



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 TAYIA ALI KRAELEMAN	Authorized Agent of Owner (if applicable) PARKER MINARD
Address of Owner 12233 Simpson Crescent	Address of Agent 8808 NORTHERN LIGHTS DRIVE
City/Town/Village: FORT ST JOHN	City/Town/Village: FORT ST JOHN
Postal Code: V1J 8A4	Postal Code: V1J 6M2
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>
		ha./acres
		ha./acres
		ha./acres
		TOTAL AREA 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:

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

See attached

8. Describe the landscaping being proposed on the property:

None at this time

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

See attached.

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

Existing - Septic Tank, Proposed - Septic Tank.

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

Existing and Proposed - Cistern

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

October 1st. 2025

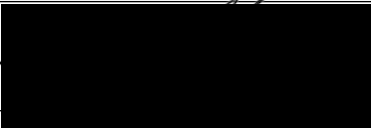
Date signed

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 <u>Tayia Kraeleman</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>PARKER MINARD</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>October 1st. 2025</u>
Signature of Owner: 	Date:



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

LOT A SECTION 26 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT PLAN 8828, PID 013-044-150

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 1 / 10 / 2025 /
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

8. Proposal

Owner wishes to rezone property (PID:013-044-150) from A-2 to R-3 and remove the land from the Industrial Study Area to allow for subdivision. Owner intends to subdivide the property into 4 lots. 2 of the new lots will each contain one of the existing residences, the panhandle will be subdivide out with the intention of adding it to Lot A, Sec 26 (011-576-855) and the fourth lot will be the remainder which will contain the land within the ALR.

Owner will dedicate a 20m wide road covering the existing driveway from Simpson Crescent to the edge of the new lot containing the Western Residence. The remainder of the existing driveway will remain as part of the lot covering the Western residence.

A second 20m road will be dedicated from the end of Simpson Crescent connecting to 011-576-855, the lot directly to the north and currently owned by the mother of the owner of 013-044-150. This Road will be used to access a proposed subdivision for 011-576-855 thereby allowing access to the subdivision that will not require use of existing panhandles that connect to the 269 Road. We intend to add the area that the Road to 011-576-855 will cut off to 011-576-855. Please see attached sketch.

Lot 2 on the attached sketch does not meet the current requirements for a R-3 unserviced lot. The existing sewage system type is the same as adjoining lots from Plan 13449. We are asking for a variance for Lot 2 to allow for a smaller lot.

9. OCP

The proposed removal of the lands in question from the Industrial Study Area reflects the landowners desire to not have any industrial use on their lands now or in the future. This change will be in keeping with existing land use in the area and allow more dwellings to be built in an effort to help with the lack of housing in BC.

