



For Office Use:
 Receipt # [REDACTED]
 Date Received Aug 2, 2023
 File No. 23-011 ZN
 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 checked="" type="checkbox"/> Zoning Bylaw Amendment* # | | \$ 800.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | | \$ 1,200.00 |
| <input 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 Two-Bit Development Inc.	Authorized Agent of Owner (if applicable) Blackbird Environmental Ltd.
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	
District Lot 1371, Peace River District Expect Plan 28971	112.45 acres	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 112.45 acres	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:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2 (Large Agricultural Holdings)

Proposed zone: A-2 (no zoning change proposed, just a text amendment)

Text amendment: To allow for a work camp and card lock fuel sales on 45 acres of the property

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

The subject property currently contains a work camp and a card lock facility on a 45 acre portion.

This infrastructure was originally developed under TUPs (Camp - TUP 15-046, Card Lock - TUP 18-096).

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

(a) North Open camp, hotel, restaurant, fuel sales

(b) East historically cleared land

(c) South historically cleared land

(d) West historically cleared land

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

No new development is proposed beyond the continued operation of the previously constructed work camp and card lock. Camp capacity is proposed to remain at a maximum of 500 people.

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

This established development provides economic opportunities, both directly and indirectly, to residents in the Pink Mountain area.

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

Royal Camp Services Ltd., the camp operator, has licences and agreements in place for the storage and disposal of all sewage generated by the operation of the camp. The sewage is temporarily stored in tanks and then trucked out for disposal.

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

Royal Camp Services Ltd. utilizes municipal water from Fort Nelson and Fort St. John through bulk water purchases. Bulk water is delivered by trucks and stored in cisterns on site.

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 of Owner

August 2, 2023
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>Greg wilson</u> and _____ hereby authorize	
(name of landowner)	(name of landowner)
<u>Blackbird Environmental Ltd.</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: <u>[Redacted]</u>	Date: <u>August 2, 2023</u>
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, Matthias Loeseken (Blackbird Environmental Ltd.), hereby acknowledge that the *Environmental Management Act, 2003*, as amended, is effective as of February 1, 2021.

Legal Description(s):

District Lot 1371, Peace River District Expect Plan 28971

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] 02 / 08 / 2023 /
 Owner/Agent 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

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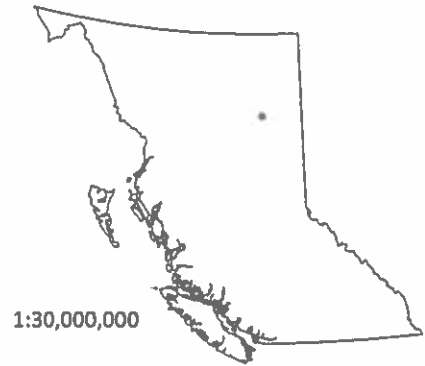
6324750



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Two Bit Developments Inc.

District Lot 1371 Work Camp and Cardlock Site Sketch



Horizontal Scale 1:5,000



Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Road Network Paved
- Road Network Rough
- FWA Stream Network
- Application Area
- Parcel Boundaries
- Existing Developments**
- Cardlock Service Area
- Work Camp Buildings
- Work Camp Utilities Area
(Containing Water and Sewer Tanks)

Disclaimer

UTM Zone 10, NAD 83
 Date of data acquisition: Unknown
 Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
 For representational purposes only, all locations are approximate.

Our File:	20055	PRRD File:	TBD	Revision #:	0
Client File:	n/a	GIS:	AM	Date:	Oct. 30, 2020



blackbird.ca
 Fort St. John, BC
 250.793.7262

Figure 1