



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
Temporary Use Permit Report

APPLICANT: Wildfire Land & Cattle Co. Ltd. **DATE:** October 30, 2018
AREA: Electoral Area B **FILE NO:** 18-080
LEGAL: NE ¼ of District Lot 63, Peace River **PID:** 014-746-671
LOT SIZE: 62.5 ha (154.4 acres)
LOCATION: Gundy Creek, approximately 15 km west of Wonowon.

PROPOSAL

Operation of a work camp to accommodate 365 people on a 16.6 ha (41 acre) portion of the subject property.

RECOMMENDATION: [ALL DIRECTORS – CORPORATE UNWEIGHTED]

THAT the Regional Board authorize the issuance of Temporary Use Permit No. 18-080 for a period of one and a half years for the purpose of operating a 365 person work camp; and,

THAT issuance of Temporary Use Permit No. 18-080 be withheld until provision of security in the amount of \$43,415.00 is received by the PRRD from the applicant to ensure the reclamation of the property.

Reasoning:

- *Temporary Uses are permitted by the OCP.*
- *The estimate for reclamation work was requested by PRRD staff as the property was observed to be adjacent to Gundy Creek and could potentially have an environmental impact to the hydrology of the area. The third party estimate letter dated June 26, 2018 from Greg Wilson forms the basis for a security deposit, which is proposed as part of the conditions within this Temporary Use Permit.*

ALTERNATIVE OPTIONS

The Board may approve the TUP without conditions or may add additional conditions of approval, and may specify a time frame of up to the maximum of three years permitted under the Local Government Act

OPTION 1: THAT the Regional Board authorize the issuance of Temporary Use Permit No. 18-080 for a period of three years for the purpose of operating a 365 person work camp; and,
 THAT issuance of Temporary Use Permit No. 18-080 be withheld until provision of security in the amount of \$43,415.00 is received by the PRRD from the applicant to ensure the reclamation of the property.

Reasoning:

- *As per the Local Government Act the Regional Board may issue a Temporary Use Permit for up to 3 years.*
- *This option would permit the applicant to additional time for the work camp without having to re-submit to the Regional Board for a Temporary Use Permit Renewal.*

OPTION 2: THAT the Regional Board refuse the authorization of Temporary Use Permit No. 18-080.

LAND USE POLICIES AND REGULATIONS

- OFFICIAL COMMUNITY PLAN (OCP):** "Agriculture Rural", Peace River Regional District Rural OCP Bylaw No. 1940, 2011.
- ZONING:** A-2 (Large Agricultural Holdings Zone), Peace River Regional District Zoning Bylaw No. 1000, 1996.
- AGRICULTURAL LAND RESERVE (ALR):** Partially within (area under application is outside ALR Lands)
- BUILDING INSPECTION AREA:** Outside the mandatory building permit area.
- FIRE PROTECTION AREA:** Outside all Fire Protection Areas.
- SCHOOL DISTRICT #60 ACQUISITION** Within (N/A for this application).
- CHARGE BYLAW AREA:**

SITE CONTEXT

The subject property is located approximately 15 kilometers west of Wonowon on the Gundy Creek Road. The Gundy Creek Road runs through the southeastern corner of the subject property.

The subject property is surrounded by agricultural and forested lots. There is a significant amount of oil & gas activity in the area. Most of the surrounding properties are larger-section parcels. There is significant Crown Lands surrounding the property.

SITE FEATURES

- LAND:** From aerial photos and a site visit, most of the property is cleared pasture land with some vegetation in the northwest and in the portion of the property south of the Gundy Creek Road. The Gundy Creek runs through the northwest portion of the property. There is a vegetated strip along the Gundy Creek that appears to be a minimum of 40 meters wide.
- There is a cleared and gravel land lease in the southeast corner of the lot.
- STRUCTURES:** No structures on the subject property.
- ACCESS:** Site access is from the Gundy Creek Road which runs through the southeast corner of the property. The Gundy Creek Road is accessed from Highway 97 via the Mile 109 Road.

COMMENTS AND OBSERVATIONS

APPLICANT: The applicant would like to supply a temporary work camp for pipeline workers for a duration of approximately one year. This will allow more time for workers to be on site instead of travel time, and less traffic on the roads.

ALR: The subject property is partially within the Agricultural Land Reserve; however, the proposed

footprint of this work camp is not within ALR Lands.

OCP: Peace River Regional District Rural OCP Bylaw No. 1940, 2011.

The PRRD Rural OCP Bylaw No. 2048, 2012 designates the subject property as “Agriculture-Rural”.

Section 18 Policy 1 states:

“Pursuant to the Local Government Act, the entire Rural OCP area is designated as an area where temporary uses may be allowed.”

Section 18 Policy 2 states:

“The intent of temporary permits is to accommodate a time-limited use”

Therefore, this proposal can be considered within this OCP and an OCP amendment is not required.

