



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

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
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2. PLEASE PRINT

Property Owner's Name 1394613 BC Ltd.	Authorized Agent of Owner (if applicable) Lance Morrill
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
Lot 2199 Peace River District, Except Plan 31513 PID: 014-830-264	3.5 ha/8.5 acres ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 3.5/8.5 ha./acres

4. Civic Address or location of property: PID: 014-830-264 56.98161 Lat, -122.20553 Long

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:
Superseding Temporary Use Permit No. 21-005, to expand the Lessee Horizon North's camp to 300 beds. Construction approx Oct - Dec 2023.
Based on experience of other camps in BC, the expanded camp is not expected to operate more than 3 years.

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:
Horizon North (the lessee) has set up a 150-person camp under Temporary Use Permit No. 21-005 under the joint venture Halfway River Horizon North Camp Services. There is an existing sewage lagoon and well.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:
 (a) North Forest
 (b) East Forest
 (c) South Some equipment storage by landlord D. Loewen, otherwise forest
 (d) West Forest

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

A temporary work camp had been set up under Temporary Use Permit 21-005 TUP by lessee Horizon North. Horizon North wants to expand to 300 beds.
Construction: Oct - Dec 2023. Based on Horizon North's experience with their previous camps in BC, this camp is not expected to last another 3 years.
The expanded camp will utilize existing sewage lagoon and on-site water well. This is a 'dry' camp (no alcohol).

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

To provide comfortable accommodations to the management and field workers in the oil and gas industry in the local area.
This camp will decrease the amount of highway traffic and fatigue of the workers employed by the industrial projects in the area.

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

Existing Sewage Lagoon. Horizon North and D. Loewen Enterprises Ltd. (1394613 BC Ltd.) will be analyzing the current setup, and will upgrade and re-certify if necessary.

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

Existing water well on site. Horizon North and D. Loewen Enterprises Ltd. (1394613 BC Ltd.) will be analyzing the current setup, and will upgrade and re-certify if necessary.

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.

[Redacted Signature]

Oct 3/23

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>DONALD W. LOEWEN</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Lance Morrill</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: [Redacted]	Date: <u>Oct 3/23</u>
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Lot 2199 Peace River District, Except Plan 31513 PID: 014-830-264

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 contacted planning@prrd.bc.ca, and they advised a 'site disclosure statement' not necessary.*
- 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.

Lance Morrill 28 / 09 / 2023 /
Owner/Agent *dd mm yyyy*

[Redacted] 03 / 10 / 2023 /
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

Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

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.