



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.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

- | | |
|---|--------------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | FEE
\$ 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 checked="" type="checkbox"/> Temporary Use Permit* | \$ 500.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input 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 JAMES GRAEME GORDON	Authorized Agent of Owner (if applicable) Douglas Petersen
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	
Block A District Lot 1664 Peace River District	15.45	ha./acres
030-430-381		ha./acres
		ha./acres
	TOTAL	
	AREA	ha./acres

4. Civic Address or location of property: N/A

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:

200-300 person work camp to supply housing and food to oil and gas employees

Development Permit: Bylaw No. _____ Section No. _____

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

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

(a) North Air Strip & Lay down yard for equipment and mats

(b) East Vacant

(c) South Vacant

(d) West Vacant

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

Install and maintain a 200- 300 man work camp which will provide the necessary accommodation and food for the oil and gas employees.

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

With the near completion of the LNG project, there is an enormous demand for the Natural Gas necessary to fill the pipeline. Currently projects needed to be completed in order to get the much needed gas to fill the line are all behind schedule. There will be a large influx of workers in the near future that will need to be housed and fed in order to get the necessary work completed and keep highways clear of traffic coming back and forth daily from Fort St John.

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

A Septic system will be installed much like an Ivanhoe system that will be engineered and installed on the east side of the property which will conform to Northern Health guidelines and approval.

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

Wells will be drilled and a treatment system will be installed. if necessary water for drinking and cooking will be hauled in.

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.

DocuSigned by:
[Redacted Signature] _____ 6/20/2023
ADC3A3EB05DE486...
Signature of Owner Date signed

Signature of Owner 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>Jim Gordon</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Douglas Petersen</u> to act on my/our behalf regarding this application. (name of agent)	
<small>DocuSigned by:</small> Signature of Owner: [Redacted Signature]	Date: 6/20/2023
<small>ADC3A3EB05DE486...</small> Signature of Owner: [Redacted Signature]	Date:



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Block A District Lot 1664 Peace River District

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.

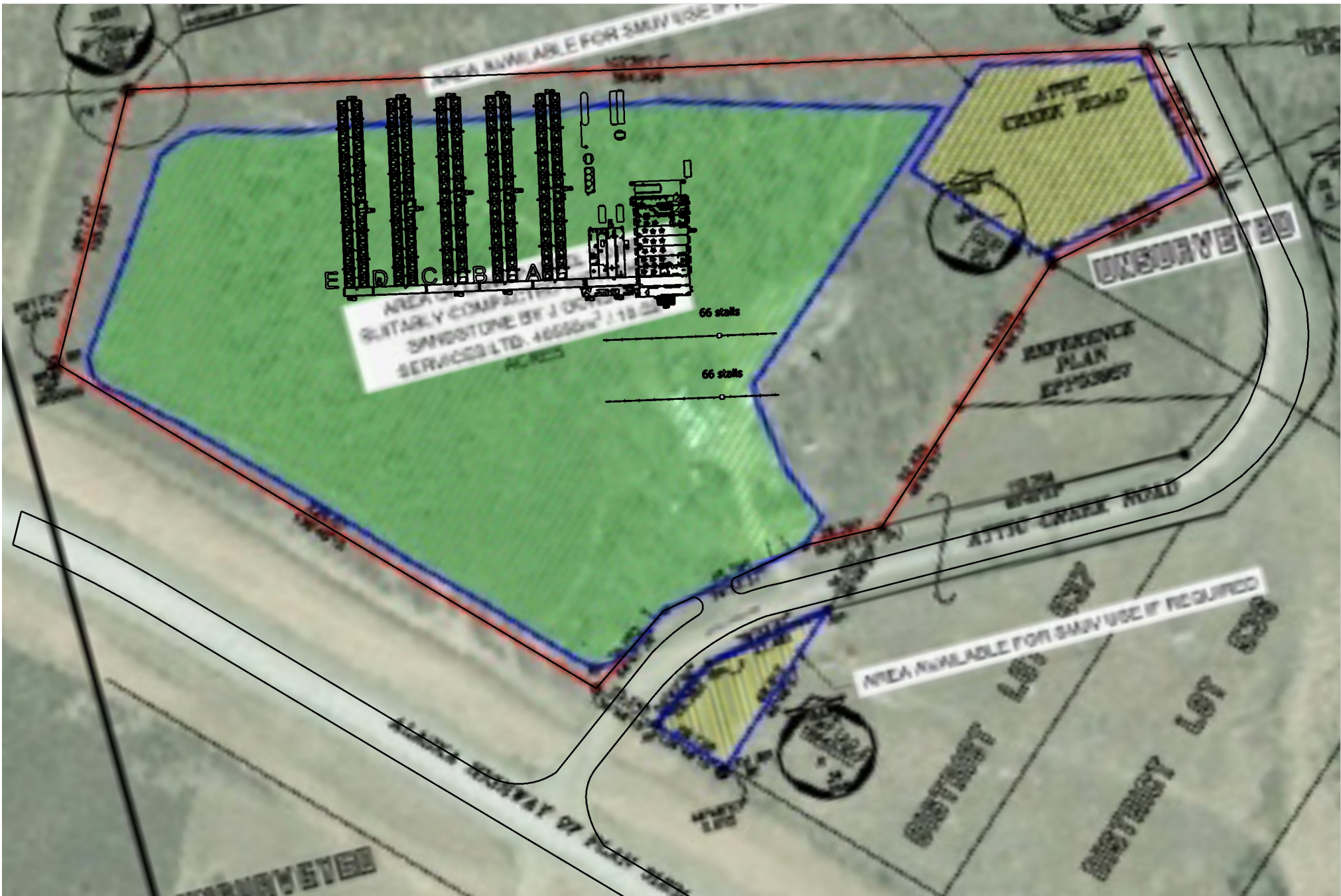
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

