



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 checked="" 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<br>Darrell Hudak | Authorized Agent of Owner (if applicable) |
| Address of Owner<br>[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 <b>each property</b> under application |             |                         |
|------------------------------------------------------------------------------------------|-------------|-------------------------|
| <u>Legal Description</u>                                                                 | <u>PID</u>  | <u>Area of Each Lot</u> |
| Strata Lot 3, Plan EPS3310, District Lot 24                                              | 030 520 550 | 3.6/ 8.9 ha./acres      |
|                                                                                          |             | ha./acres               |
|                                                                                          |             | ha./acres               |
|                                                                                          |             | TOTAL AREA<br>ha./acres |

**4. CIVIC ADDRESS OR LOCATION OF PROPERTY:** \_\_\_\_\_

**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:**

(Map ref#2) Two 8X20 sea cans, (Map ref#1) 36' RV gazebo to cover wood decks with tin roof, (Map ref#b) 10X16 Rona tin gaz deck, Map ref#a two 8X10 wood sheds.

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

Same details as above section 6. Two sea cans, two small sheds, two rv pads, gazebos, map ref #3 approx 1200sqft cabin future location. Refer to distances on separate sheet (7a) attached.

8. Describe the landscaping being proposed on the property:

Tree clean up & gravel were done with permit 24 012 DP in 2024

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

Development of the property and continuous improvement as per permits and approvals

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

Sewer tote for RV's to haul to RV sani dump for disposal.

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

IBC plastic water tote, carry water packs

**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

\_\_\_\_\_  
August 13, 2026

\_\_\_\_\_  
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<br>(name of landowner) (name of landowner) |       |
| _____ to act on my/our behalf regarding this application.<br>(name of agent)       |       |
| Signature of Owner:                                                                | Date: |
| Signature of Owner:                                                                | Date: |



## CONTAMINATED SITE DECLARATION FORM

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

### Legal Description(s):

Strata Lot 3, District Lot 247, Peace River District Strata plan EPS3310, PID 030 520 50

### 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.



       / 13/08 / 2026 /  
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)

Development Permit August 13, 2026  
Strata Lot 3 EPS3310 District Lot 247  
PID 030-520-550  
Dorrell Hudak

7.(d)

36' RV gazebo

- 90' high water mark to gazebo
- Note: (40' high bank to water edge)
- 257' gazebo to lot #2 property line
- 82' gazebo to lot #4 property line

Sea Can

- 295' high water mark to both sea cans
- Note: (70' high bank to water edge)
- 120' sea can to lot #2 property line
- 194' sea can to lot #4 property line

Future Cabin

- 265' high water mark to future cabin
- Note: (70' high bank to water edge)
- 194' future cabin to lot #2 property line
- 135' future cabin to lot #4 property line

Owner

Danell Hudak

August 13, 2026

Top Lot 3  
6 Acres

Strata road

Lot 3  
Bottom 4 Acres

Trees

Strata road

20'

Metal gate

80' post rail

20' post rail

C

2

8x40  
SC+CON

8x80

RV pad

C

3

Trees

C

Trees

a

a

Shed

Shed

b

Plastic Duck

10x16

Gazebo

36' RV  
16' Deck  
20'

1

C

Swan Lake Br

Lot #4

Gate

Gate

Gate