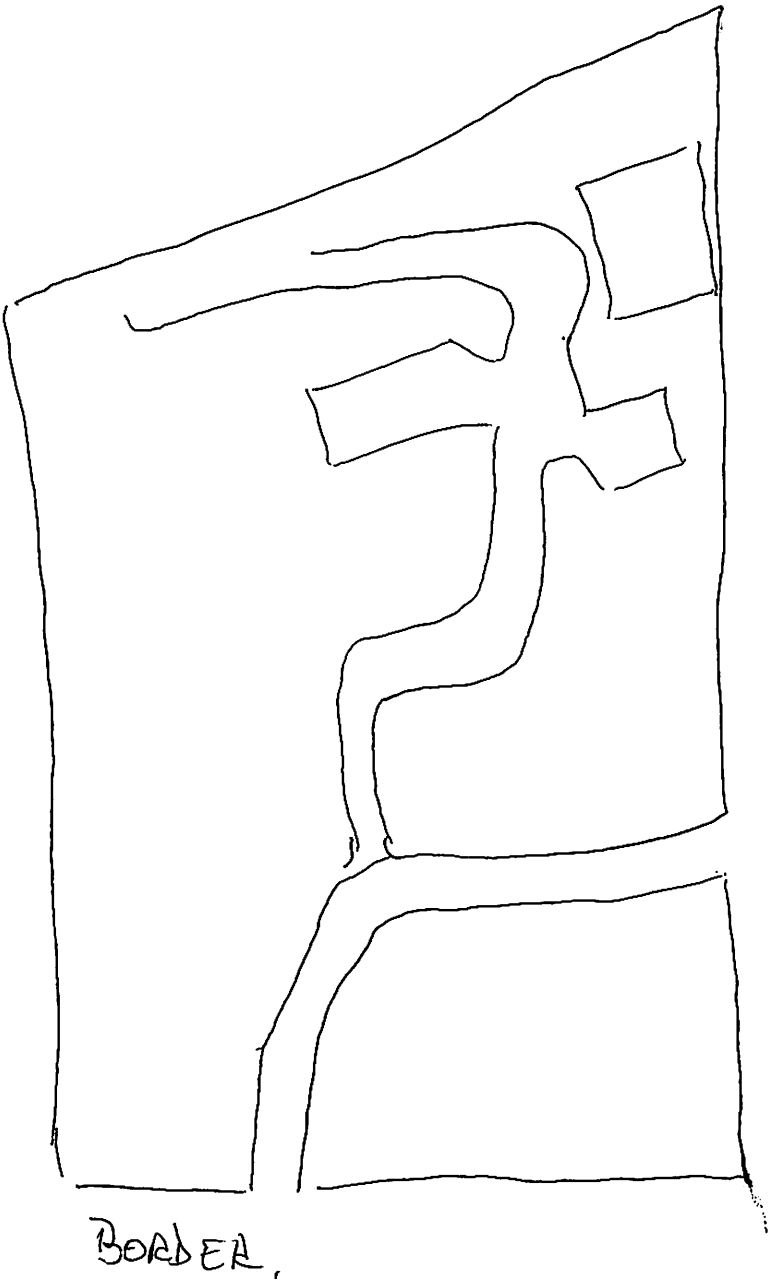
SL 5  
AREA = 30,000 sq ft

SL 6  
AREA = 37,056 m<sup>2</sup>

DETAIL 'A'  
SCALE OF ENLARGEMENT IS 1:500  
AT INTENDED PLOT SIZE OF PLAN

The field survey represented by this plan was completed on the 27th day of July, 2016. Andrew William Hoge, B.C.L.S. #331.

CLEAN UP EXISTING ROADWAY ; UTGRADZ  
CLEAN UP BENDFALL ↑ SUCCH



N ↗  
S ↘  
W ↙  
E →

ALBERTA

SECTION 19 TOWNSHIP 75  
RANGE 13 W. 6 M.

B.G.

ROAD PLAN EPP73534

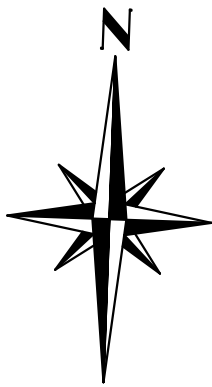
STRATA LOT 5  
PLAN EPS3310

ROAD PLAN EPP73534

STRATA LOT 6

STRATA LOT 4

COMMON PROPERTY  
PLAN EPS3310



SWAN

LAKE

TITLED NATURAL BOUNDARY  
AS SHOWN ON PLAN EPS3310

AREA TABLE

DESCRIPTION	AREA (m <sup>2</sup> )	AREA (ha)
TOTAL LOT AREA	36,033	3.60
TREED AREAS (WEST SIDE)	15,617.8	1.56
DISTURBANCE (WEST SIDE)	13,160.2	1.32

BEACH CLEARING  
15m x 4.5m

15m VEGETATION LEAVE STRIP  
30m SEPTIC FIELD SETBACK

AREA OF DISTURBANCE

LEGEND:

- Strata Lot 5 Property Line
- Property Line
- Setbacks
- Culvert
- Road Shoulder
- Gravel Road

- Edge of Trees
- HWM High Water Mark
- Existing Tree

- Undisturbed Treed Area (2.28ha)
- Area of Disturbance (1.32ha)

CURRENT CONDITION  
OF  
STRATA LOT 5 DISTRICT LOT 247  
PEACE RIVER DISTRICT PLAN EPS3310  
BCGS 93P.060  
P.I.D. 030-520-576

R/T RENTALS INC.



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

NOTES:

- All Dimensions are in metres and decimals thereof.
- As-built survey completed April 29, 2025.

0	Original Plan Prepared	2025/04/30	KL	NM
Rev	Revision Description	Date(y/m/d)	Dr:	Chk:
Tryon Land Surveying Ltd. Dawson Creek 250-782-5868 Fort St John 250-262-0031 www.tryongroup.ca © Tryon Land Surveying Ltd. 2025				
TRYON PROFESSIONAL GROUP			TRYON FILE: 2025-0093	