[Redacted Signature] 6/20/2023
Owner/Agent 05DE486... / /
dd mm yyyy

Owner/Agent / /
dd mm yyyy

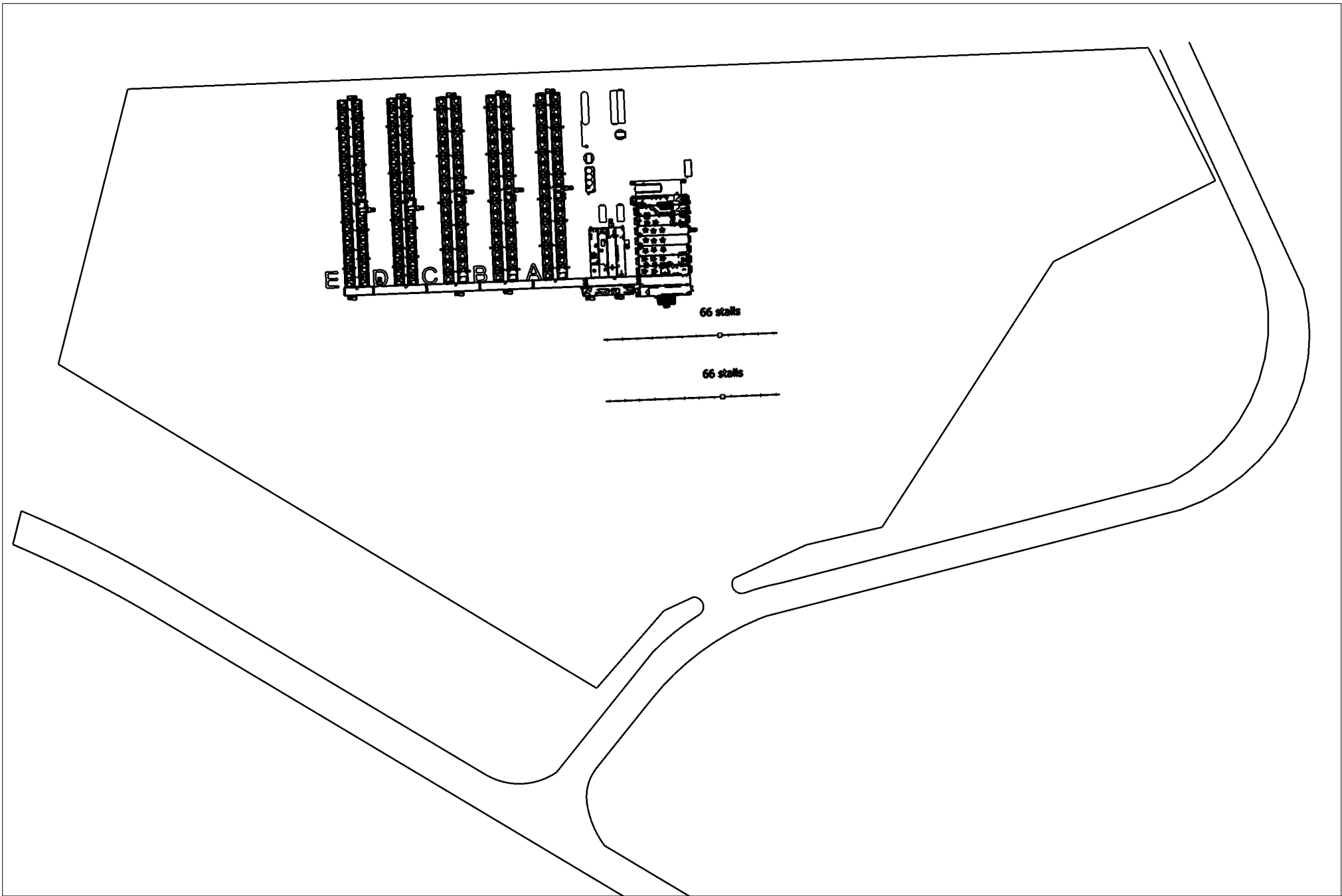
For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca