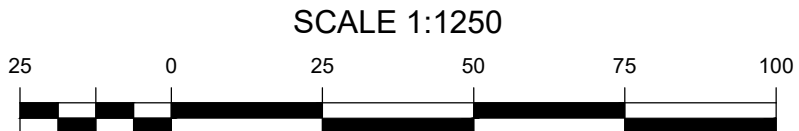
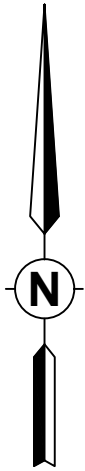
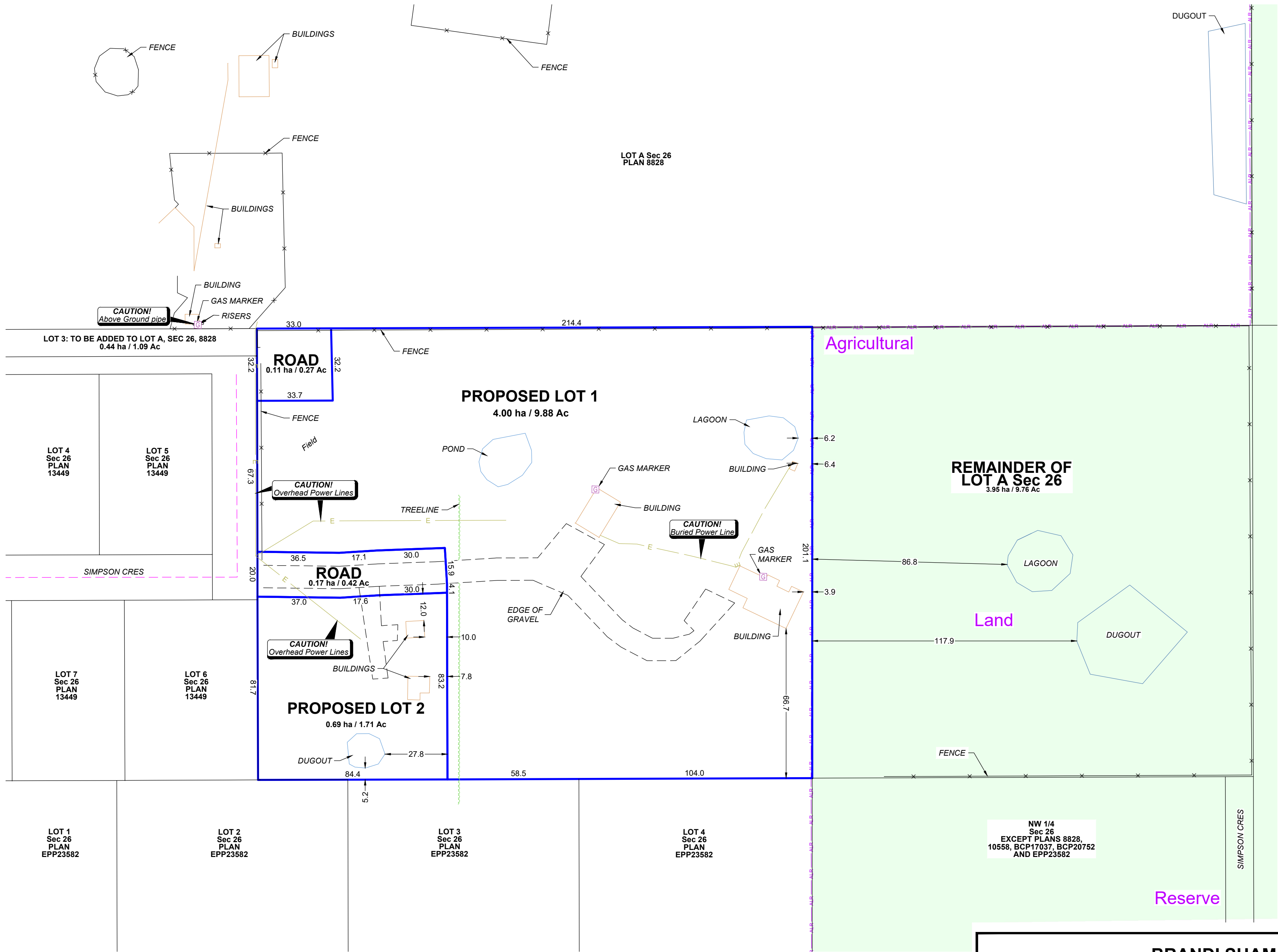
Zoning Amendment

The proposed zoning amendment aims to address the evolving needs of the community while respecting the unique characteristics of the rural landscape. This proposal seeks to promote responsible development that respects the existing rural character and maintains the quality of life for residents.

Currently the property in question is zoned as A-2 (Large Agricultural) with a minimum required property size of 63.5ha. The subject property is 9.37ha and therefore does not meet the current zoning area minimums. The zoning amendment would bring the property into compliance.

The subject property is bounded by R-3 zoning on the North and West with R-4 Zoning on the South. The landowner would like to rezone the property as R-3 while leaving the approximately ½ of the property that lies within the ALR as the remainder.

It is the owners intention to leave the land currently covered by the ALR as the remainder of the parent parcel so as to remove the requirement for subdivision approval from the ALC.



REV.	REVISIONS	DD/MM/YY	PC	CAD	CHKD
0	Original Plan Prepared	01/10/25		AGP	PM

NOTES:
All coordinates shown are NAD 83 (CSRS) UTM Zone 10.
All dimensions are in metres and decimals thereof.

LEGEND	
	Watercourse
	Gas Marker
	Road
	Building
	Buried Power Line
	Power Pole
	Fence
	Buried Power Line
	Power Pole
	Overhead Power Line
	Agricultural Land Reserve
	Riser

BRANDI SHAMAN

SITE PLAN SHOWING PROPOSED SUBDIVISION
OF LOT A SECTION 26 TOWNSHIP 83 RANGE 19 W6M
PLAN 8828, PRIVATE LAND
PEACE RIVER DISTRICT

FILE: 212325	AFE:	BCGS: 94A . 026	REVISION
McElhanney Associates Land Surveying Ltd. 8808 Northern Lights Drive, Fort St. John BC V1J 6M2 Tel. 250 787 0356		SHEET: 1 OF 1 PLAN ID.: 31112775300-VO-SKCH-002	0