



PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 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* | \$ 1,150.00 |
| <input type="checkbox"/> Zoning Bylaw Amendment* # | \$ 800.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit* | \$ 500.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input checked="" type="checkbox"/> Development Permit # | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- | | |
|--|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the
advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|--|-------------|

2. PLEASE PRINT

Property Owner's Name Strata 512	Authorized Agent of Owner (if applicable) John Hynes
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

Full legal description and PID of each property under application	Area of each lot	
Strata Lot 1, Plan EPS512, Sec 5, Township 84, Rge 18, Mer W6 PID 027-788-419	.215	ha./acres
Stata Lot 2, Plan EPS512, Sec 5, Township 84, Rge 18, Mer W6, PID 028-788-427	.961	ha./acres
		ha./acres
	TOTAL AREA	1.176 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:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☒ Development Permit: Bylaw No. 2460, 2021 Section No. 472

6. Describe the existing use and buildings on the subject property:

Warehouse, storage

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

- (a) North 10285 75A St, Equipment (Shop) Building
- (b) East 7434 100 Ave, Warehouse, Storage
- (c) South 7315 100 Ave, Above Grnd Steel Tank
- (d) West 7510 100 Ave, Service Repair Garage

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

New shop construction for warehouse space for electrical materials and provide office space for employees. Cold storage exists via an atco trailer in northwest corner but is not able to be locked. See

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

Current shop in Strata Lot 1 does not provide adequate warehouse space or desks for technicians to complete paperwork. Atco trailer in rear is unsecured; there have been increased theft reported at the property.

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

Existing shop has 1000 Gal Septic Tank, haul out for disposal.

The new constrution will have 1000 Gal Septic Tank, haul out for disposal.

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

Existing shop has 2000 Gal Plastic Tank, haul water to fill.

The new construcion will have 2000 Gal Plastic Tank, haul water to fill.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. 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.

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.

15. 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

Aug 22/24
Date signed

Signature of Owner

Aug 22/24
Date signed

16. **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>EPS512</u> (name of landowner)	and <u>Sparky's Enterprises Ltd</u> (name of landowner)	hereby authorize
<u>John Hynes</u> (name of agent) to act on my/our behalf regarding this application.		
Signature of Owner: _____	Date: <u>Aug 22/24</u>	
Signature of Owner: _____	Date: <u>Aug 22/24</u>	



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Strata Lot 1, Plan EPS512, Sec 5, Township 84, Rge 18, Mer W6
Peace River Land District, together with an interest in common property in
Proportion to unit entitlement of the Strata Lot as shown on form V PID: 028-788-419

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.

John Hynes
Owner/Agent

22/08/2024
dd mm yyyy

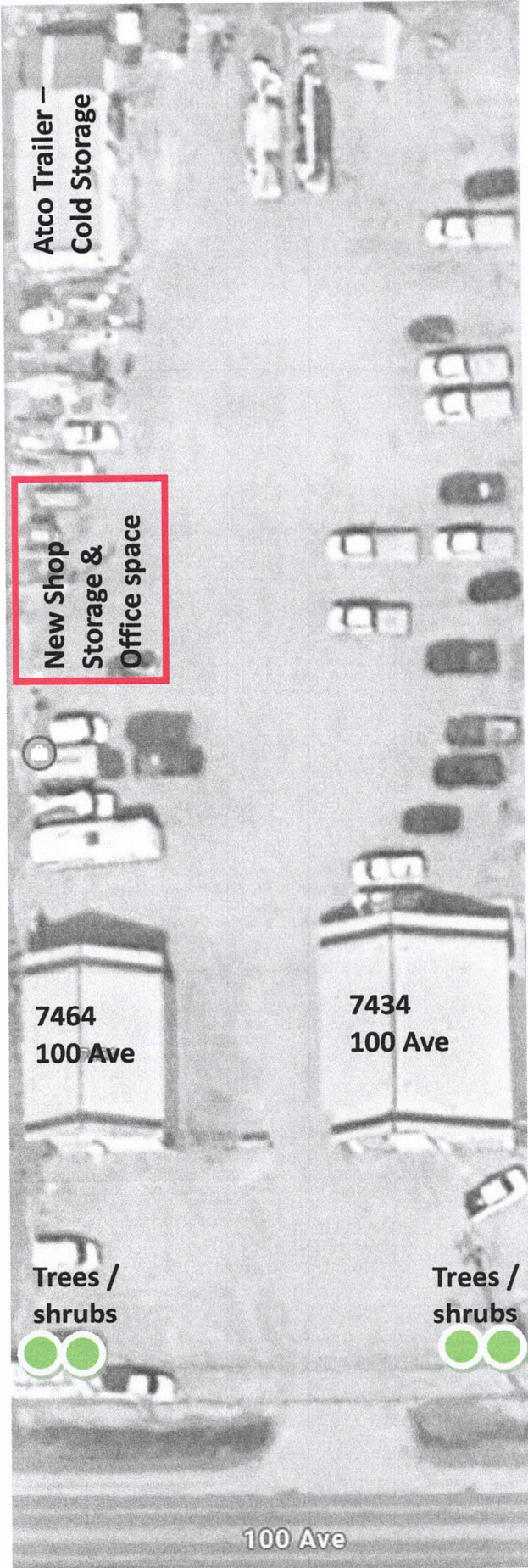
Darci Hynes
Owner/Agent

22/08/2024
dd mm yyyy

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

Section 6 – Public Notice Sign Requirements

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
 - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
 - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall 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, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
 - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
 - g) 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 delivering public notification;
 - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
 - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.



