



PEACE RIVER REGIONAL DISTRICT

26-0052N

Dawson Creek

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Dawson Creek, BC
V1G 4H8

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E:prrd.dc@prrd.bc.ca

Fort St John

9505 100th Street
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For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

☐ 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 <i>SHERRI ROBIN & DEMERS.</i>	Authorized Agent of Owner (if applicable)
Address of Owner [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 each property under application		
Legal Description	PID	Area of Each Lot
LOTA SECTION 27 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PECKER RIVER REGIONAL DISTRICT PLAN 86704	006-970-630	9.35 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 13592 ZOLASKI ROAD.

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: DOG KENNELS (BOARDING FACILITY)

☐ 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 SHEETS.

8. Describe the landscaping being proposed on the property:

AS PER ATTACHED SHEETS

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

SEE ATTACHED SHEETS (2)

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

LAGOON.

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

WELL

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
[redacted] dge, a true statement of the facts related to this application.

[redacted]
Signature of Owner

Aug. 25, 2026
Date signed

[redacted]
Signature of Owner

August 25, 2026.
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 (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, ROB & SHERI DEMERS, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

LOT A SECTION 27 TOWNSHIP 84 RANGE 20
WEST OF THE 6TH MERIDIAN
PEACE RIVER REGIONAL DISTRICT PLAN 26704

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

a

O

Owner/Agent

25 / 08 / 2021
dd mm yyyy

25 / 08 / 2021
dd mm yyyy

← NO RESIDENTS →

- 193 m -

← BUSH →

← NO RESIDENTS →

- 195 m -

← BUSH →

← BUSH →

WELL

HOUSE

APPROX 70m

KENNEL INSIDE 720'

YARD FREE RUN

KENNEL

SHOP

APPROX 12m

2160'

GUEST CABIN

APPROX 27m

APPROX 18m

← BUSH →

201 INSIDE RD

ACCESS RD

9) Reasons and Comments in support of the Application

We are applying for an amendment to the zoning by-law to allow the legal operation of a dog kennel on the subject property. The property is currently zoned R3 and R5 zoning is required to operate a kennel legally. The requested amendment is intended to permit the existing dog kennel and boarding facility to remain in operation.

The kennel has been operation for approximately three years and provides dog boarding services to the community and surrounding areas. There are 9 kennels in total. Each kennel is designed for controlled contained operation with an indoor kennel space of 6 ft x 8 ft that has a dog door to an outside kennel run that is 6 feet x 16 feet. The backdoor of the kennel run leads into a fenced play area of just over a half acre, used to provide controlled outdoor exercise on-site.

While each kennel is large enough to house two dogs only about 30 % of users place more than one dog in the kennel at the same time. Overall kennel use is managed to remain orderly and controlled, with dogs contained in the kennel areas during boarding stay.

Property Size and the Requested Zoning amendment:

The R5 zone requires 10 acres and the subject property is 9.35 acres. Notwithstanding the acreage threshold, this application requests consideration based on the specific character of the use, kennel layout and the mitigation measures that are (and will continue to be) implemented to address compatibility with surrounding properties.

Operational intensity of the kennels has a seasonal pattern

Kennel activity is highest during July and August, school Break times and long weekends. Outside these peak periods average kennel use is typically 4-6 kennels, with some weekdays having no bookings. The seasonal pattern supports the conclusion that the use is not continuous at a high intensity year round and that the business operates with scheduling and capacity controls.

Nois Complaint and mitigation efforts

During the course of operation we experienced a complaint from one neighbor. We have at least 8 neighbors in the area that use the kennels regularly. Many nearby properties have multiple dogs that are often kept outdoors. The complainant did not approach me directly at the time and instead made the complaint through the Regional District. Had we been approached directly we would have cooperated promptly to address these concerns.

The applicant has implemented noise mitigation measures such as:

- A six foot high dirt mound installed around two sides of the kennel

After the complaint the applicant has implemented additional noise mitigation measures including:

- Installation of permanent metal locking doors to ensure dogs are secured inside during specific night time hours
- Plans to plant additional trees to further help mitigate sound

The kennels configuration and the above mitigation steps are intended to minimize nuisance impacts such as noise to surrounding properties

Comments:

The applicant respectfully requests that the Board approve the zoning by-law amendment to permit the kennel/boarding use at this site, subject to any reasonable conditions the Board may require to ensure compatibility with surrounding land uses and to address nuisance prevention.

The kennel operation is a managed, contained boarding use with seasonal intensity, an on-site fenced play area and specific mitigation measures already implemented in response to concerns raised. Approval would legalize an existing operation in a manner consistent with appropriate site controls and responsible management.

We respectfully submit this request for the Boards consideration and approval of the proposed by-law amendment