Section 18 Policy 3 states:

“In addition to public notification requirements, a public meeting may be held at the discretion of the Regional Board concerning an application for a temporary use permit.”

Comment:

The Regional Board may place in resolution that this application is to go to a Public meeting but as calculations indicate there are only 3 private owners within a 1.5 km radius (one being the applicant), a public meeting may not be warranted.

Note: *As per the Local Government Act, and the PRRD Development Applications Procedures and Fees Bylaw, a Public Notice was sent to all parcel owners within a 1.5 km radius advising them of this application being considered by the Regional Board (see notification section within this report).*

Section 18 Policy 4 states:

“The Regional Board may refer an application for a temporary use to the PRRD Agricultural Advisory Committee for comment.”

Comment:

The Regional Board dissolved the Agricultural Advisory Committee in August of 2018.

Section 18 Policy 6 states:

“An approved temporary use may continue in accordance with the provisions specified in the permit until the date the permit expires, or three years after the permit was issued, whichever occurs first.”

Section 18 Policy 8 states:

“Proposals for temporary use permits will be examined and considered, subject to the factors as set out in Section 20.4.”

Section 20.4

Where a proposed subdivision, rezoning or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit application submitted to the Regional District by the applicant, may consider factors including but not limited to the following:

- (a) physical characteristics of the subject property, including topography and vegetation;
- (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
- (c) the subject property's access to infrastructure and utilities;
- (d) the projected impact on the transportation network;
- (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;
- (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
- (g) public opinion as received through any applicable public consultation process;
- (h) other issues that may be relevant to the subject property or specific proposal.

Section 18, Policy 9 states:

"In addition to Policy 8, temporary use permit proposals will be examined and considered, subject to factors including, but not limited to, the following:

- (a) plans for vehicle access, parking and circulation on the property;
- (b) distance to homesites and nearby Rural Places;

Comment:

The closest 911 civic address to the subject property is approximately 1.5 km away.

- (c) the siting, orientation, and layout of proposed structures and activities,
- (d) arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations,
- (e) arrangements for the restoration of the land to the condition of the land on the date that the permit's issuance;

Comment:

A security deposit has been requested by PRRD staff for the amount of \$43,415.00 that is stated within the estimate letter dated June 26, 2018 from Greg Wilson. This is in response to a condition that may be set as per Section 18 Policy 9 (e) above.

- (f) propensity of the proposed use to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties,
- (g) location, visibility, and security of outdoor storage areas.”

Comment:

Please see attached PRRD Work Camp - Background Information within application for all other response to these factors that is not commented on by staff.

ZONING: Peace River Regional District Zoning Bylaw No. 1000, 1996

The Peace River Regional District Zoning Bylaw No. 1000, 1996 zones the subject property as A-2 (Large Agricultural Holdings Zone), which allows a workcamp of not more than 30 people as a permitted use. The work camp is proposed to have more than 30 people which is the reason for this Temporary Use Permit.

WATER AND SEWER Sewage will be trucked to Mile 147 to a sewage pit at camp. Water will be trucked from Fort Nelson.

NOTIFICATION

Pursuant to Section 494 of the *Local Government Act*, public notification was mailed to all landowners within 1,500 meters of the subject property on October 26, 2018 and was advertised in the Alaska Highway News on November 1, 2018.

Additional public notification was advertised in Energetic City starting November 1, 2018 and was placed on the PRRD webpage and PRRD Facebook page.

At the time of finalization of this report, no letters from the public were received as a result of these notifications.

MUNICIPAL AND AGENCY COMMENTS

Referred Municipalities and Agencies:

District of Chetwynd	City of Dawson Creek	District of Tumbler Ridge	MOTI
City of Fort St. John	Village of Pouce Coupe	District of Hudson’s Hope	OGC
District of Taylor	Northern Health	SD #60	RCMP
Ministry of Forest, Lands, Natural Resources and Rural Development			ALC

The following were the responses received from the referred Municipalities and Agencies:

DISTRICT OF TAYLOR: Interests unaffected by Temporary Use Permit.

OIL & GAS COMMISSION:	No activities are impacted by this camp.
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:	<p>The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated April 9, 2018 for a Temporary Use Permit (TUP) for a work camp serving 365 people located within NE 1/4 OF DL 63 PEACE RIVER. The Ministry has no objections to the proposal.</p> <p>The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the re-zoning however we ask that the applicant apply for an "Access, Resource and Industrial" permit, prior to the commencement of the project. The permit application is to be reviewed and approved by MoTI prior to construction. The applicant can apply online at: http://www.th.gov.bc.ca/permits/Apply.asp.</p>
CITY OF FORT ST. JOHN	<i>(See attached letter and response from the PRRD staff email)</i>
MINISTRY OF FLNRORD:	<p>Thank you for the opportunity to comment on the above noted project. Northeast ecosystems section (MFLNRORD) has no specific comments on this proposal and has provided a document outlining strategies and guidelines to avoid/minimize impacts to environmental values.</p> <p><i>(See attached strategies and guidelines placed in this report).</i></p>

