

## Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

20-017 Zn Blackbird Environmental Ltd. as agent for Wildfire Land

**Comments or Concerns:**

Great news! Build away the area needs the work! So excited to hear about this.

**Name:**

Bailie Copeland

**Date:**

03/10/2021

**Address:**

[REDACTED]  
[REDACTED]

**Email (optional):**

**Phone Number (optional):**

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**Comments or Concerns:**

It would be really nice to see some of the camps that are not being used anymore cleaned up. Instead of bringing more in. There are tons around the peace that just turn into environmental hazards. And for that reason I'm against it.

**Name:**

Tanner Moore

**Date:**

03/10/2021

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

[REDACTED]

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**From:** John Johnson [REDACTED]  
**Sent:** Tuesday, March 23, 2021 3:12 PM  
**To:** Planning Department  
**Subject:** Re: File # 20-017 ZN

**CAUTION:** This email originated from outside of the organization.

On Tue, Mar 23, 2021 at 3:09 PM John Johnson [REDACTED] wrote:

To whom it may concern, My name is John Johnson , I have been employed at the Red Diamond lodge as of the last ten years and have seen business effectively slowed down by expanding camps around us ! The first was when the Royal Camp opened at mile 147 6 years ago and effectively shut down our Pink Mountain lodge leaving 6 unemployed. The family owned business that I work for shops locally and supports many businesses in FSJ and surrounding areas . I've seen many employees come and go as it is hard to support seasonal workers as the business is touch and go as it is with all the existing competition! I am against any more camps in the area!! Thank you for your time.

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

20-017 Zn Blackbird Environmental Ltd. as agent for Wildfire Land

**Comments or Concerns:**

To whom it may concern,

On March 18th we saw a post on the Alaska Highway news regarding the rezoning of the mile 109 camp. I would like to thank you for sharing the information.

I am writing you this letter to oppose the 500 man camp 13km west of Wonowon.

I, Waldemar Schaefer, am the Owner/ Manager of Red Diamond Lodge located in Wonowon. I have owned this business with my wife for 19 years. After seeing the plans and documents for this proposition, I have had a lot of concerns. I have written the most prominent ones down below;

We are a 300 man camp and our occupancy has been 45% to 60% in the busy season and drop 15% during breakup. The winter of 2020/2021 our max occupancy was 40% and an average of 20%. We feel that 200 extra beds 13km down the road would cause Red Diamond Lodge occupancy to drop significantly.

I have been a local for 26 years, and I have been a land owner in Wonowon for 19. Red Diamond Lodge has enough land for the possibility of expansion for more than 200 beds however expansion is

unneeded on account of low occupancy. Not only would they not be able to reach full capacity, we could lose all our clients. The distance between our camps is quite small.

Red Diamond Lodge is local and supports local business. We shop local in Fort St John for all our necessary and needed products. Not only will Red Diamond Lodge lose its business significantly, other camps will as well (Wonowon Lodge). It will affect local business and the suppliers that we support. Not only do we support local business in Fort St John, we also support the local community of Wonowon. To our knowledge, the 500 man camp in question affiliates with Royal Camp, meaning they do not shop local.

Here at Red Diamond Lodge we have about 30 employees (98% of which are local) many of which depend on the income they make here. If the 500 man camp expansion were to be approved that would affect us and our employees greatly.

We are also concerned about the wildlife and farmland that would suffer and be lost.

I would also like to mention that I have business in Pink Mountain, but it is currently closed due to the lack of clients. I believe the same thing will happen here at Red Diamond Lodge if the rezoning will happen and we will lose our only source of income.

Thank you for listening to my concerns, I hope you take them into consideration when making a decision.

Sincerely,

Waldemar Schaefer

**Name:**

Waldemar Schaefer

**Date:**

03/23/2021

**Address:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

20-017 Zn Blackbird Environmental Ltd. as agent for Wildfire Land

**Comments or Concerns:**

To whom it may concern,

On March 18th we saw a post on the Alaska Highway news regarding the rezoning of the mile 109 camp. I would like to thank you for sharing the information.

I am writing you this letter to oppose the 500 man camp 13km west of Wonowon.

I, Olga Schaefer, am the Owner/ Manager of Red Diamond Lodge located in Wonowon. I have owned this business with my husband for 19 years. After seeing the plans and documents for this proposition, I have had a lot of concerns.

I have written the most prominent ones down below;

We are a 300 man camp and our occupancy has been 45% to 60% in the busy season and drop 15% during breakup. The winter of 2020/2021 our max occupancy was 40% and an average of 20%. We feel that 200 extra beds 13km down the road would cause Red Diamond Lodge occupancy to drop significantly.

I have been a local for 26 years, and I have been a land owner in Wonowon for 19. Red Diamond Lodge has enough land for the possibility of expansion for more than 200 beds however expansion is

unneeded on account of low occupancy. Not only would they not be able to reach full capacity, we could lose all our clients. The distance between our camps is quite small.

Red Diamond Lodge is local and supports local business. We shop local in Fort St John for all our necessary and needed products. Not only will Red Diamond Lodge lose its business significantly, other camps will as well (Wonowon Lodge). It will affect local business and the suppliers that we support. Not only do we support local business in Fort St John, we also support the local community of Wonowon. To our knowledge, the 500 man camp in question affiliates with Royal Camp, meaning they do not shop local.

Here at Red Diamond Lodge we have about 30 employees (98% of which are local) many of which depend on the income they make here. If the 500 man camp expansion were to be approved that would affect us and our employees greatly.

We are also concerned about the wildlife and farmland that would suffer and be lost.

Thank you for listening to my concerns, I hope you take them into consideration when making a decision.

Sincerely,

Olga Schaefer

**Name:**

Olga Schaefer

**Date:**

03/23/2021

**Address:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]



# PEACE RIVER REGIONAL DISTRICT

## DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

**Please note:**

Your name and address is required for your comments to be considered by the Regional Board.

**File No.** 20-017 ZN **Applicant:** Blackbird Enviromental Ltd

**Comments or Concerns:**

To Whom it May Concern,

Firstly I would like to Thank You, for the opportunity to comment on the application for construction of the Blackbird Environmental 500 Man camp.

My name is Brad Cameron, I have been the GM of the Wonowon Lodge (Mile 101 across from Blueberry Esso) for 6 Years. I have recently taken the business over from my father, Dwayne Cameron.

We are private business, servicing LNG workers and oilfield completions. The camp has been in operation since 2010 and has been the answer to a lot of the accommodations requirements along the highway.

We currently provide 300 beds, typically in our busy season we run at roughly 65% to 75% and right now heading towards break up 10%-12% of capacity. Throughout this past winter 2020-2021 we have been running at 35%-40% capacity. I am sure our competitors to the East and West of us a few miles away, would confirm these numbers as well.

Not exactly sure why anyone would consider a 500 man camp at this point, as we have considered expanding on our cleared land we own. The covid/economy have deterred that consideration, all together at this point.

My father has lived in the local area for over 20 Years and I have lived in the Peace River District for over 6 years. As a PRD tax payer, I am opposed to this 500 bed camp. If this camp is allowed to be put into operation, it will have a negative impact, on all existing lodging facilities in and around Wonowon including the local suppliers we use from Fsj. It literally could cause many Wonowon businesses, to close their doors. The demand at this point is simply not there.

Hope You take my comments into consideration.

Thank you  
Brad Cameron

**Name:** Brad Cameron **Date:** Mar 23, 2021

**Address:** [REDACTED]

**Email/phone number (optional)** [REDACTED]

**Submit comments to:**

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca