



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
☐ 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 J.D.A Ventures Ltd.	Authorized Agent of Owner (if applicable) Martin Cullen-WL Construction Ltd.
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 5 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12737	PID 3993680	0.53ha/1.31 Acres ha./acres
LOT 6 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12737	PID 3993698	0.47ha/1.15 Acres ha./acres
LOT 4 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12737	PID 012366668	0.59ha/1.47 Acres ha./acres
		TOTAL AREA 1.59ha/3.93 Acres ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 10810 Clairmont Frtg Rd, 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:

Office and shop used for oilfield hauling trucking company

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

Amendment to the original Landscaping Plan as there are trees showing where the client would like to retain a parking area

8. Describe the landscaping being proposed on the property:

Proposing 6 trees at the southwest boundary and 2 trees in the green area at the south east corner in order to keep the required 8 trees but move them out of the front parking lot area where they were shown originally

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

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

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

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.

Signature of Owner

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 _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ Martin Cullen-WL Construction Ltd. to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

Please see signed declaration attached.



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

LOT 4,5 & 6 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH
MERIDIAN PEACE RIVER DISTRICT PLAN 12737

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.

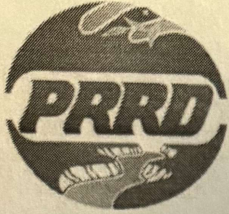
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

Martin Cullen [REDACTED] ____/____/_____
Owner/Agent 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



PEACE RIVER REGIONAL DISTRICT

Landowner/Homeowner Consent Form Building Bylaw No. 2131, 2014

To: Peace River Regional District
Building Inspection Department
prrd.dc@prrd.bc.ca

From:

Landowner Name: 2021027 AB LTD

Company Name (if applicable): J.D.A. VENTURES LTD.

Mailing address:

Email address:

LOCATION:

Civic Address/9-1-1: 10810 Clairmont Frontage Road, Charlie Lake, BC

Legal Description: Lot5/6, Block 1, Section 2, Township 84, Range 19, W6M, Peace River District Plan 12737

Project Description: Install outboard insulation and cladding to existing structure

THIS LETTER AUTHORIZES THE FOLLOWING TO MAKE APPLICATION FOR THE BUILDING PERMIT:

Name of Company or Individual: Martin Cullen-WL Construction Ltd

Mailing Address: PO Box 6357, Fort St John, BC, V1J 4H8

Telephone Numbers: Home: _____ Cell: 250-794-1644

Email Address: mcullen@wlconstruction.com

The consent will remain

Signature of Landowner

JARVIS DAWSON

Date: Dec 3, 2024

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca



CONSULTANTS:

NOTES:

PROJECT:

J.D.A Ventures Ltd.
Charlie Lake, BC

Planning

SHEET TITLE:

Site-Landscape

SCALE:	DATE:	DRAWN BY:	CHECKED:
1:32" = 1'	12/20/2018	JS	
PROJECT NO.:	REVISION:		
XXXXXX	XXXXXX		



L001

PLANT SCHEDULE			COMMON NAME
KEY	QTY	CATEGORY	
	4	Deciduous Tree	Northwest Poplar
	4	Coniferous Tree	White Spruce



PEACE RIVER REGIONAL DISTRICT**DEVELOPMENT PERMIT NO. 24-021**

ISSUED TO: JDA VENTURES LTD.
713031 RANGE ROAD 64
GRANDE PRAIRIE, ALBERTA, T8W 5E5
JARVIS@JDA.CA

Property affected: LOT 4 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH
MERIDIAN PEACE RIVER DISTRICT PLAN 12737

LOT 5 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH
MERIDIAN PEACE RIVER DISTRICT PLAN 12737

LOT 6 BLOCK 1 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH
MERIDIAN PEACE RIVER DISTRICT PLAN 12737

PID: 012-366-668, 003-993-680, and 003-993-698

Official Community Plan: PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021
Designation: Agriculture

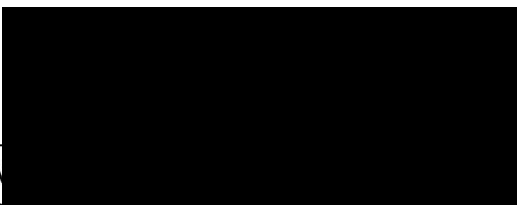
Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001
Zone: I-1 (Light Industrial Zone)

1. This Development Permit is issued subject to compliance with all of the bylaws of the Peace River Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Permit shall prevail over any other provisions of Peace River Regional District bylaws in the event of a conflict.
2. This Development Permit is required by Section 12 of the PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021.
3. This Development Permit is for the installation of outboard insulation and new metal cladding to the building exterior, as shown on Schedule A, which is attached to and forms part of this permit.



4. The conditions of this Permit, pursuant to Section 12.3 of the PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, are as follows:
 - a) The structures must be sited, as shown in Schedule A; Form and character of the development is to be as shown in Schedule A;
 - b) All landscaping planning, design, installation and maintenance shall be executed to the Canadian Landscape Standards or other applicable trade associations and in accordance with the landscape plan as shown in Schedule A.
5. Security:
 - a) As a condition of the issuance of this permit the Peace River Regional District is holding a landscape security in the form of a cheque in the amount of \$ \$8000.00 CAD.
 - b) This security represents the value of the installation and maintenance of the landscaping associated with this Permit and is to ensure that the works are carried out in accordance with the terms and conditions of this Permit.
 - c) 100% of the security shall be returned when the Peace River Regional District is satisfied that compliance with the terms and conditions of this permit have been met. Where the Owner fails to comply with all of the conditions and undertakings specified in this Permit within two years of the date of issuance, the Peace River Regional District may enter on the land and carry out the required works at the expense of the Owner and may apply the security in payment of the cost of the works, with the excess to be returned to the Owner.
6. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.
7. If the Permittee does not commence the development permitted by the Permit within two years of the date of this permit, this Permit shall lapse.
8. This Permit is **NOT** a building permit.

ISSUED THIS 4th day of March, 2025.



General Manager of Development Services (Authorized Signature)

Schedules A is attached to, and form part of, this permit.