



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION


	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input checked="" type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

2. PLEASE PRINT

Property Owner's Name <u>James Gordon</u>	Authorized Agent of Owner (if applicable)
	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
E-mail:	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Highway 97N Block A, District Lot 1664, Peace River Land District	6.27 ha./acres
PID: 030-430-381	ha./acres
	TOTAL AREA 6.27 ha./acres

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*.

10. Describe the means of sewage disposal for the development:

Not applicable

11. Describe the means of water supply for the development:

Not applicable

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR 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.) *attached*
13. A Sketch Plan of the subject property or properties, showing: *attached*
- (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 plan prepared by a British Columbia Land Surveyor may be required.

4. Civic Address or location of property: mile 147 Alaska Highway

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☐ 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:

Parking / Storage

☐ Development Permit: Bylaw No. _____ Section No. _____

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

Clean and Graded surface No buildings

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

(a) North Heli-pad

(b) East Airstrip

(c) South Aric Creek Road

(d) West Alaska Hi-way

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Parking / Storage

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

No residential within 3 km of subject property

15. I / We the undersigned hereby declare that the information provided in this application is
[REDACTED] knowledge, a true statement of the facts related

Signature of Owner

June 23, 2020
Date signed

Signature of Owner

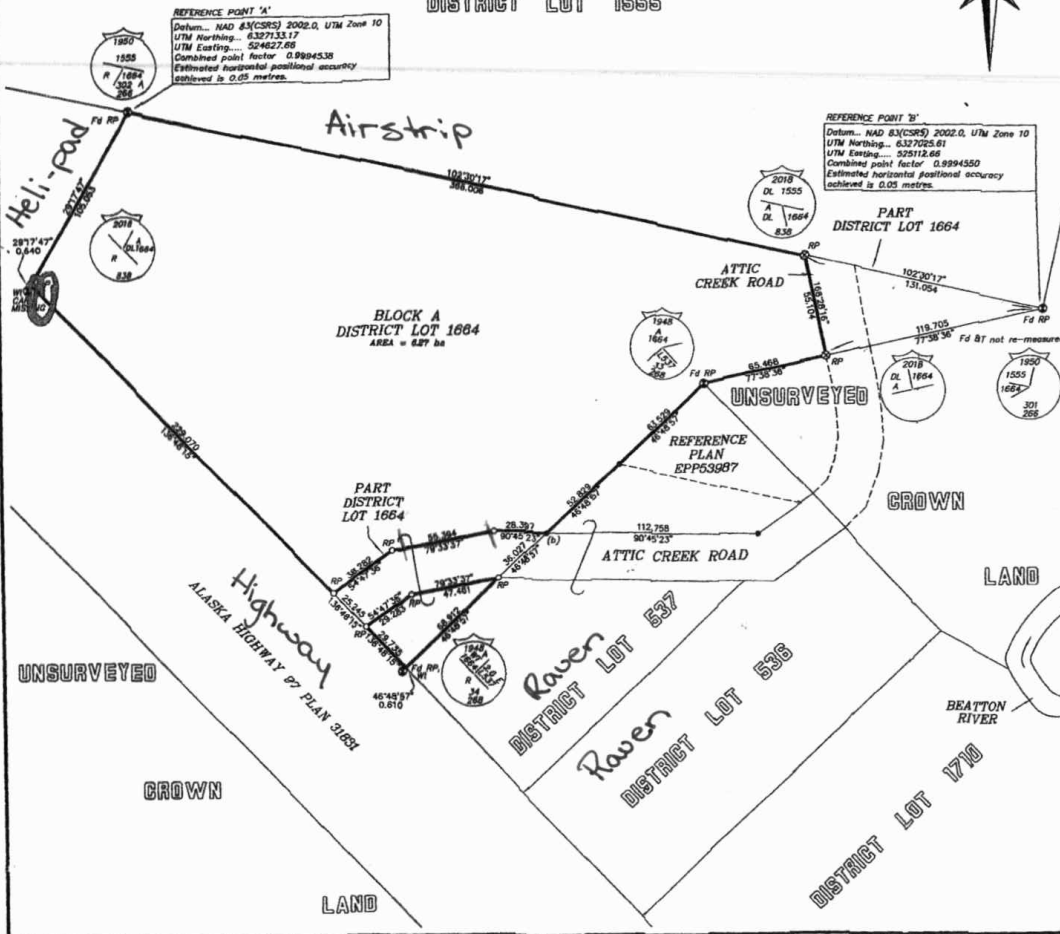
Date signed

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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

