



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 <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

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 Jeff Weaver	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village: Tomslake, BC	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 each property under application		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
Strata Lot 4 District Lot 247 PRD Strata Plan EPS3310		10 acres ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: Swan 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:
None

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

Build a 2500 sq. ft. home.

8. Describe the landscaping being proposed on the property:

Already completed as in Development Permit 24-015 DP

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:

Installation of a sewage tank.

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

Installation of a water tank.

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.

S
S




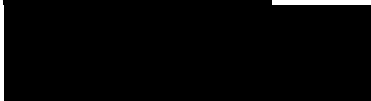
May 15, 2026

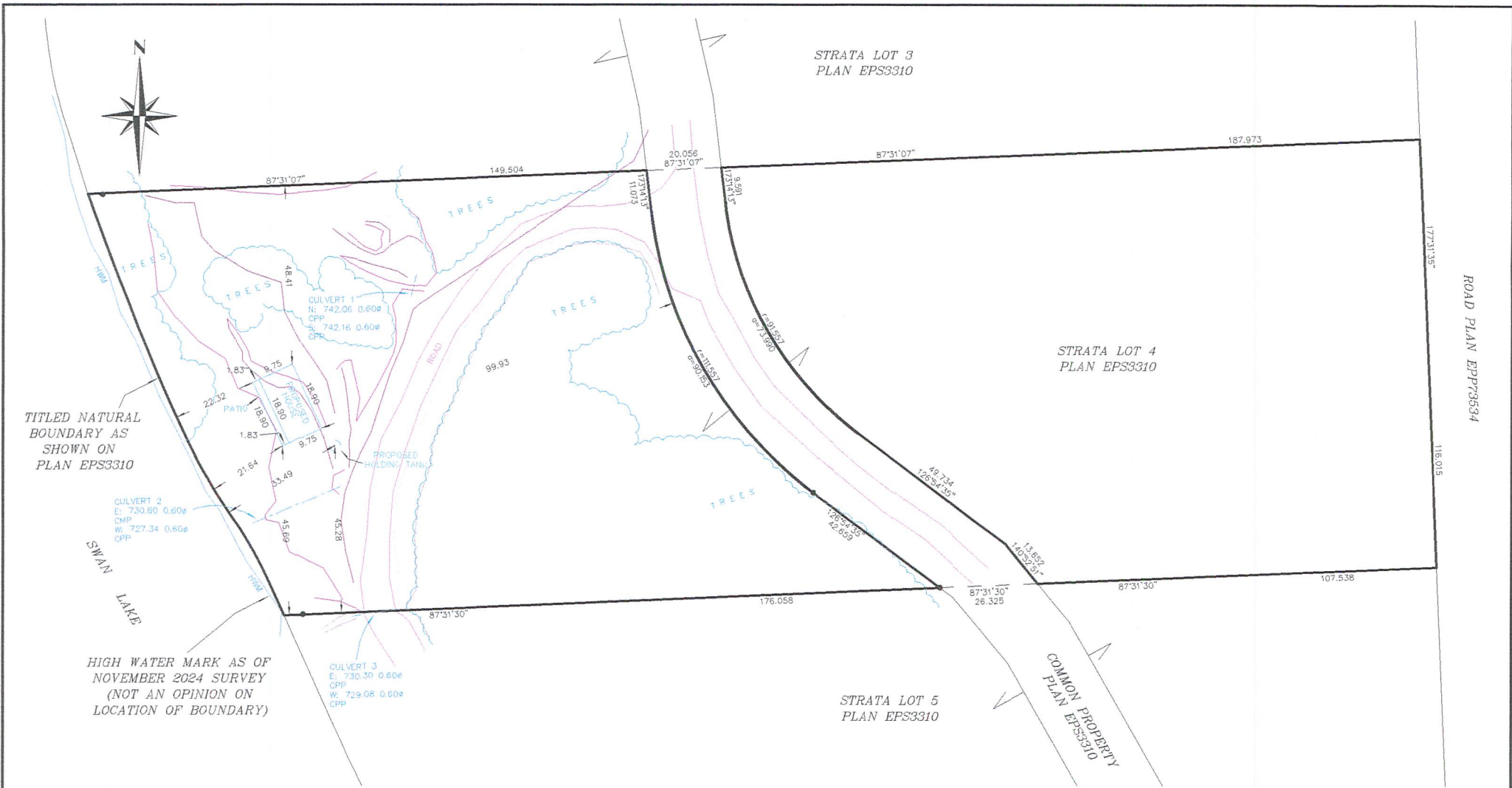
Date signed

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>Jeff Weaver</u> and <u>Yvette Weaver</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>Jeff Weaver</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner:	 Date: May 22, 2026
Signature of Owner:	 Date: May 22, 2026



TITLED NATURAL BOUNDARY AS SHOWN ON PLAN EPS3310

HIGH WATER MARK AS OF NOVEMBER 2024 SURVEY (NOT AN OPINION ON LOCATION OF BOUNDARY)

PROPOSED HOUSE LAYOUT WITHIN STRATA LOT 4 DISTRICT LOT 247 PEACE RIVER DISTRICT STRATA PLAN EPS3310

BCGS 93P.060
P.I.D. 030-520-568
201 ROAD, TUPPER



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750

ROD ARSENAULT CONSTRUCTION LTD.

0	Original Plan Prepared	2026/05/05	NM	AH
Rev	Revision Description	Date(y/m/d)	Dr.	Chk:

NOTES

This plan was prepared for application purposes and is for the exclusive use of Rod Arsenault Construction Ltd.

Dimensions of parcel boundaries are derived from field survey and plan EPS3310.

This plan shows the natural boundary according to EPS3310 and may not reflect the current extent of title. This plan does not reflect an opinion on the true location of the waterward boundary of the lands.

This plan contains topographical information from a survey conducted on the 24th of November 2024 that is not being certified.

This plan lies within the jurisdiction of the Peace River Regional District.

Zoning information derived from the Peace River Regional District online GIS map.

Zoning = R4 (Residential Zone 4)
O.C.P. Designation = AG (Agriculture)

Strata Lot 4 is subject to the following non-financial charges and interests which may affect the positioning of structures on the property:



LEGEND:

- Found Iron Pin
- Subject Property
- Lotline
- Edge of Gravel
- Top of Slope
- Bottom of Slope
- Top of Ditch
- Bottom of Ditch
- Proposed Building
- Sanitary Sewer
- Culvert
- Edge of Water
- Edge of Bush

© Wolfpro Engineering & Land Surveying Inc. 2026. All rights reserved. No person may copy, reproduce, republish, transmit or alter this document, in whole or in part, without the express written consent of Wolfpro Engineering & Land Surveying Inc.

