



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.fs@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## 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.

<input type="checkbox"/> 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>Peebles Ventures</b>	Authorized Agent of Owner (if applicable) <b>Tom's Construction</b>
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		
Legal Description	PID	Area of Each Lot
Lot 11 block 1 Plan 12787 SMC 2 TP84 29.19 WGM	012 366 684	ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

**4. CIVIC ADDRESS OR LOCATION OF PROPERTY:** 109916 Clairmont Frontage

**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:**

tire + graphic Shop  
\_\_\_\_\_

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

40'x40'x16 Shop

8. Describe the landscaping being proposed on the property:

gravel

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

Tenant requires more shop space for growing business

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

septic tank (pump out)

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.



# CONTAMINATED SITE DECLARATION FORM

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

**Legal Description(s):**

Lot 11 Block 1 Plan 12737 Sec 2 TP 84 Rps 19 wbm

**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

04 / 04 / 2025  
dd mm yyyy

Owner/Agent

dd mm yyyy

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

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.

  
\_\_\_\_\_  
Signature of Owner

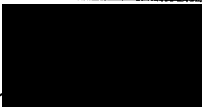
April 4/2025  
\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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>Darren Peebles</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Tom's Construction</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>April 4/2025</u>
Signature of Owner:	Date:

