



PEACE RIVER REGIONAL DISTRICT

Dawson Creek

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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 ☐ 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 MIA VENTURES INC. – Curtis Neal Brewster (President), Elizabeth Louise Brewster (Secretary)	Authorized Agent of Owner (if applicable) Aspen Grove Property Services
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>
Parcel A, District Lot 2550, Peace River Land District, (see D687)	014-823-292	2 acres
District Lot 2550, Peace River Land District, EXC PCL A (D687)	014-821-095	6.26 acres
		TOTAL AREA 8.26 acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 6087 Laws Rd and 6101 Laws Rd, Chetwynd

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: I1 – Light Industrial Zone

☒ Zoning Bylaw amendment:
Proposed Land Use: I1 – Light Industrial Zone

☐ 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:

6087 Laws Rd – Residential; 6101 Laws Rd – Tool Shed

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

Laydown yard – trucking company use

8. Describe the landscaping being proposed on the property:

None, currently leveling the site

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

Industrial property, that is easily accessible, is very difficult to find in Chetwynd, so land was purchased with this
Intended use. It is our understanding that the District of Chetwynd is working towards securing more land for
Industrial purposes moving forward.

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

Currently there is septic on the property for the home, but the land will be vacant once the old home is
demolished, and the newer home is moved to a new site.

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

There is an existing well on the house property, but it will be capped and unused once the home is moved to
it's new site.

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.

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 28 / 2025
Date signed

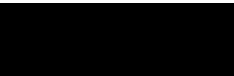


Signature of Owner

April 28 / 25
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>MIA VENTURES INC</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>ASPEN GROVE PROPERTY SERVICES</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>April 28 / 2025</u>
Signature of Owner: 	Date: <u>April 28 / 2025</u>



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

P10 014-829-095 P10 014-823-292

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

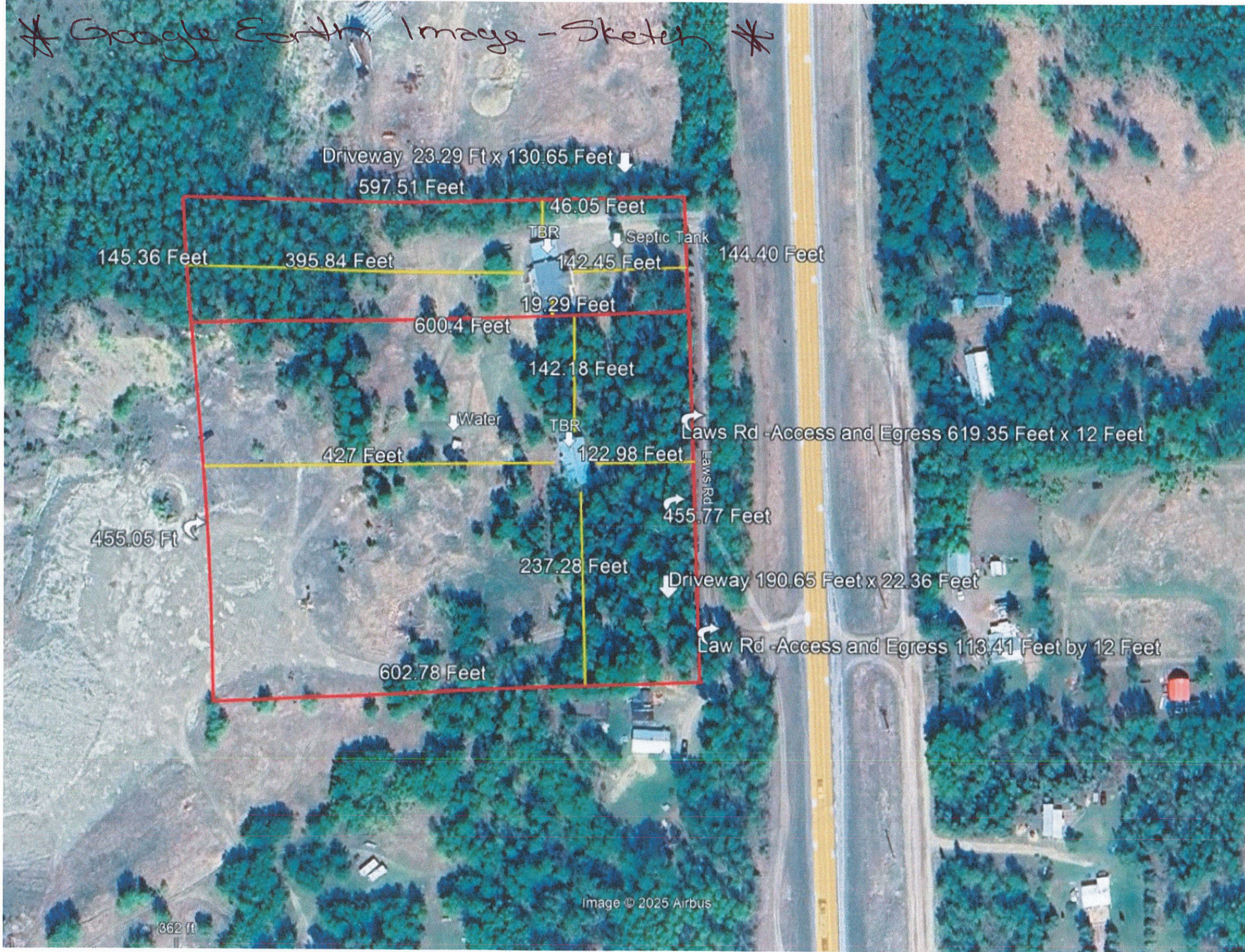
26 / 04 / 25 /
dd mm yyyy

Owner/Agent

28 / 04 / 25 /
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

** Google Earth Image - Sketch **



Sketch supplied by applicant



Search...

I want to...

Tools



Canada...

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