Wolfpro Engineering & Land Surveying Inc. and Andrew Hall accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the plan beyond its intended use.

This document is not valid unless originally signed and sealed or digitally authenticated by Andrew Hall.

The field survey was completed on the 4th day of May, 2026.



Andrew Hall, B.C.L.S. #851
Certified correct
The 5th day of May, 2026.

TYPICAL ROOF STRUCTURE
AS SHOWN
22" TRUSS DEPTH
24" FASCIA-BLACK
12"x6" SHADOW BOARD-WOOD
UPPER FLOOR WINDOW LINTELS 14" TALL



FRONT ELEVATION
SCALE 3/16" = 1'



WORKING: 03-02-26
* REFERENCE ADDITIONAL PERFORMANCE PATH FORM

© MHEYN CONSTRUCTION LTD. 2026
i4hd
i4HOMEDESIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEXSMITH, ALBERTA
(M) 180.918.1316 (W) 180.891.1592

PAGE 1

3D LINK (AVAILABLE FOR A LIMITED TIME):

[HTTPS://3D-VIEWER.CHIEFARCHITECT.COM/GO?SHARE=143144704017520](https://3d-viewer.chiefarchitect.com/go?share=143144704017520)



USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

DESIGN BY:
JEROME G.
SCALE: 3/16" = 1'
ACCURATE ON 11X17 PAPER

CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

MAIN & UPPER = 2468 SQ'
MAIN FLOOR = 1152 SQ'
UPPER FLOOR = 1316 SQ'
GARAGE = 832 SQ'
PATIO = 312 SQ'
DECK = 528 SQ'

FRONT ELEVATION



WORKING: 03-02-26

PAGE
2

i4hd
i4HOMEDESIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEXSMITH, ALBERTA
(M) 780.918.1316 (J) 780.891.1592

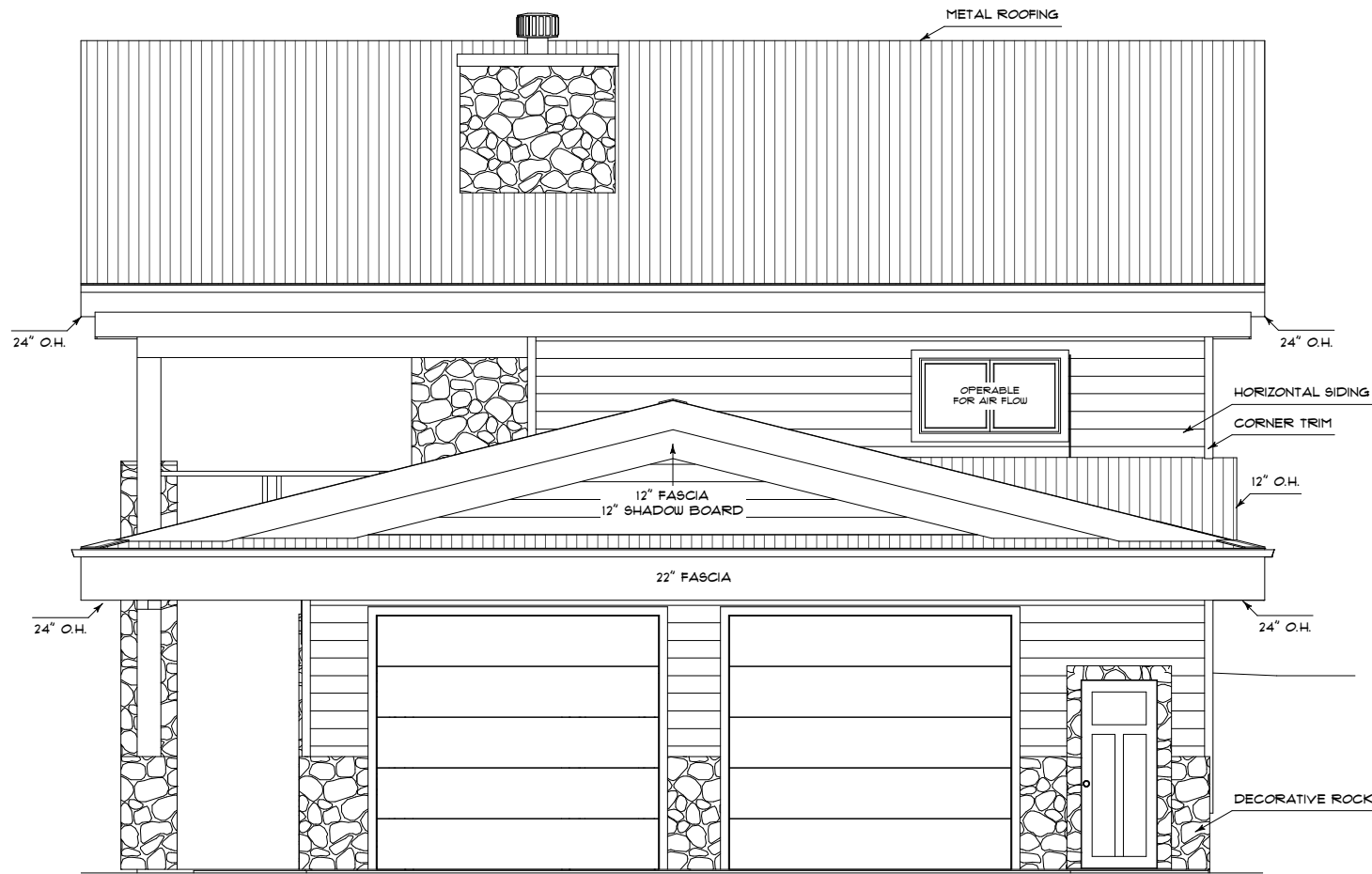
MAIN & UPPER = 2468 SQ'
MAIN FLOOR = 1152 SQ'
UPPER FLOOR = 1316 SQ'
GARAGE = 832 SQ'
PATIO = 372 SQ'
DECK = 528 SQ'

ELEVATIONS

CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

DESIGN BY:
JEROME G.
SCALE: 5/32" = 1'
ACCURATE ON 11X17 PAPER

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE



RIGHT ELEVATION
SCALE 5/32" = 1'

EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE PLANS; HOWEVER, THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THESE DRAWINGS DO NOT INCLUDE STRUCTURAL ENGINEERING, LOAD CALCULATIONS, OR VERIFICATION OF LOAD-BEARING CAPACITY, DEFLECTION LIMITS, OR WIND RESISTANCE UNLESS EXPLICITLY STATED. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO ENSURE THAT ALL WORK CONFORMS TO APPLICABLE LOCAL AND NATIONAL BUILDING CODES AND IS EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE ACTUAL ROUGH OPENING DIMENSIONS.

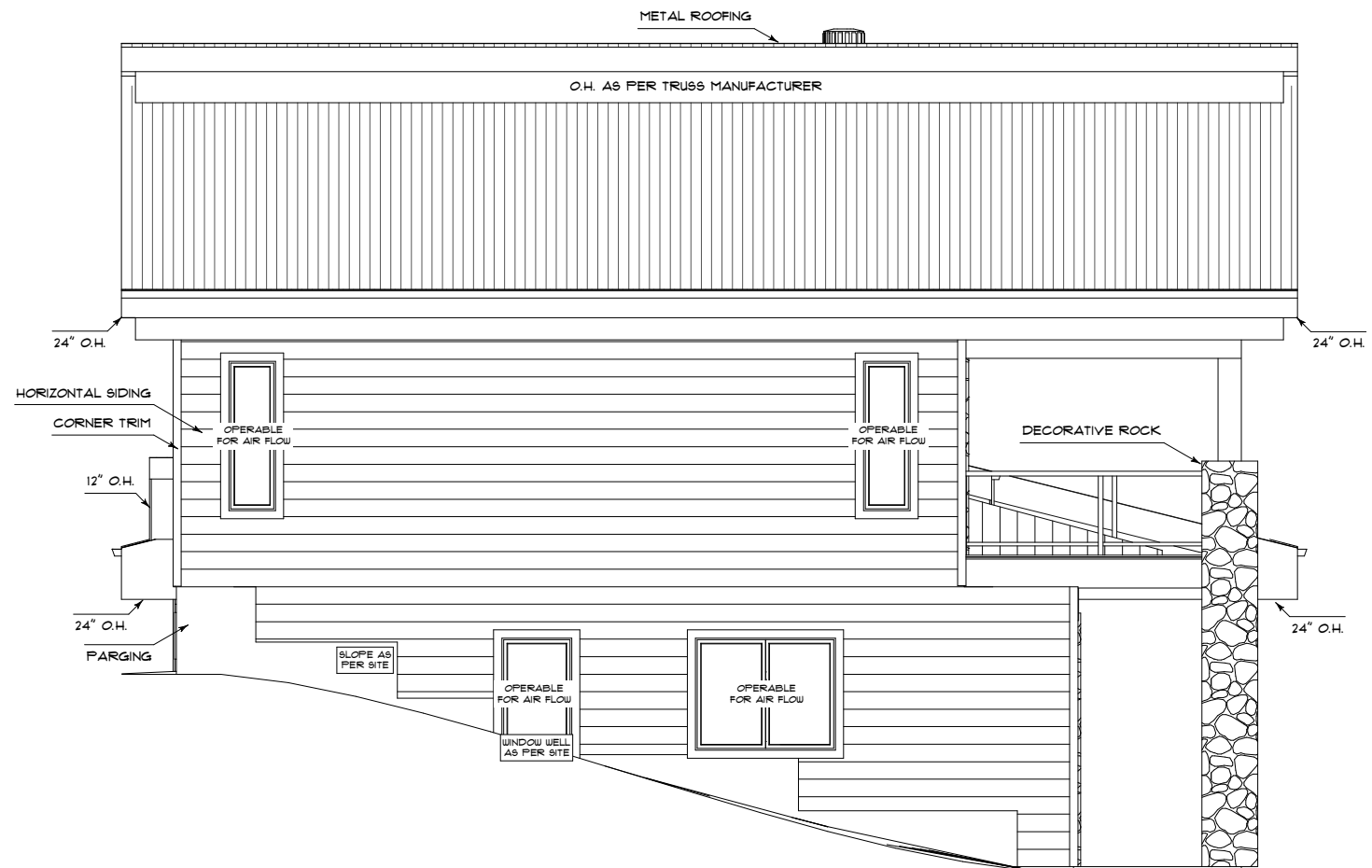
IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEER'S REPORT TO CONFIRM ASPECTS OF THIS DESIGN. WHERE REQUIRED, IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO OBTAIN AND PROVIDE SUCH REPORTS.

ALL DIMENSIONS SHALL BE VERIFIED BY THE INSTALLING CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. GRADE IS SUGGESTED ONLY AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.

THE COPYRIGHT OF THESE DRAWINGS IS HELD BY M. HEYN CONST. LTD. ANY DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED. THE PURCHASER IS GRANTED THE RIGHT TO CONSTRUCT ONE STRUCTURE ONLY.

CONSTRUCTION SHALL NOT COMMENCE UNTIL PLAN EXAMINATION HAS BEEN COMPLETED AND ALL REQUIRED PERMITS HAVE BEEN ISSUED.

LEFT ELEVATION
SCALE 5/32" = 1'



