



PEACE RIVER REGIONAL DISTRICT

Dawson Creek
PO box 810
Dawson Creek, BC
V1G 4H8

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E:prrd.dc@prrd.bc.ca

Fort St John
9505 100th Street
Fort St John, BC
V1J 4N4

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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 George Leslie Wade and Laura Lee Wade	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

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>
Starta Lot 1 District lot 247 Peace River District Starta Plan EPS3310	030-520-533	9.0 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: Lot 1 201 RD Tupper British Columbia

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:

Vacant recreational propety

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

Install 2 gates at entrances of property, clean up existing, gravel existing top area for year round access. Please see attached page.

8. Describe the landscaping being proposed on the property:

Clear 8m of shoreline, 4.5 m from high water mark and 22 m from North boundary for lake and dock access. Proposed road for usable access to lake all year round, install culverts for drainage and filter cloth for soil erosion.

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

To access lake for recreational use

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

Storage tank to be installed for sewage pump out and it will be in the graveled area, 40 m from gate entrance

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

NA

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

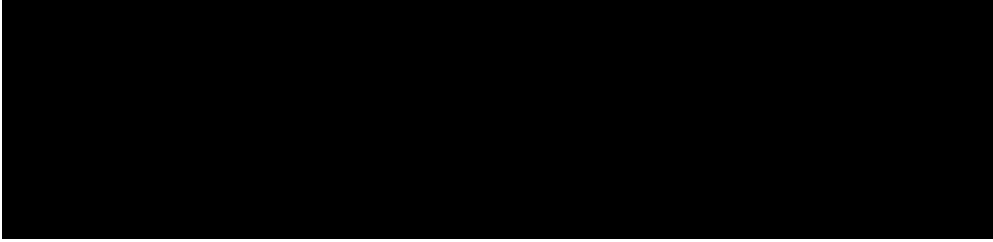
Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- 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 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:



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Strata Lot 1 District lot 247 Peace River District Strata Plan EPS3330

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.

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

Separate sheet information for the application for development George and Laura Wade

Areas that are not currently compliant with the natural vegetation covenant will be restored using native tree species. In the larger restoration area, trees will be planted at 2.5 metre spacing in accordance with British Columbia Forestry guidelines. Smaller disturbed areas will be planted with native understory vegetation to restore the natural plant community.

The access route to the beach and floating dock will be resurfaced with wood chips to minimize soil disturbance. The edges of the access path will be replanted with native understory vegetation to blend with natural environment and promote habitat restoration.

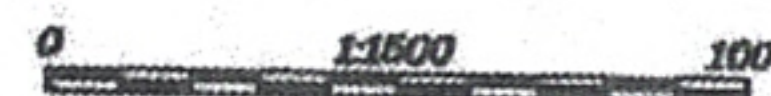
The proposed floating dock will measure 1.2 metres wide by 10 metres long. Access to the dock will be provided by a 4 metre ramp, which will be installed over the existing shoreline understory vegetation to minimize ground disturbance and preserve the natural shoreline to the greatest extent practical.