DISTRICT LOT 1555



SURVEY PLAN OF BLOCK A DISTRICT LOT 1664 PEACE RIVER DISTRICT

B.C.G.S. 94G.008

0 1:500 100

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1500

LEGEND

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from CSRS-PPP (Precise Point Positioning) static GPS observations.

This plan shows the horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9994535. The average combined factor has been determined based on an ellipsoidal elevation of 981 metres.

Grid bearings are derived from differential GPS observations and are referred to the central meridian of UTM Zone 10 (123° west longitude). To obtain local astronomic bearings referred to the meridian through Reference point 'A', add 0°20'28".

Found Set
Fp RP Denotes reference post
RP Denotes standard iron post
C Denotes standard capped post
(b) Denotes Buried
WT Denotes Witness

NOTES:

All distances are horizontal ground level distances in metres and decimals thereof.
This plan shows one or more witness posts which are not set on the true corner(s).

This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed on the 8th day of January, 2018, Brian Elliott, B.C.L.S. #838.

MFLNRD FILE 9013945

TRYON LAND SURVEYING LTD.
DAWSON CREEK 250-782-5868
FORT ST JOHN 250-262-0031
www.tryongroup.ca

File No.
2018-0003

LOG STORAGE YARD

GRAVELED AREA

PORTABLE SCALE HOUSE



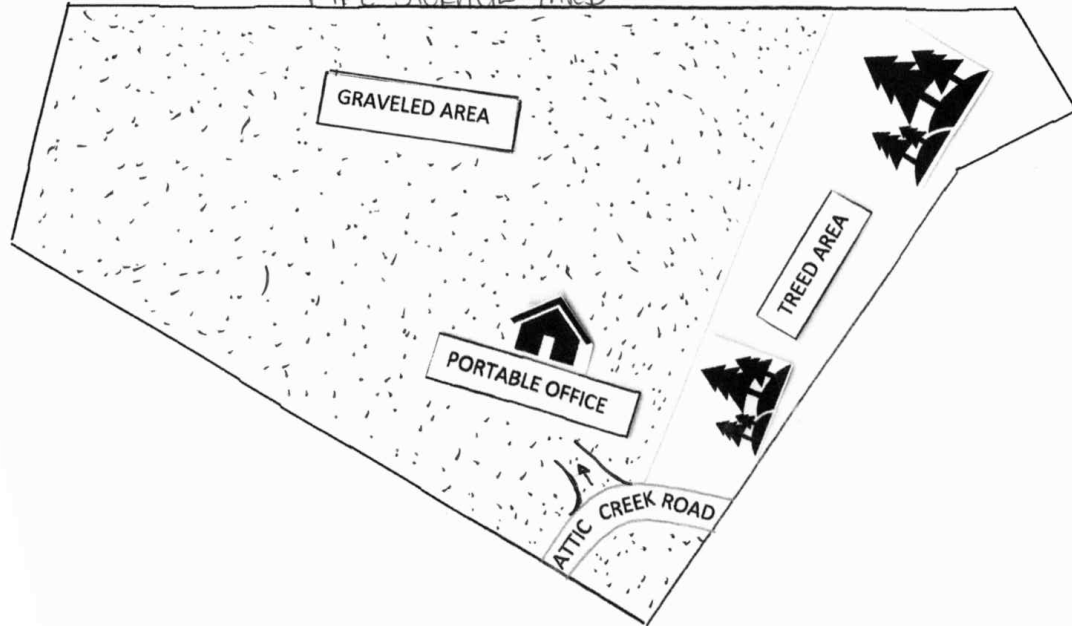
WEIGH SCALE

TREED AREA

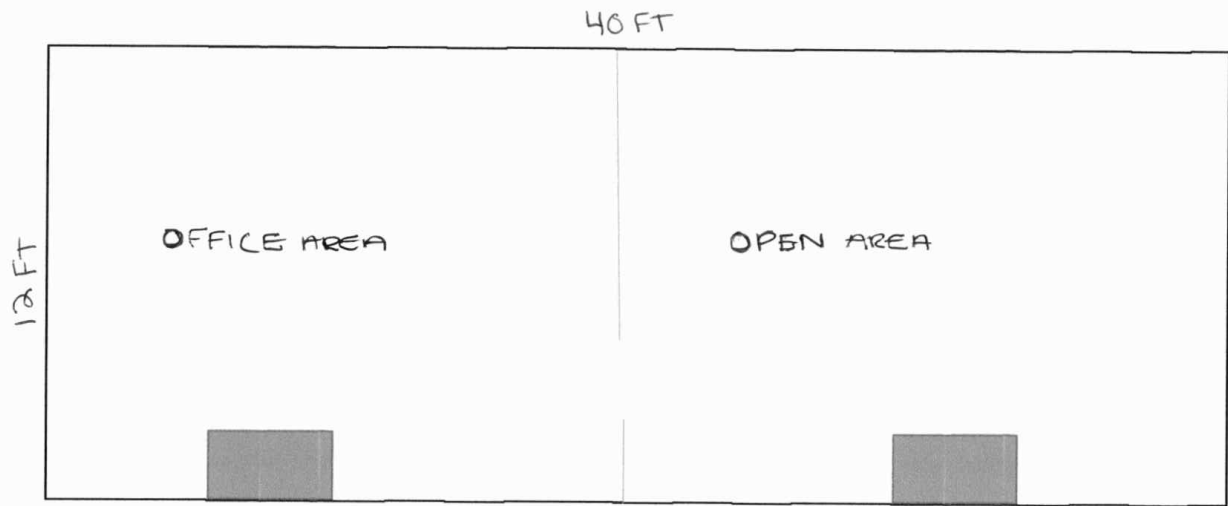


PATTIC CREEK ROAD

PIPE STORAGE YARD



SITE OFFICE



Michael Blatz

From: [REDACTED]
Sent: Tuesday, July 21, 2020 4:23 PM
To: Michael Blatz
Cc: [REDACTED]
Subject: RE: Timber storage - DL 1664, PID 030-430-381
Attachments: Attic Creek Documents.pdf

CAUTION: This email originated from outside of the organization.