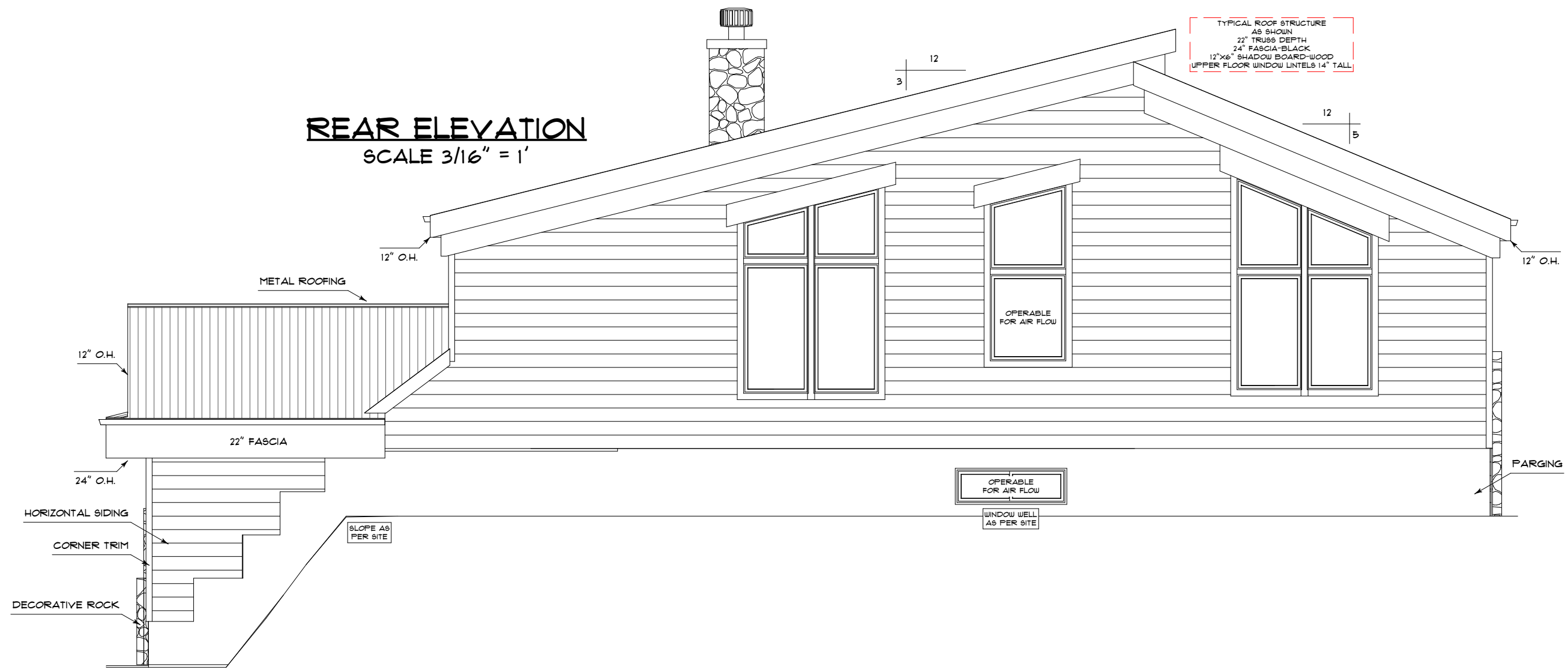
USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE



WORKING: 03-02-26

© MHEYN CONSTRUCTION LTD. 2026
i4HOMEDESIGN
 3D BLUEPRINTING. SEE YOUR DREAMS.
 BOX 606 SEXSMITH, ALBERTA
 (M) 780.918.1316 (J) 780.891.1592

PAGE
3



REAR ELEVATION
 SCALE 3/16" = 1'

TYPICAL ROOF STRUCTURE
 AS SHOWN
 22" TRUSS DEPTH
 24" FASCIA-BLACK
 12"x6" SHADOW BOARD-WOOD
 UPPER FLOOR WINDOW UNTELS 14" TALL

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

DESIGN BY:
JEROME G.
 SCALE: 3/16" = 1'
 ACCURATE ON 11X17 PAPER

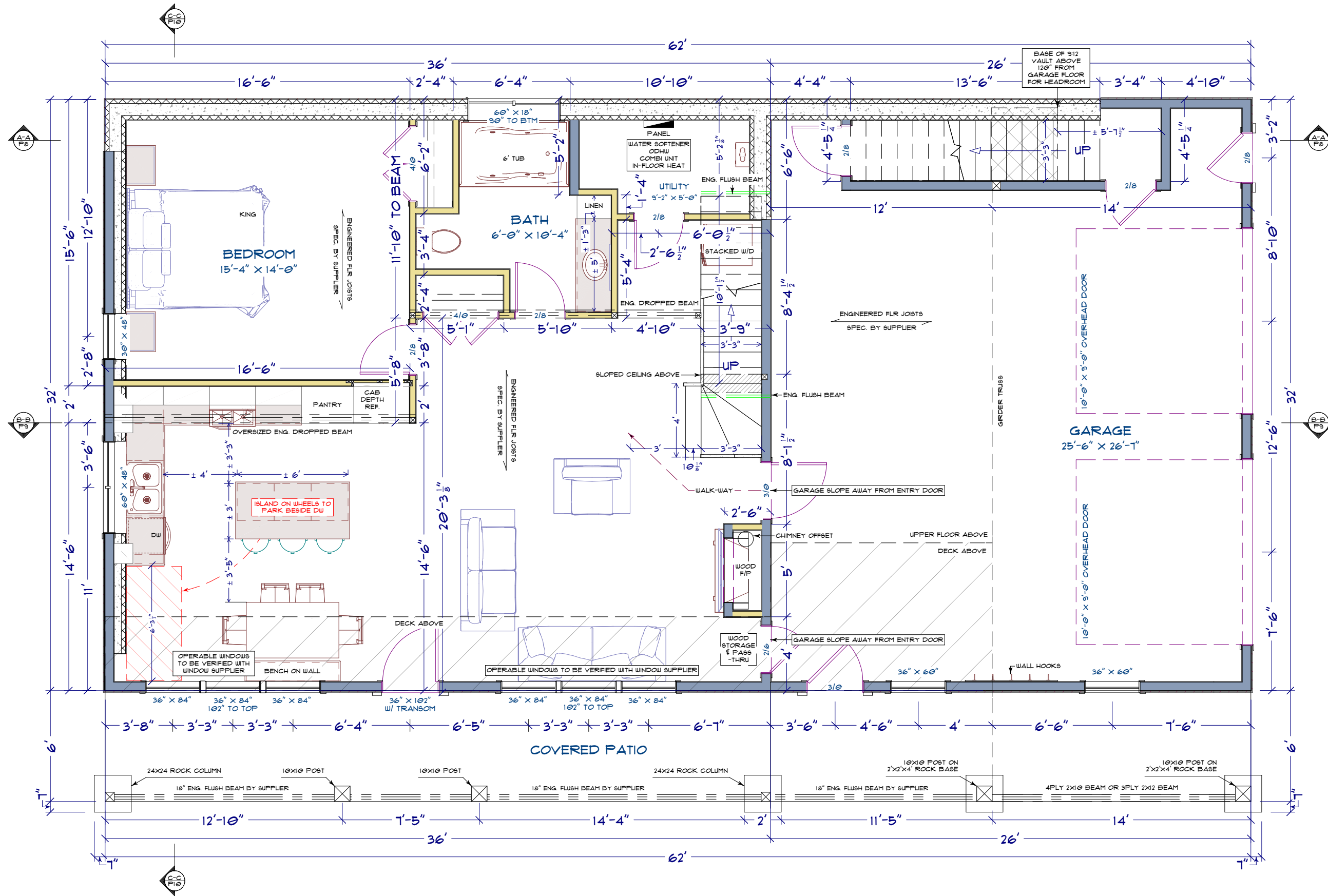
CUSTOMER
JEFF & YVETTE
 PLAN # : 125110
THE WEAVER RES.