IMPACT ANALYSIS

AGRICULTURE:	The proposed operation of the 365 person work camp should have minimal impact to the agricultural productivity on the subject property. The area where the work camp is proposed to be located is outside the ALR.
CONTEXT:	<p>There are few rural residential lots within the vicinity of the proposal, therefore conflict with adjoining parcels should be minimal.</p> <p>Neighbouring properties: PRRD staff has calculated there are three private property owners within a 1.5 km radius. The closest 911 civic address is approximately 1.5 km away</p> <p>Light: Impact from light pollution should be minimal as this proposal is located in an area with low population and located away from the Alaska Highway (97N).</p> <p>Noise: The applicant states that noise will be mitigated using a silent packaged generator (<i>see attached work camp background information in application</i>).</p> <p>Dust: The applicant states that dust will be mitigated as the primary time for operation of the camp will be winter (<i>see attached work camp background information in application</i>).</p>

TRAFFIC AND POPULATION: The proposed use would not increase the local population but has resulted in an increase of traffic (transportation bus, and service vehicles) associated with the proposed work camp.

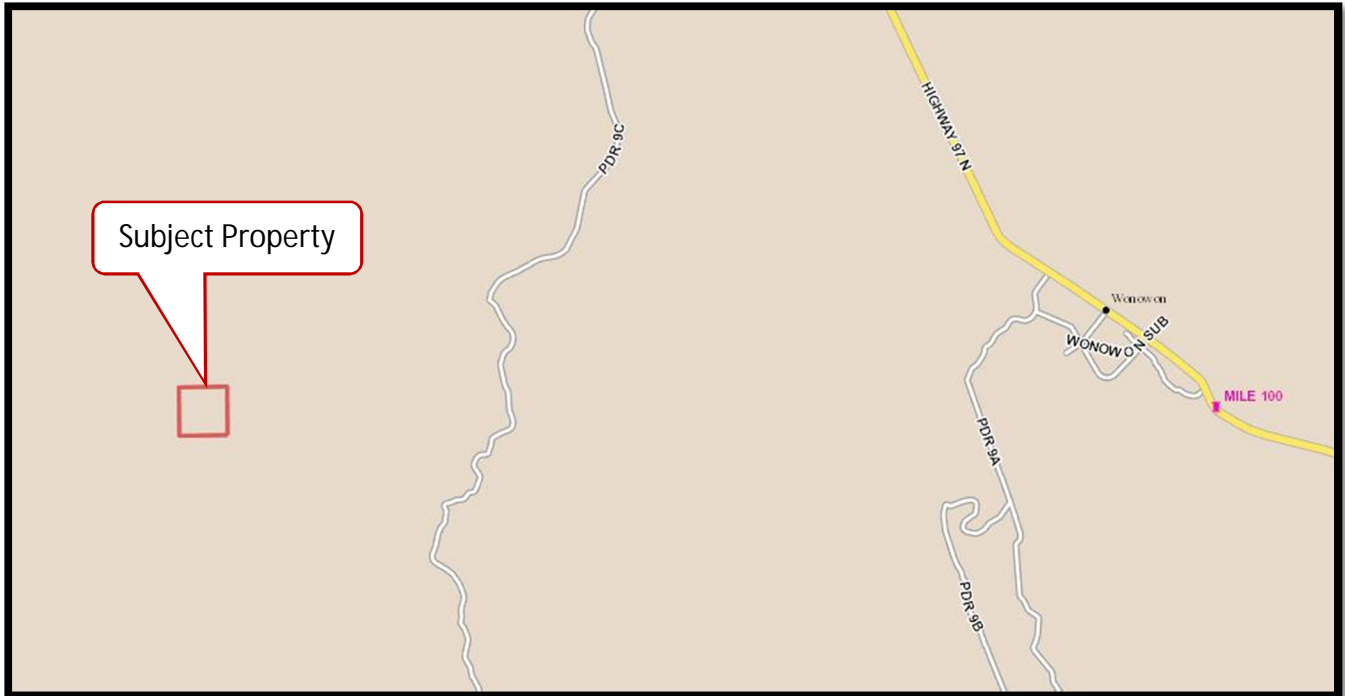
ATTACHMENTS:

1. Maps
2. Application
3. Director Referral
4. A security deposit estimate letter dated June 26, 2018 from Greg Wilson
5. Letter from Fort St. John and response email from PRRD
6. Letter from Ministry of FLNRORD
7. Draft permit

