



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 |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 1,500.00 |
| <input type="checkbox"/> Zoning Bylaw Amendment* # | \$ 1,000.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 2,000.00 |
| <input type="checkbox"/> Temporary Use Permit* # | \$ 750.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input type="checkbox"/> Development Permit # | \$ 250.00 |
| <input type="checkbox"/> Development Permit Amendment # | \$ 200.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 500.00 |
| <input type="checkbox"/> 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 KELLY GARTH FLEET and TERRY BERT FLEET	Authorized Agent of Owner (if applicable) PARKER MINARD
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>
LOT 1 SECTION 8 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP20763	029-005-388	10.1 / 24.96 ha./acres
LOT 2 SECTION 8 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP20763	029-005-396	23.1 / 57.08 ha./acres
		ha./acres
		TOTAL AREA 33.2 / 82.04 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 12631 FLEET ST CHARLIE LAKE V0C 1H0 and 12602 FLEET ST CHARLIE LAKE V0C 1H0

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:

029-005-388 - Single Family residence, current home of Kelly Fleet
029-005-396

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

See Attached

8. Describe the landscaping being proposed on the property:

N/A

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

See Attached

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

LAGOON

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

CISTERN

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.

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

APRIL 16/25
Date signed

Signature of Owner

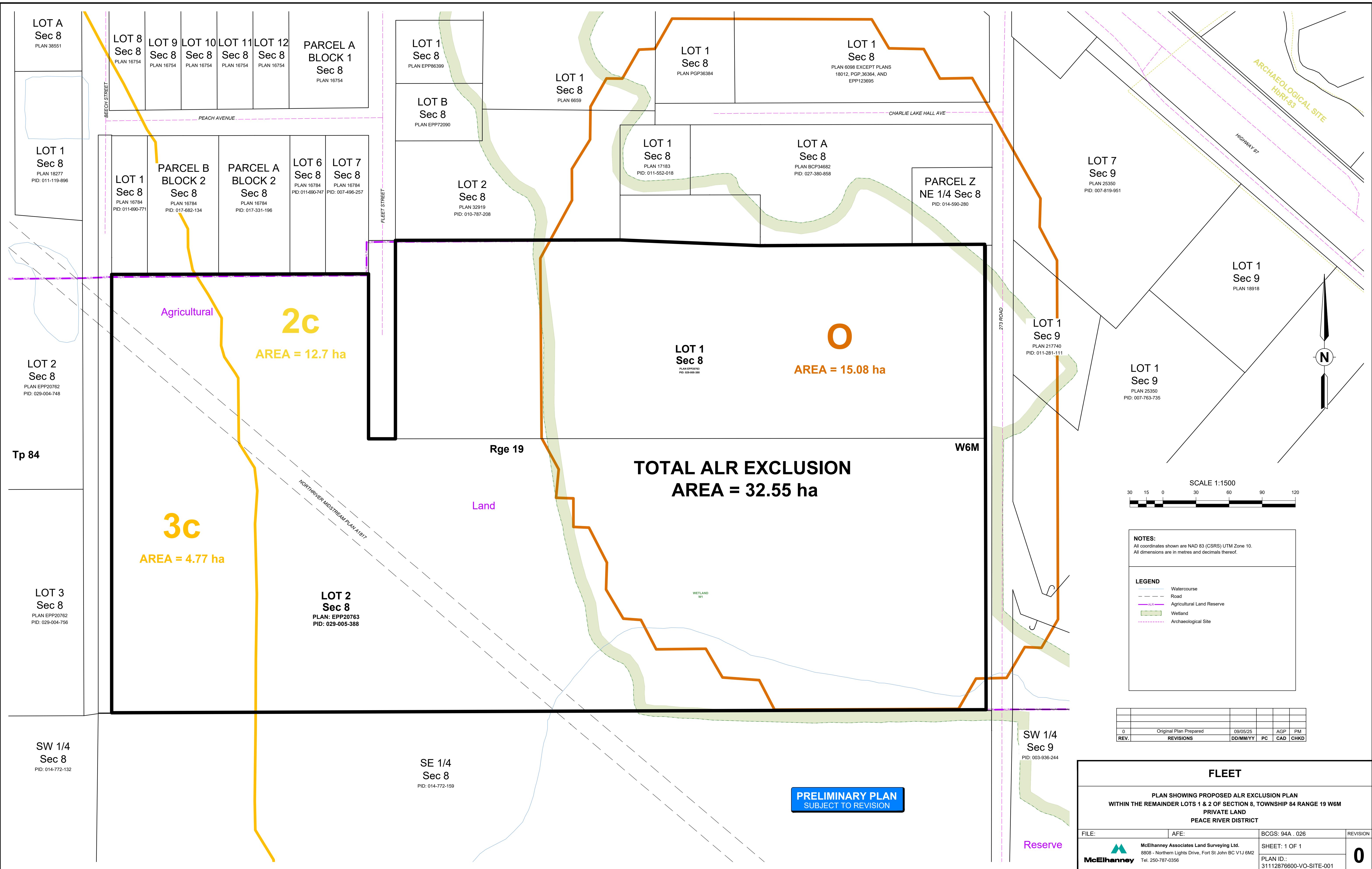
APRIL 16/25
Date signed

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 <u>KELLY FLEET</u> and <u>TERRY FLEET</u> hereby authorize (name of landowner) (name of landowner)	
<u>PARKER MINARD, BCLS</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: _____	Date: <u>APRIL 16/25</u>
Signature of Owner: _____	Date: <u>APRIL 16/25</u>

**SIGNATURE PAGE FROM
PREVIOUS VERSION OF
APPLICATION USED.**



Agricultural
2c
AREA = 12.7 ha

3c
AREA = 4.77 ha

O
AREA = 15.08 ha

**TOTAL ALR EXCLUSION
AREA = 32.55 ha**

**PRELIMINARY PLAN
SUBJECT TO REVISION**

NOTES:
All coordinates shown are NAD 83 (CSRS) UTM Zone 10.
All dimensions are in metres and decimals thereof.

LEGEND

	Watercourse
	Road
	Agricultural Land Reserve
	Wetland
	Archaeological Site

REV.	REVISIONS	DD/MM/YY	PC	CAD	CHKD
0	Original Plan Prepared	09/05/25	AGP	PM	

FLEET

PLAN SHOWING PROPOSED ALR EXCLUSION PLAN
WITHIN THE REMAINDER LOTS 1 & 2 OF SECTION 8, TOWNSHIP 84 RANGE 19 W6M
PRIVATE LAND
PEACE RIVER DISTRICT

FILE:	AFE:	BCGS: 94A . 026	REVISION
McElhannay Associates Land Surveying Ltd. 8808 - Northern Lights Drive, Fort St John BC V1J 6M2 Tel. 250-787-0356		SHEET: 1 OF 1 PLAN ID.: 31112876600-VO-SITE-001	0