



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 # 8118

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input 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 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	Authorized Agent of Owner (if applicable)
Wildfire Land & Cattle Co. Ltd.	Blackbird Environmental Ltd.
Address of Owner	Address of Agent
City/Town/Village	City/Town/Village
Postal Code	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
NE 1/4 of District Lot 41, Peace River District	64.8 ha ha./acres
PID: 014-746-701	ha./acres
	ha./acres
	TOTAL AREA 64.8 ha 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: _____

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: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2 (Large Agriculture Holdings Zone)

Proposed zone: _____

Text amendment: To allow for a work camp and card lock fuel sales on 10.7 ha of the property.

This text amendment will align with the current Non-Farm Use approval from the ALC.

☐ 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:

Currently the property contains a worker camp and cardlock facility that were initially developed under temporary work permits (TUP 16-224). The work camp is located on the property as outlined in the attached survey plan and as denoted in Schedule A from TUP 16-224.

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

(a) North Agriculture/Forestry/Oil and Gas

(b) East Agriculture/Forestry/Oil and Gas

(c) South Agriculture/Forestry/Oil and Gas

(d) West Agriculture/Forestry/Oil and Gas

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

No new development is currently proposed beyond the continued operation of the previously constructed work camp and cardlock.

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

The development has already been developed under temporary permits and its continued operation has been found to be feasible.

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

Royal Camp Services, the camp operator, has licenses and agreements in place for the storage and disposal of sewage generated by the camp.

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

Royal Camp Services has accounts with Fort Nelson and Fort St. John for bulk water purchases.

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 Owner

November 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.

See attached agent authorization.

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

Peace River Regional District
SCHEDULE "A"
Temporary Use Permit
No. 16-224



L 67

L 2899

PDR 9C RD

*Subject
Property*

NE1/4

Temporary Use
Permit Area

26.6 acres
10.7 ha
(including 1.83ha
in the ALR)

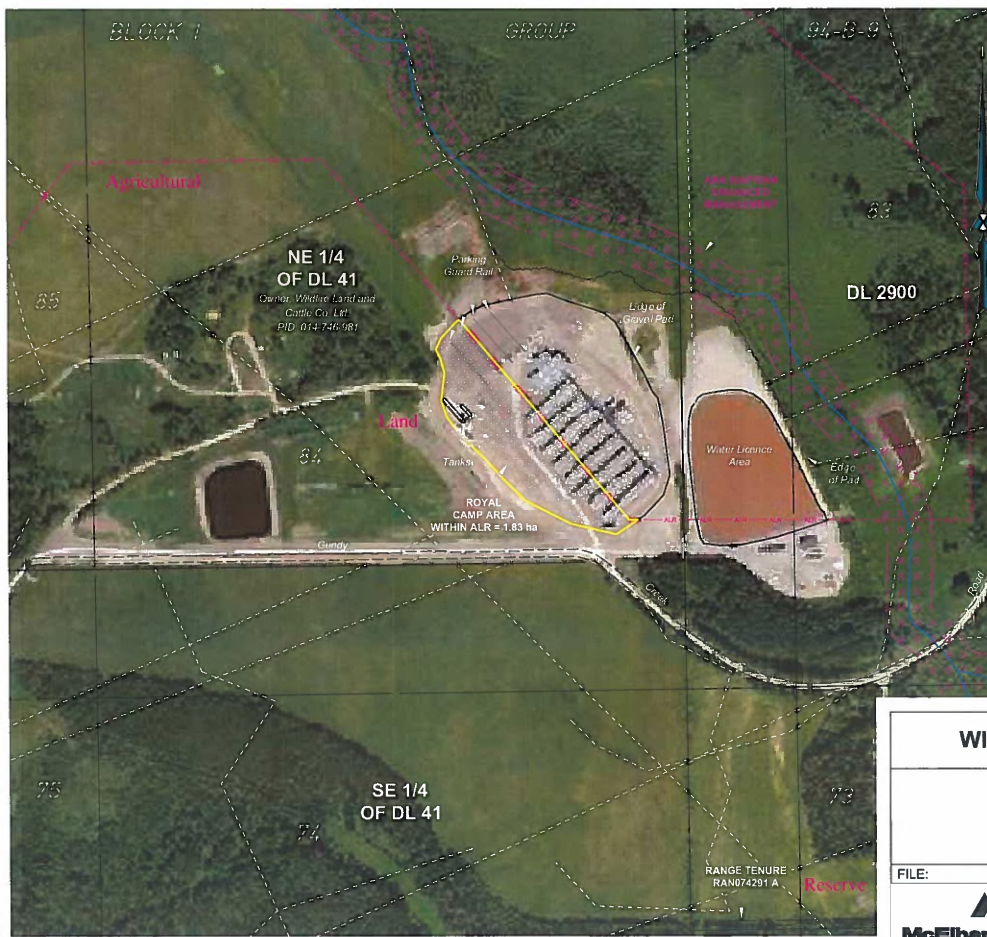
L 2900

DL 41

PDR 9C RD

PDR 9C RD

L 62



0	Original Plan Prepared	06/06/17	FC	EYH	
REV.	REVISIONS	DD/MM/YY	PC	CAD	CHKD

NOTES:
All dimensions are in metres and decimals thereof.

LEGEND:

	Seismic Line
	Tree Line
	Agricultural Land Reserve
	Fence
	Range Tenure
	Riparian Reserve Zone (ABA)



WILDFIRE LAND & CATTLE COMPANY LTD.

SKETCH PLAN SHOWING ROYAL CAMP
WITHIN NE 1/4 OF DISTRICT LOT 41
PRIVATE LAND
PEACE RIVER DISTRICT

FILE:	AFE:	BCGS: 94B . 080	REVISION
 McElhanney Geomatics Professional Land Surveying Ltd. 8808 - 72 Street Fort St. John, BC Phone: (250)787-0356, Fax: (250)787-0310		SHEET: 1 OF 1	0
		JOB No.: 311124875	
		DRAWING: J24875SK1	