MAIN & UPPER = 2468 SQ'
 MAIN FLOOR = 1152 SQ'
 UPPER FLOOR = 1316 SQ'
 GARAGE = 832 SQ'
 PATIO = 372 SQ'
 DECK = 528 SQ'

REAR ELEVATION

MAIN FLOOR

SCALE 3/16" = 1'



WORKING: 03-02-26

© MHIEN CONSTRUCTION LTD. 2026

i4homedesign

i4HOMEDSIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEXSMITH, ALBERTA
(M) 180.918.1316 (J) 180.851.1592

PAGE
4

MAIN & UPPER = 2468 SQ'
MAIN FLOOR = 1152 SQ'
UPPER FLOOR = 1316 SQ'
GARAGE = 832 SQ'
PATIO = 312 SQ'
DECK = 528 SQ'

FLOOR PLAN

CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

DESIGN BY:
JEROME G.
SCALE: 3/16" = 1'
ACCURATE ON 11X17 PAPER

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

UPPER FLOOR

SCALE 3/16" = 1'

WORKING: 03-02-26

PAGE
5

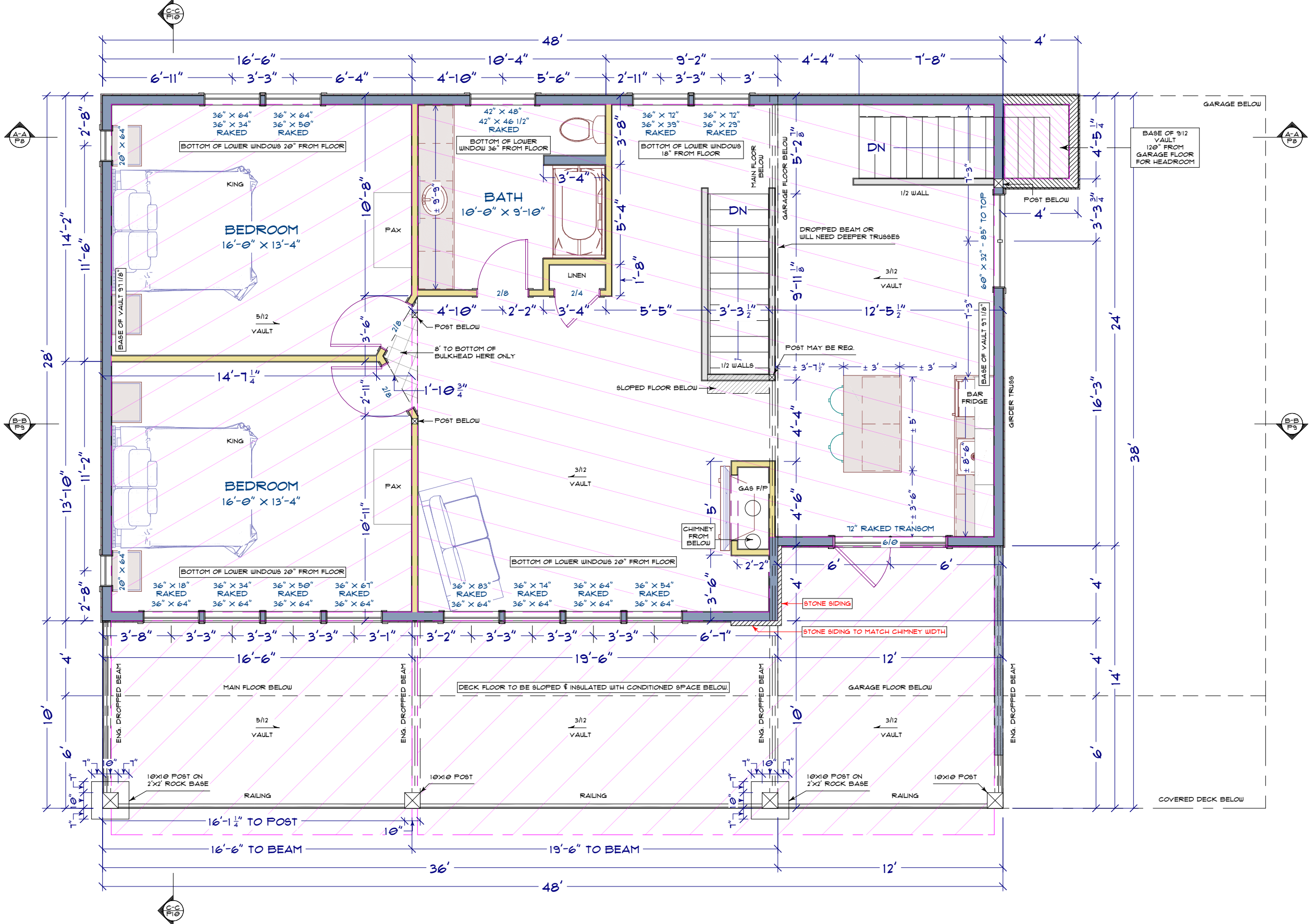

i4HOMEDesign
 3D BLUEPRINTING. SEE YOUR DREAMS.
 BOX 606 SEXSMITH, ALBERTA
 (M) 180.918.1316 (J) 180.891.1592

MAIN & UPPER = 2468 SQ'
 MAIN FLOOR = 1152 SQ'
 UPPER FLOOR = 1316 SQ'
 GARAGE = 832 SQ'
 PATIO = 512 SQ'
 DECK = 528 SQ'
UPPER FLOOR

CUSTOMER
JEFF & YVETTE
 PLAN # : 125110
THE WEAVER RES.