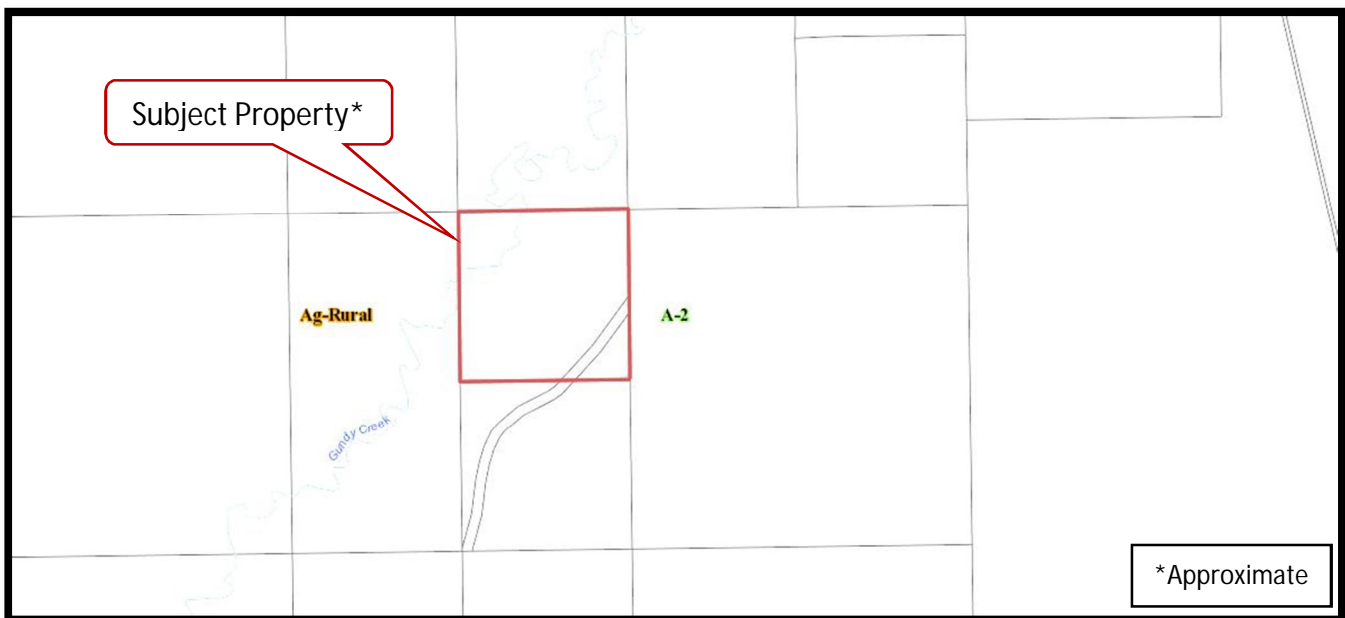


TEMPORARY USE PERMIT REPORT
MAPS
FILE NO. 18-080 (WILDFIRE)

Context Map



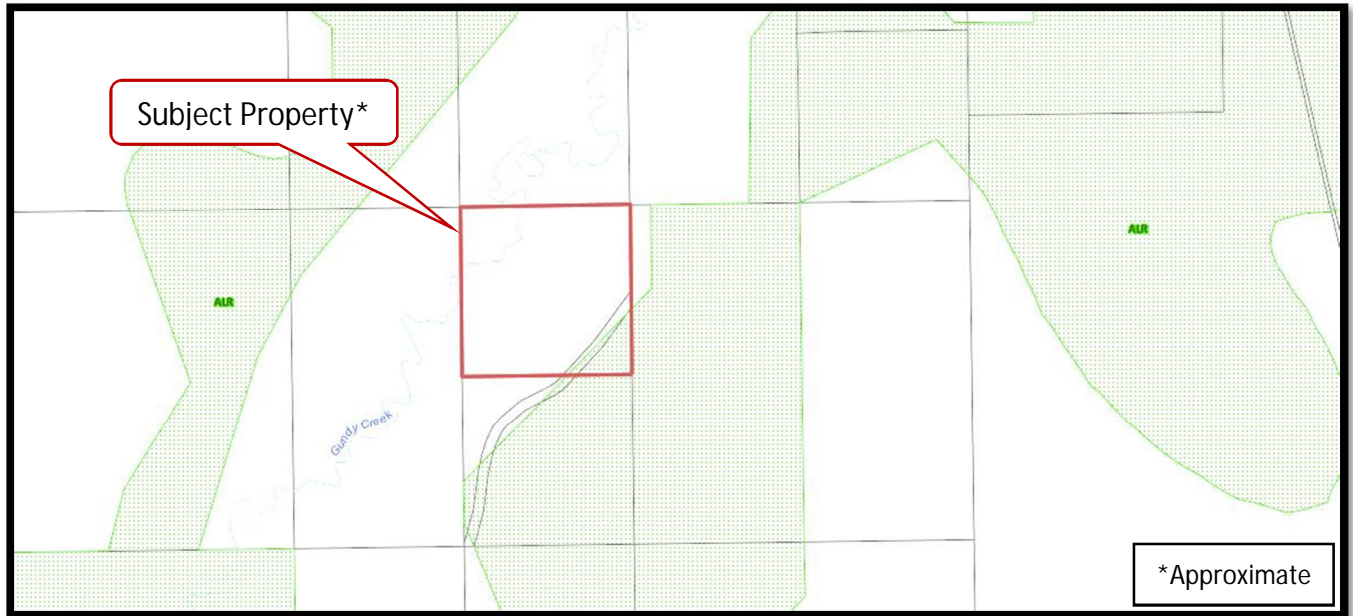
Rural Official Community Plan Bylaw No. 1940, 2011 (Schedule B, Index Map) and PRRD Zoning Bylaw 1000, 1996 (Index Map, Map 1)