Good Afternoon Michael,

Please disregard first email as it sent before I was finished attaching the documents and writing the email. So sorry about that.

Please see attached answers to your questions.

- A more specific list of items to be stored and parked on the property. Also, how often will these items be dropped off and picked up (i.e., how much traffic can be expected)? :

There could possibly stored/parked on the property the following:

-Logs Canfor/Sawmill – Approx. 300 loads delivered to site though the winter and approx. 300 loads off site during spring/summer months.

-Pipe for oil companies – 100 loads of big inch and small inch pipe over a year. (This is if there is a pipeline going in nearby)

- A detailed site plan showing proposed access (driveway) points, landscaping, building locations, fencing, lighting, graveled areas, etc.

I have attached a site plan showing the property landscaping, entrance, and building locations if it were to be used for logs and a site plan of what it would look like if there was just an storage yard for pipe. The only lighting we would need or have is portable/temporary lighting power plants.

- Drawings of the proposed buildings – they do not need to be engineered construction drawings, but they should at least show building size, room sizes, and room labels.

The proposed building would be an approx. 12ft x 40ft portable office trailer for either option of a timber storage yard or oil and gas storage yard. If any building is put on site the sewer would be contained.

- Any details about how you plan to mitigate potential conflicts that may arise with neighboring properties, such as fencing, landscaped buffers, hours of operation, dust suppression, etc.