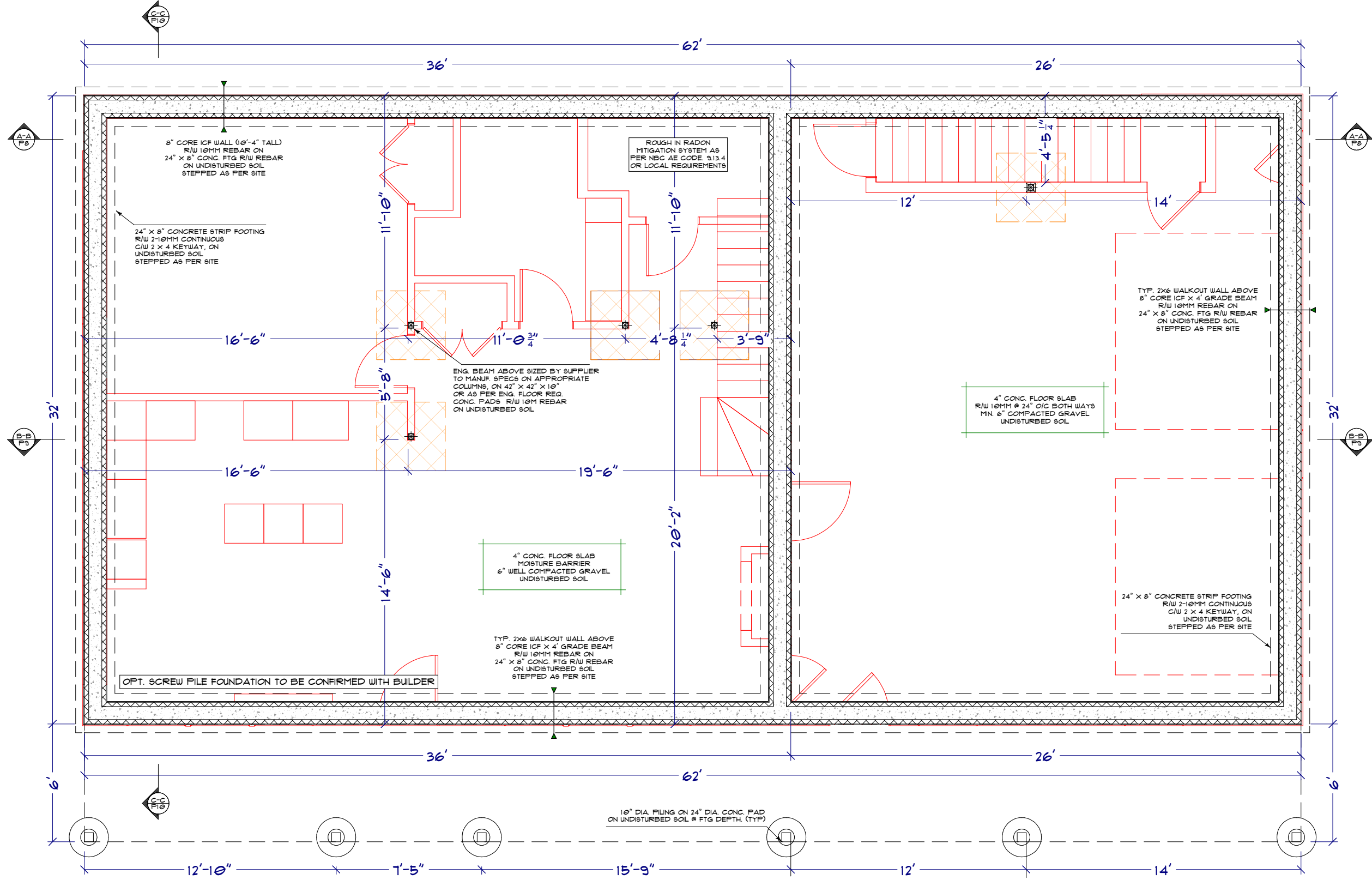
DESIGN BY:
JEROME G.
 SCALE: 3/16" = 1'
 ACCURATE ON 1/8" PAPER

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE



FOUNDATION

SCALE 3/16" = 1'



WORKING: 03-02-26

© MHEYN CONSTRUCTION LTD. 2026

i4HOMEDESIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEXSMITH, ALBERTA
(M) 780.918.1316 (J) 780.891.1592

PAGE
6

MAIN & UPPER = 2468 SQ
MAIN FLOOR = 1152 SQ
UPPER FLOOR = 1316 SQ
GARAGE = 832 SQ
PATIO = 372 SQ
DECK = 528 SQ

FOUNDATION

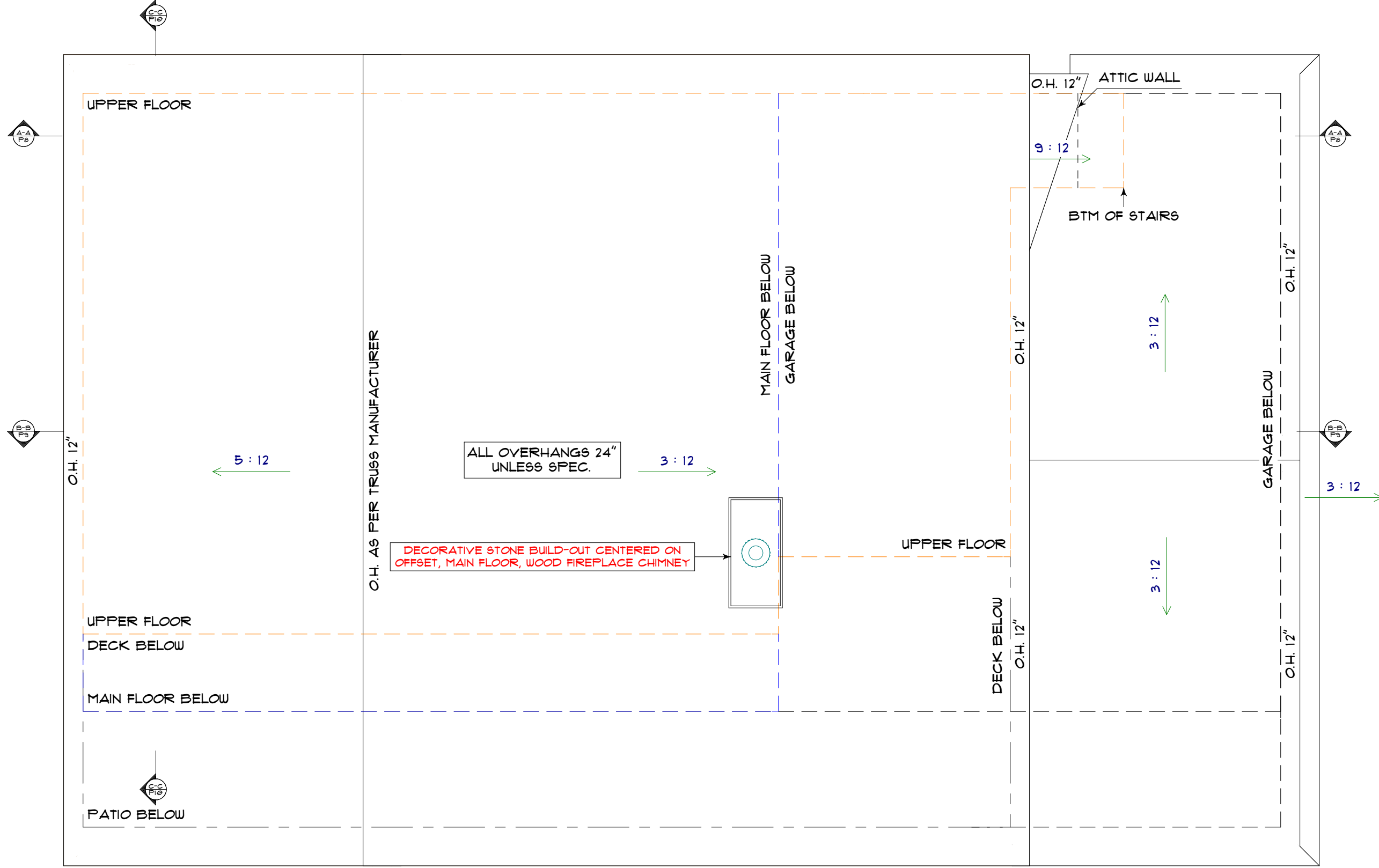
CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