SWAN LAKE DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

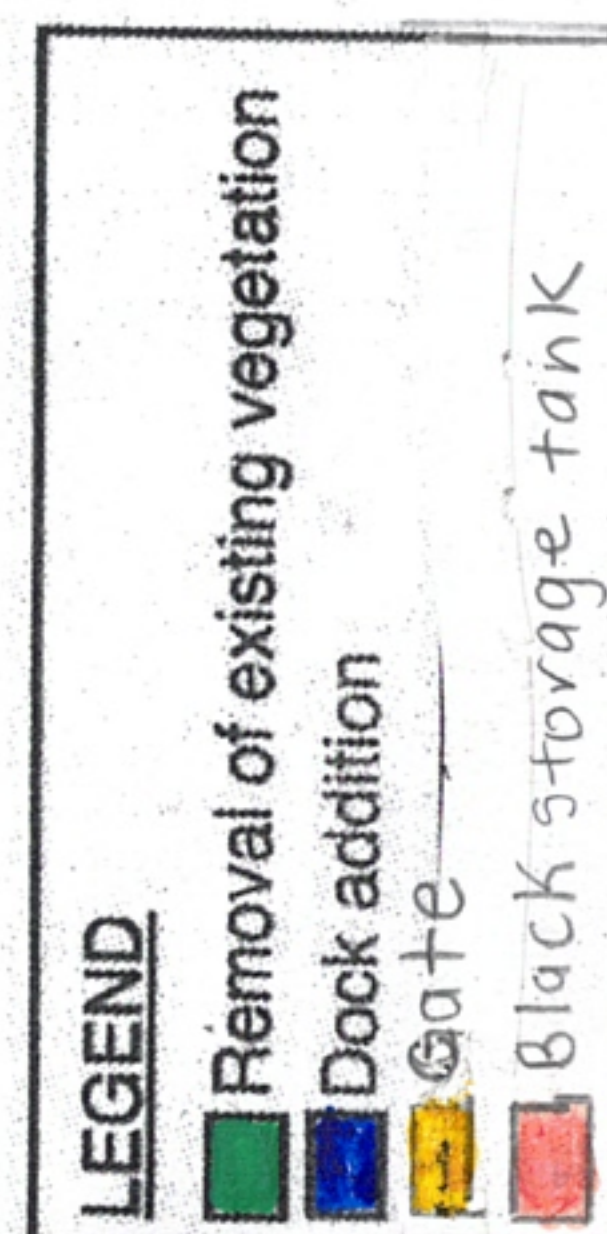
Guidelines	Comments
Building Siting and Design	
1. No person shall: a) Subdivide land; b) Alter land; including the removal of trees or vegetation and removal or deposit of soil; c) Construct a building or structure. Prior to the landowner applying for and receiving a development permit from the regional district, which shall sufficiently address the following guidelines:	Removal of dead vegetation for fire fuel reduction. No building or structures, no subdivision land.
2. Development should be limited such that no more than 30% of the Swan Lake shoreline is developed, pursuant to criteria for measuring perimeter development set out in the Lakeshore Development Guidelines.	8 meter of shoreline clean up.
3. Prior to the issuance of a development permit, the applicant for the permit may be required to provide, at the applicant's expense, a site development plan that meets the criteria outlined in Sections 8.1 to 8.3 of the Lakeshore Development Guidelines, to address such issues as single lot development and construction, soil erosion control, building setbacks, and site layout and clearing.	No building construction and no building setbacks required. Culverts and filter cloth will be installed for soil erosion.