Atco Trailer -
Cold Storage

New Shop
Storage &
Office space

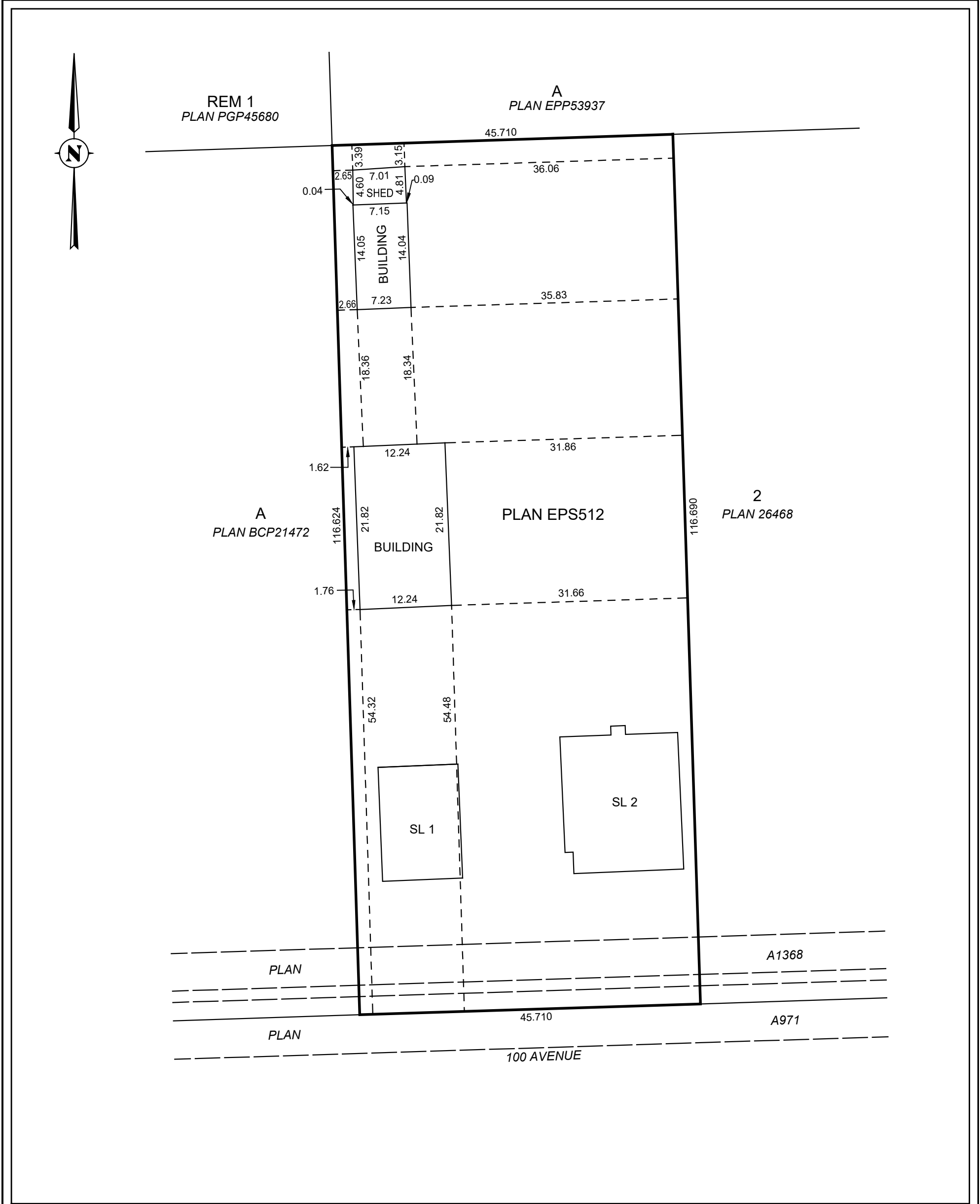
7464
100 Ave

7434
100 Ave

Trees /
shrubs

Trees /
shrubs

100 Ave



NOTES:

- CLEARANCES ARE MEASURED TO THE EXTERIOR OF EXISTING STRUCTURES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM PLAN EPS512.
- THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURE WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.

TABLE OF REVISIONS						
No.	DESCRIPTION	SURV.	CALC.	DRAWN	CHK.	MM/DD/YY
0	ORIGINAL PLAN PREPARED	RV/TW	CN	CN	KJ/JW	08/27/24

SPARKY'S ENTERPRISES LTD.

SKETCH PLAN SHOWING
**BUILDING ON
STRATA PLAN EPS512**

PRIVATE LAND
PEACE RIVER DISTRICT
BCGS: 94A.027
SCALE 1:500

01020304050


Metres

SHEET NO.: 1 OF 1

C-FILE NO.:

JOB NO.: 2213794

DWG. NO.: 2213794SK_R0



GEOMATICS LAND SURVEYING LTD.
6884 Airport Road, PO Box 6428
Fort St. John, B.C. V1J 4H8
Ph.: (250) 785-7474 Fax (250) 785-7454
www.vectorgeomatics.com

REV. No.

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