DESIGN BY:
JEROME G.
SCALE: 3/16" = 1'
ACCURATE ON 11X17 PAPER

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

ROOF PLAN

SCALE 3/16" = 1'



USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

DESIGN BY:
JEROME G.
SCALE: 3/16" = 1'
ACCURATE ON 11X17 PAPER

CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

MAIN & UPPER = 2468 SQ'
MAIN FLOOR = 1152 SQ'
UPPER FLOOR = 1316 SQ'
GARAGE = 832 SQ'
PATIO = 312 SQ'
DECK = 528 SQ'

ROOF PLAN

i4homedesign
i4HOMEDESIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEXSMITH, ALBERTA
(M) 780.918.1316 (J) 780.891.1592

© MHEYN CONSTRUCTION LTD. 2026

PAGE
7

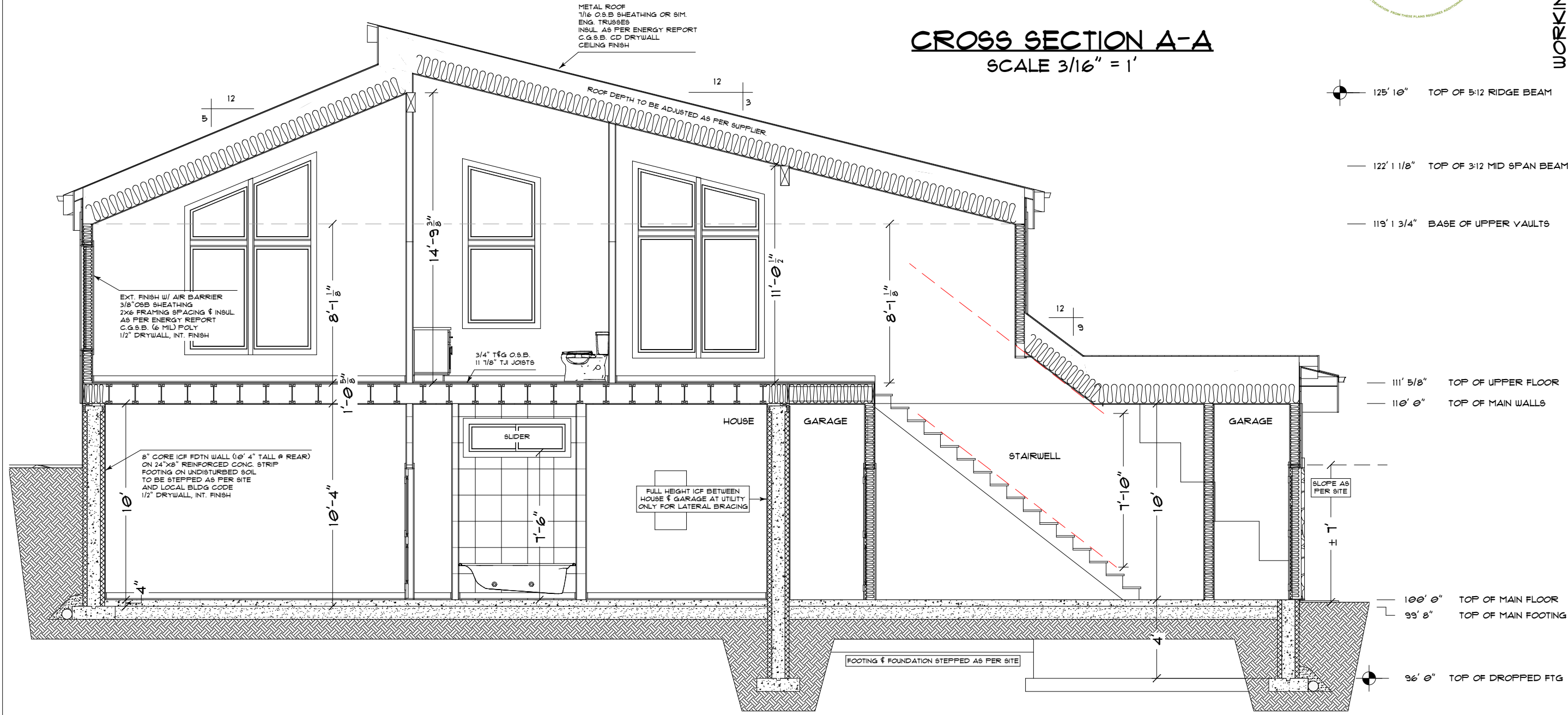
WORKING: 03-02-26



WORKING: 03-02-26

PAGE
8

CROSS SECTION A-A
SCALE 3/16" = 1'



© MHEYN CONSTRUCTION LTD. 2026
i4hd
i4HOMEDSIGN
 3D BLUEPRINTING. SEE YOUR DREAMS.
 BOX 606 SEXSMITH, ALBERTA
 (M) 780.918.1316 (W) 780.891.1592