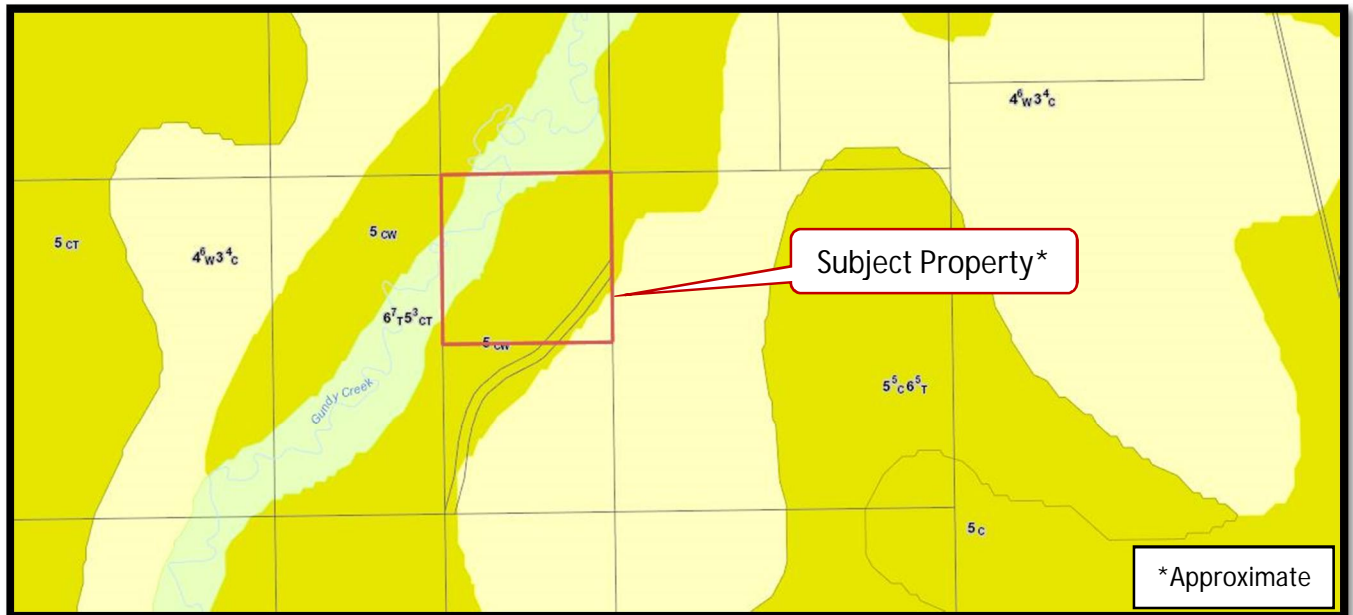


TEMPORARY USE PERMIT REPORT
MAPS
FILE NO. 18-080 (WILDFIRE)