4. Prior to the issuance of a development permit for work that may affect the natural features of the lake or impact fish and wildlife habitat or riparian areas, the applicant for the permit may be required to provide, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the impacts of the proposed work, including any of the following: (a) an environmental assessment report prepared by a registered professional biologist; (b) an erosion and sediment control plan; (c) a vegetation management plan.	Vegetation to be planted to the areas to meet the 15 meter buffer.
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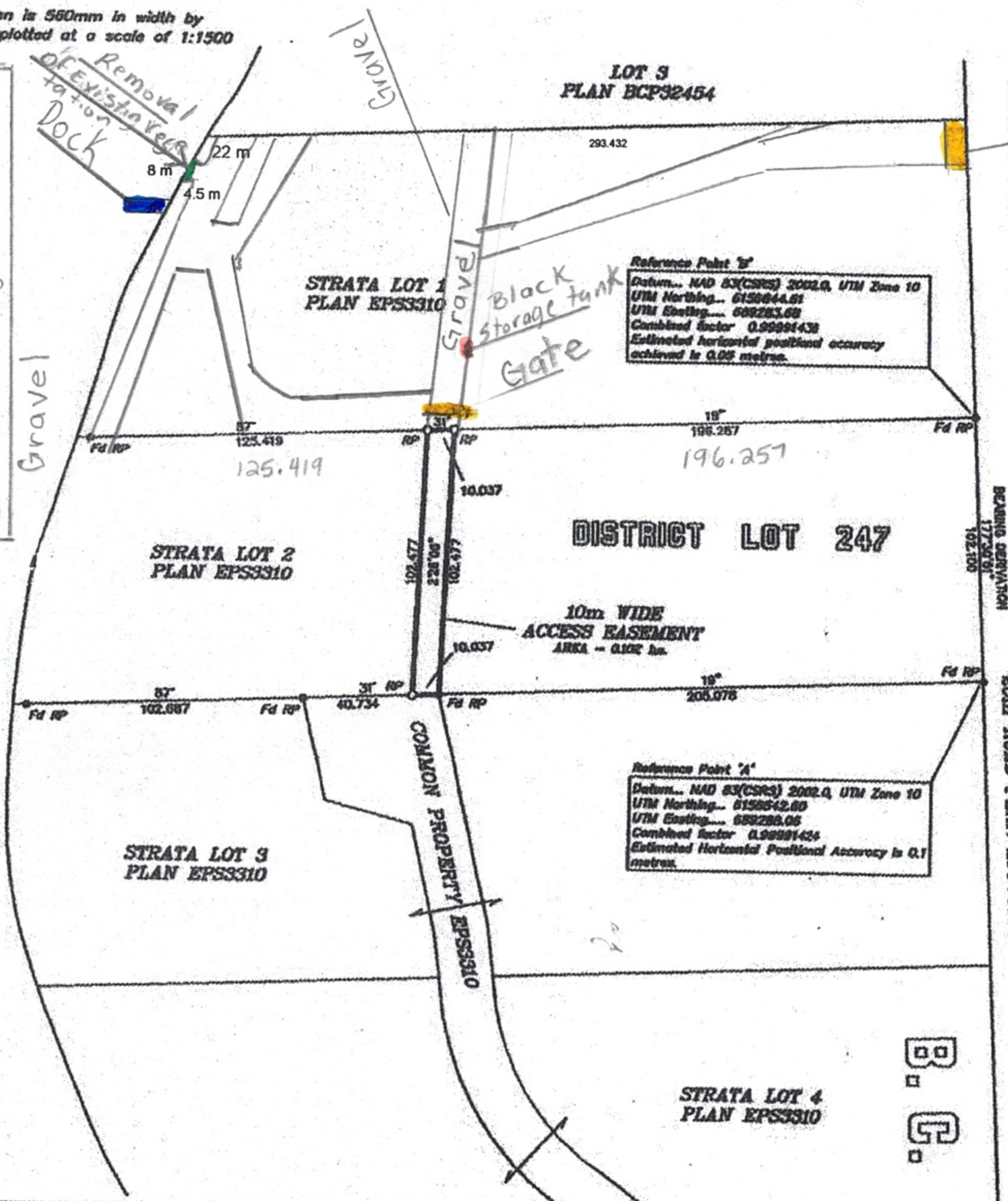
Pursuant to Section 99(1)(e) of the Land Title Act.
For access purposes
B.C.G.S 93P.060



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1500



SWAN LAKE



LEGEND

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from CSRS-PPP (Precise Point Positioning) static GPS observations.

This plan shows the horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9982337. The average combined factor has been determined based on a ellipsoidal elevation of 756.56 metres.

Grid bearings are derived from differential GPS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude). To obtain local astronomic bearings referred to the meridian through Reference Point 'A', add 2°28'20".

Found Set
Fd RP RP
● ○
Denotes reference post
Denotes standard iron post

NOTES:
All distances are horizontal ground level distances in metres and decimals thereof.

This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 27th day of July, 2016, Andrew William Hall, B.C.L.S., #851.

File No.