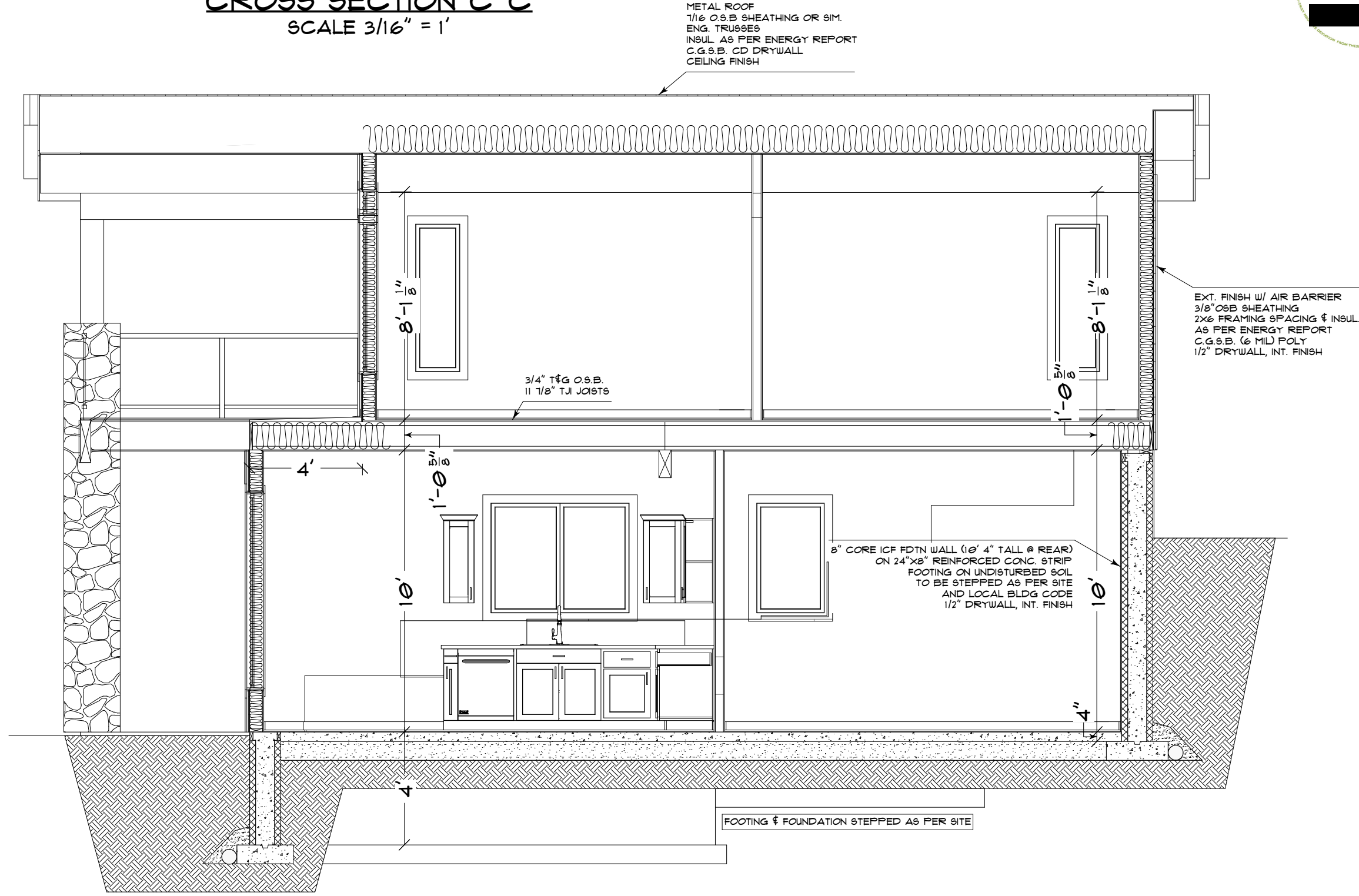
CROSS SECTION A-A
 MAIN & UPPER = 2468 SQ'
 MAIN FLOOR = 1152 SQ'
 UPPER FLOOR = 1316 SQ'
 GARAGE = 832 SQ'
 PATIO = 312 SQ'
 DECK = 528 SQ'

CUSTOMER
JEFF & YVETTE
 PLAN # : 125110
 THE WEAVER RES.

DESIGN BY:
JEROME G.
 SCALE: 3/16" = 1'
 ACCURATE ON 11X17 PAPER

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

CROSS SECTION C-C
SCALE 3/16" = 1'



WORKING: 03-02-26

© MHEYN CONSTRUCTION LTD. 2026

i4hd
i4HOMEDSIGN
3D BLUEPRINTING. SEE YOUR DREAMS.
BOX 606 SEYMOUTH, ALBERTA
(M) 780.918.1316 (W) 780.891.1592

PAGE
10

USE OF THESE PRINTS IS LIMITED TO ONE STRUCTURE

CUSTOMER
JEFF & YVETTE
PLAN # : 125110
THE WEAVER RES.

DESIGN BY:
JEROME G.
SCALE: 3/16" = 1'
ACCURATE ON 11X17 PAPER

MAIN & UPPER = 2468 SQ'
MAIN FLOOR = 1152 SQ'
UPPER FLOOR = 1316 SQ'
GARAGE = 832 SQ'
PATIO = 372 SQ'
DECK = 528 SQ'

CROSS SECTION C-C

SWAN LAKE DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

Guidelines	Comments
Building Siting and Design	
<p>1. No person shall:</p> <p style="padding-left: 40px;">a) Subdivide land;</p> <p style="padding-left: 40px;">b) Alter land; including the removal of trees or vegetation and removal or deposit of soil;</p> <p style="padding-left: 40px;">c) Construct as building or structure. Prior to the landowner applying for and receiving a development permit from the regional district, which shall sufficiently address the following guidelines:</p>	<p>Development Permit 24-015 DP approved 2025, which addresses earthworks and revegetation.</p> <p>In process of applying for the Building Permit.</p>
<p>2. Development should be limited such that no more than 30% of the Swan Lake shoreline is developed, pursuant to criteria for measuring perimeter development set out in the Lakeshore Development Guidelines.</p>	<p>DP 24-015 addresses this issue, with less than 30% of the lakeshore being developed.</p>
<p>3. Prior to the issuance of a development permit, the applicant for the permit may be required to provide, at the applicant's expense, a site development plan that meets the criteria outlined in Sections 8.1 to 8.3 of the Lakeshore Development Guidelines, to address such issues as single lot development and construction, soil erosion control, building setbacks, and site layout and clearing.</p>	<p>Permit 24-015 is a site development plan that addresses setbacks, erosion control, clearing and revegetation, which has been completed.</p>

<p>4. Prior to the issuance of a development permit for work that may affect the natural features of the lake or impact fish and wildlife habitat or riparian areas, the applicant for the permit may be required to provide, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the impacts of the proposed work, including any of the following:</p> <ul style="list-style-type: none">(a) an environmental assessment report prepared by a registered professional biologist;(b) an erosion and sediment control plan;(c) a vegetation management plan.	<ul style="list-style-type: none">(a) DP 24-015 addresses these issues, with no discernable impact on wildlife and fish habitat.(b) 6-8 in. stones has been placed at the end of the culverts and spaced along the road ditch to mitigate erosion and control sediment.(c) The vegetation management plan is ongoing, with planting completed. Tree species include blue spruce, pine, and Russian olive trees which are 8-12 in. high and growing nicely.
---	--