There are no neighboring properties that would cause any conflicts – 200m to the Southwest is a lease and 200m Northeast is a lease. Regular oilfield business hours will apply to the yard and should not cause any conflicts as there is only leases, an airstrip, the highway and a yard owned by Raven Oilfield near us. No plans to fence, or change the landscaping in any way, so no conflicts would arise there either. The Attic Creek Road which we are located on and goes through our property is already a logging/oil and gas industry road. Zero houses, farms agriculture lands nearby. We would maintain dust suppression with ensuring we keep up with dust control watering measures if any dust issues arise.

If you have any further questions or inquires do not hesitate to contact me and I will answer them asap.

Thank you,

Jim Gordon
J. Gordon Services Ltd.

From: Michael Blatz
Sent: Friday, July 3, 2020 1:38 PM
To: 'J. Gordon Services Ltd.' <[REDACTED]>
Subject: RE: Timber storage - DL 1664, PID 030-430-381

Hi Jim,

Thanks for the info. My computer couldn't open up your sign photo – would you be able to resend it, perhaps in a different file format please?

I discussed your application with a colleague today and she recommended getting more detailed information from you. The more specific you can be at this stage, the fewer questions our Board will have when they make their decision. The more certainty the better. With that in mind, could you please provide:

- A more specific list of items to be stored and parked on the property. Also, how often will these items be dropped off and picked up (i.e., how much traffic can be expected)?
- A detailed site plan showing proposed access (driveway) points, landscaping, building locations, fencing, lighting, graveled areas, etc.
- Drawings of the proposed buildings – they do not need to be engineered construction drawings, but they should at least show building size, room sizes, and room labels
- Any details about how you plan to mitigate potential conflicts that may arise with neighbouring properties, such as fencing, landscaped buffers, hours of operation, dust suppression, etc.

Again, the point is to anticipate as many questions the Board may have ahead of time and to mitigate any issues ahead of time to show that your proposal is well thought out and will not cause issues/complaints down the line.

I should also mention that if you intend to keep any of the buildings/structures after the permit expires, we'll need you to sign a waiver to that effect. In some cases, our Board will instead require a financial security to ensure the land use and/or buildings are cleaned up after the permit expires, but I don't think they'll require it in your case. Just wanted you to be aware of the possibility.

Have a good weekend,
Michael

From: J. Gordon Services Ltd. <[REDACTED]>
Sent: Monday, June 29, 2020 12:24 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: Timber storage - DL 1664, PID 030-430-381

CAUTION: This email originated from outside of the organization.

1. Would you like the permit to apply to the whole property or just a portion of it? In other words, will the parking/storage use be confined to a specific area or spread out over the whole property? If it will only be on a portion of the property, please provide a map/sketch showing where the storage area will be. - **The whole property. I have sent a photo separately of the property and the sign up.**

2. Could you be a bit more specific about what will all be parked and stored on the property? – Items pertaining to the logging/oil and gas industry such as timber, pipe, etc, etc.
3. How long will you need the permit for? You can ask for up to three years and you can renew it once for up to another three years. After that, we encourage rezoning permanently. – 3 Years with the option to renew.
4. Will any buildings be constructed as part of this project? Possibly a scale house, and office.

Let me know if you need any further information or have any other questions. Please do not hesitate to call or email.

Thank you,

Jim Gordon

From: [Michael Blatz](#)

Sent: June 25, 2020 9:22 AM

To: [REDACTED]

Subject: RE: Timber storage - DL 1664, PID 030-430-381

Hi Jim,

I am reviewing your application and have a few follow up questions for you:

5. Would you like the permit to apply to the whole property or just a portion of it? In other words, will the parking/storage use be confined to a specific area or spread out over the whole property? If it will only be on a portion of the property, please provide a map/sketch showing where the storage area will be.
6. Could you be a bit more specific about what will all be parked and stored on the property?
7. How long will you need the permit for? You can ask for up to three years and you can renew it once for up to another three years. After that, we encourage rezoning permanently.
8. Will any buildings be constructed as part of this project?

Thanks for coming by to pick up the sign. Just a reminder to send me a photo of the sign once you've put it up.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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From: Michael Blatz

Sent: Tuesday, June 23, 2020 1:05 PM

To: [REDACTED] <[REDACTED]>

Subject: RE: Timber storage - DL 1664, PID 030-430-381