ALR



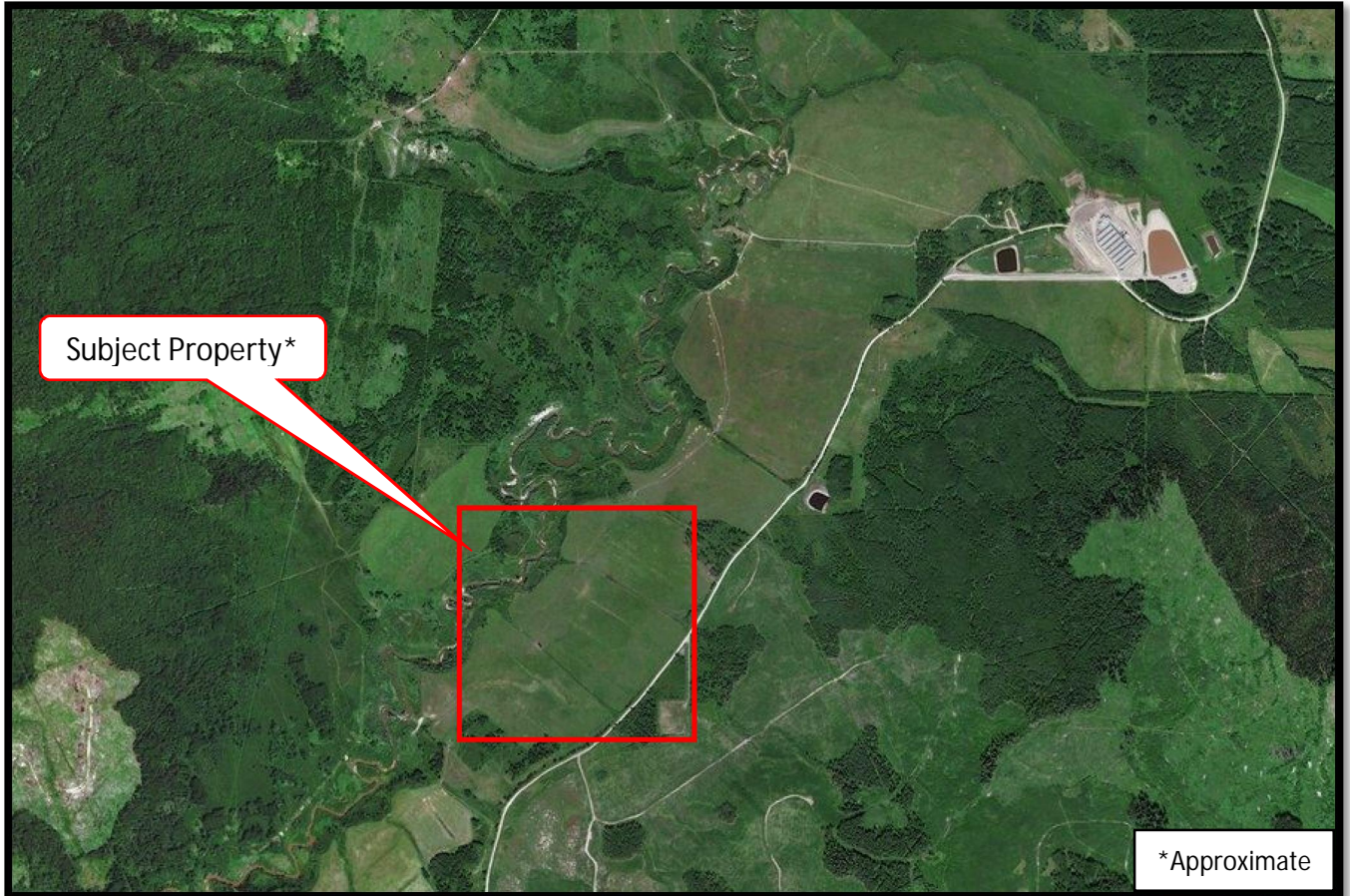
Soil Classification





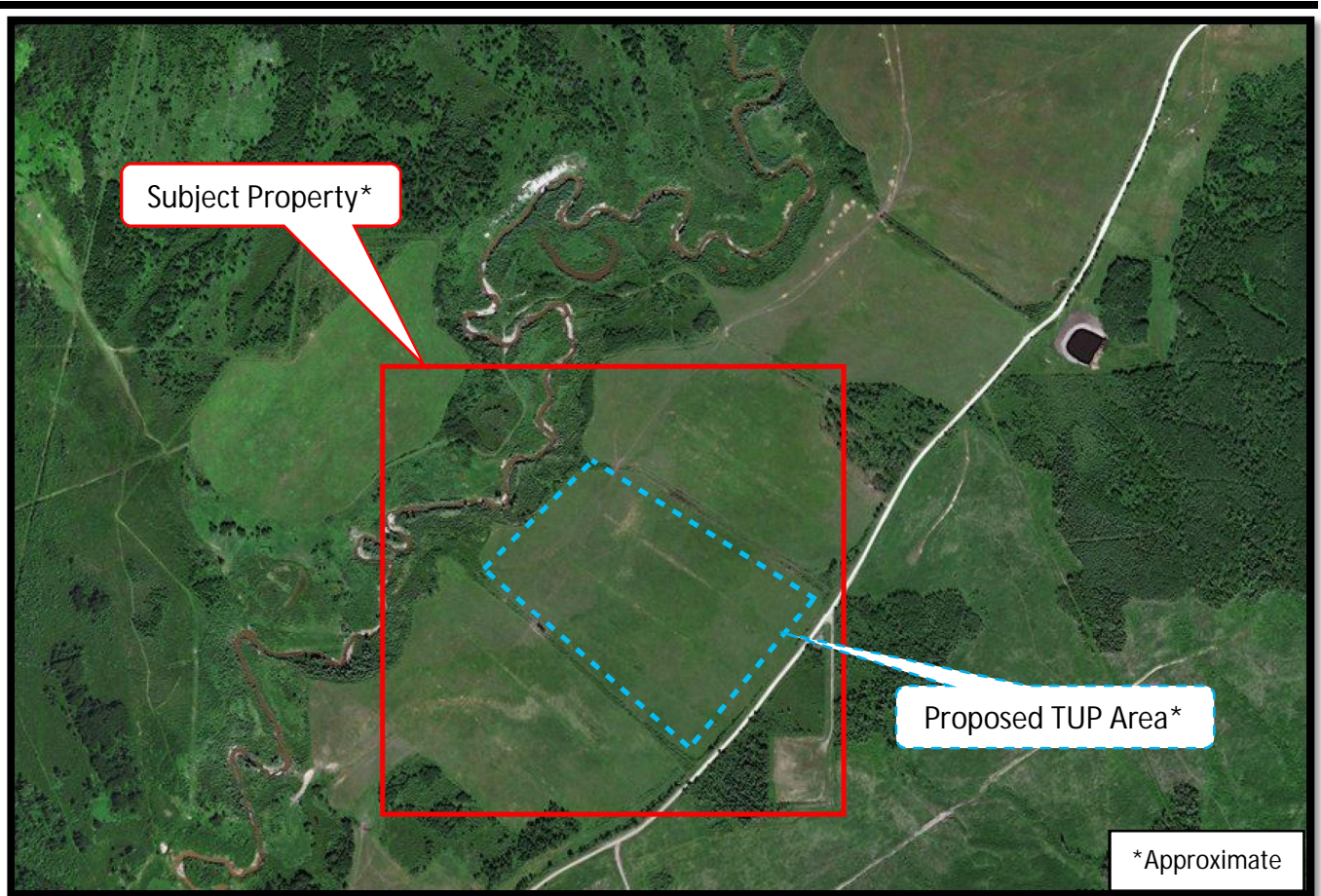
TEMPORARY USE PERMIT REPORT
MAPS
FILE NO. 18-080 (WILDFIRE)

Aerial Photos





TEMPORARY USE PERMIT REPORT
MAPS
FILE NO. 18-080 (WILDFIRE)





PEACE RIVER REGIONAL DISTRICT

18-080

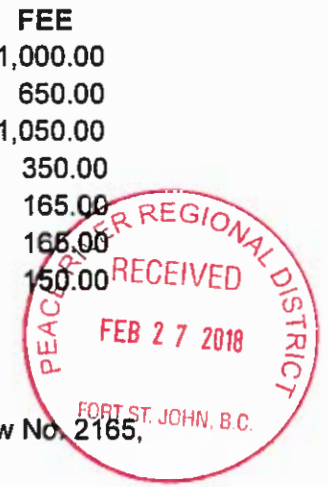
DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200 (F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 7022

Application for Development

1. TYPE OF APPLICATION

- | | |
|--|-------------|
| <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 <i>Kory Pearson Greg Wilson</i>	Authorized Agent of Owner (if applicable)
Address of Owner <i>Site 16 Comp 65 RR 1 LCD Main</i>	Address of Agent
City/Town/Village <i>Fort St. John BC</i>	City/Town/Village
Postal Code <i>V1J 4M6</i>	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
<i>NE 1/4 of district lot 63 Peace River District</i>	<i>40 +/-</i> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA
	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: _____
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:
Supply temporary work camp for pipeline workers for
duration of construction approximately one year.

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:
Pasture land, some trees, and willows no buildings.

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

(a) North Pasture land, some trees and willows no buildings.
(b) East Trees and logged off areas no buildings
(c) South Pasture land, some trees and willows no buildings.
(d) West Pasture land, treed areas

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

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
Allows more time for workers to be on site other
than travel time, less traffic on road ways.

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

Sewage will be trucked to mile 147 to pit at camp.

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

Water will be trucked from Fort Nelson to camp.


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.

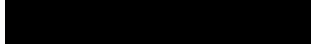
15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

