



# 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 100<sup>TH</sup> 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 checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input 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 Province of BC	Authorized Agent of Owner (if applicable) Alastair Graham - SECURE Energy
Address of Owner 100-10003-110th Ave	Address of Agent [REDACTED]
City/Town/Village Fort St. John	City/Town/Village [REDACTED]
Postal Code V1J 6M7	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
within Units 14, 15, 23, 24, 25, 33, 34 and 35 Block J, Group 94-A-12	234.67 ha./acres
	ha./acres
	ha./acres
TOTAL AREA	234.67 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*.

4. Civic Address or location of property: not applicable

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

☒ Official Community Plan (OCP) Bylaw amendment:  
Existing OCP designation: agriculture - rural  
Proposed OCP designation: heavy industrial  
Text amendment: \_\_\_\_\_

☒ Zoning Bylaw amendment:  
Existing zone: A-2 (Large Agricultural Holdings)  
Proposed zone: I-4 (Oil and Gas Production Zone)  
Text amendment: secure landfill and oilfield waste management

☐ 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 land is in a rural location with no existing buildings, approximately 70% of the parcel has previously been logged

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

(a) North gravel resource/access road  
(b) East undeveloped forested crown land  
(c) South undeveloped forested crown land  
(d) West pipeline right-of-way

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

"secure landfill" per the requirements of BC regulations

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

In order to meet existing and increasing industry demand, SECURE wishes to provide oilfield and industrial waste generators in northeast BC with a viable waste management alternative. The proposed SECURE Wonowon Landfill will provide an environmentally sound and economical option for the disposal of upstream oilfield and industrial wastes in the Wonowon region and throughout northeast BC.

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

All sewage generated at the site (i.e. site office washroom) will be trucked to an approved facility for disposal.

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

All drinking water for facility staff and any fresh water required for operations will be trucked to the site.



**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.)
13. A Sketch Plan of the subject property or properties, showing:
  - (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.**

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.

 _____ Signature of <span style="border: 1px solid red; padding: 0 5px;">Applicant</span>	<span style="border: 1px solid red; padding: 0 5px;">2020-03-26</span> _____ Date signed
 _____ Signature of Owner	2020-08-06 _____ 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			and			hereby		
authorize								
(name)			to act on my/our behalf regarding this					
application.			<span style="border: 1px solid red; padding: 0 5px;">Alastair Graham - SECURE Energy</span>					
Agent address:								
Telephone:			Fax:			Email:		
Signature of Owner:						Date:		
Signature of Owner:						Date:		

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

## 8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
  - (i) an official community plan and / or zoning bylaw; or
  - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:  
*'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';*
- (f) 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;
- (g) 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;
- (h) 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;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing 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.
- (k) 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;
- (l) 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.
- (m) 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;
- (n) 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.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.