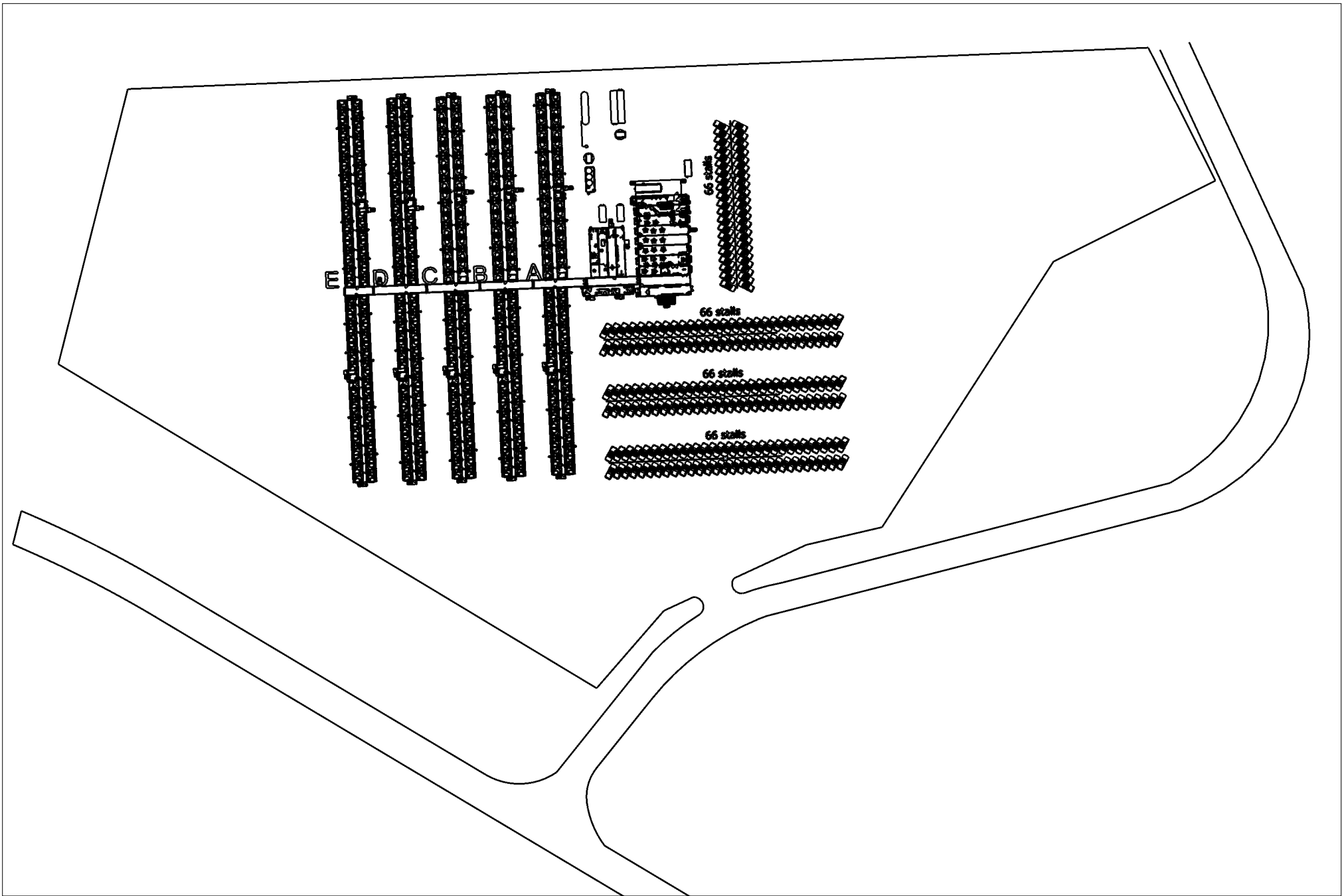
Pink Mountain Lodge, ANC167

June 26, 2023 ::

BFD



Pink Mountain Lodge, ANC167



Pink Mountain Lodge, ANC167