Feb 20 2018

Date signed



Signature of Owner

Feb 20 2018

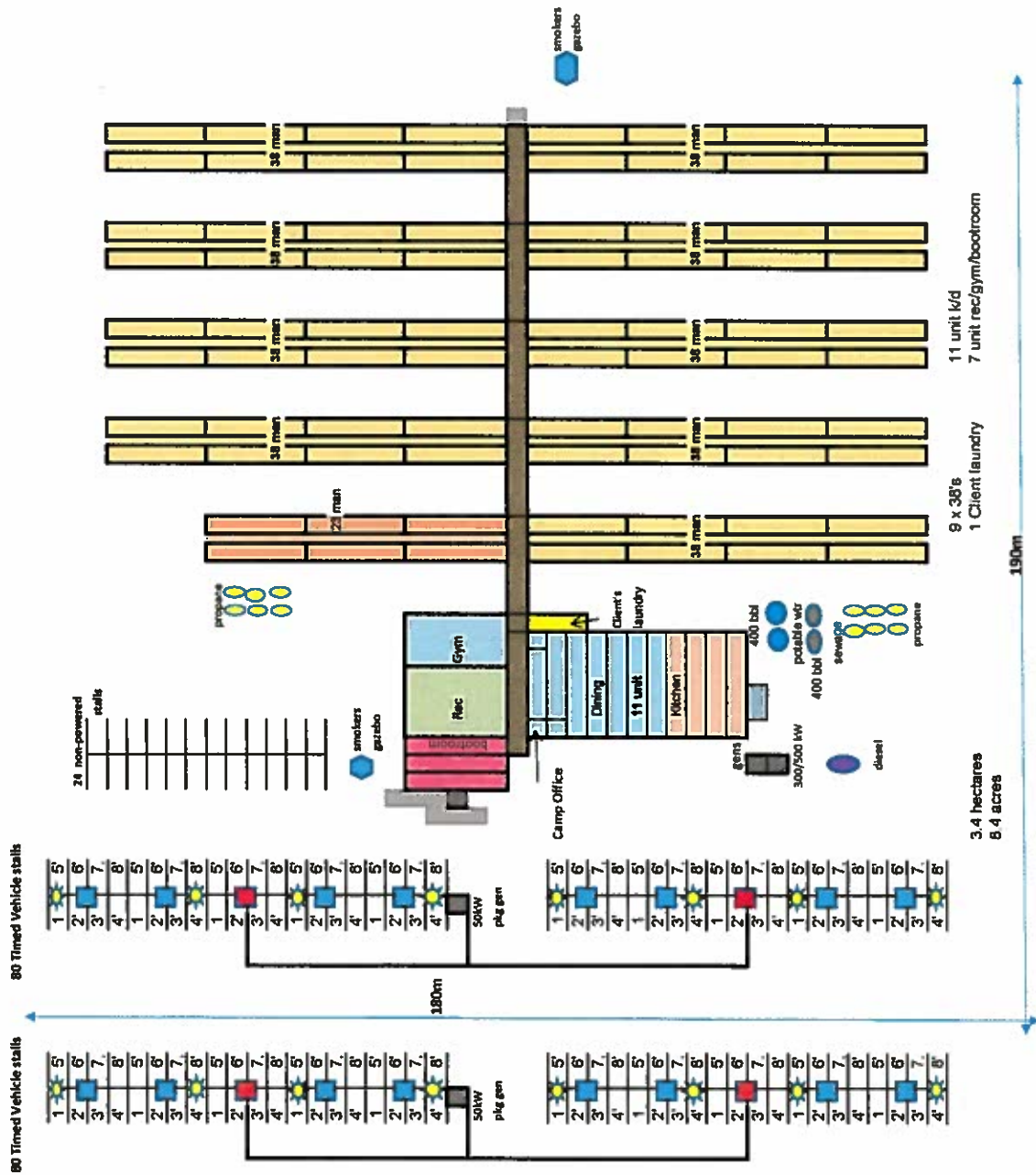
Date signed

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:	

**109-2 New Camp
365 Total Beds**





PEACE RIVER REGIONAL DISTRICT

Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Water	Use of local government water source	Pre-approval from local government	Water will be hauled, from Ft. Nelson. Daily PH testing and monthly lab testing will be completed. Royal has an active account established with Ft. Nelson. See "Ft Nelson Water"
	Use of river or other natural water resource	Permitting or agreement in place	
Sewer	Use local government sewer receiving facility	Pre-approval from local government	
	Use of on-site treatment	Pre-approved from Ministry of Health/Ministry of Environment	Sewage will be treated and disposed at the Royal 109 & 147 camps which have existing permits with capacity. See attached. MOE 109 & MOE 147
Transportation Roads	Ministry of Transportation Traffic Impact Study or Traffic Impact Study completed by a Ministry approved company	Completion of Traffic Impact Study	<i>The entrance off the Alaska Highway has been upgraded to turning lanes and passing lanes.</i>
	Noise and Dust Address the concern about Noise and Dust	Provide a copy of the Operational Impact Plan that addresses how noise and dust concerns will be addressed.	Noise will be mitigated by use of a silent packaged generator. The noise will be no more than 74 dba at 23 feet, see specification. Dust concerns will be minimal as the primary time of operation is in the winter. Speed limits are low in the area of the camp as well. See XQ350 specification.
Transportation Travel	Will the camp be fly in, fly out Will employees be bused to work area, will a shuttle from a municipal centre operate	Explanation on whether it is an open or closed camp and the Company's plan for worker Transportation	Through our experience in the area we have found the majority of the clients drive in as crews in crew trucks, vans or buses. Minimal personal vehicles are driven to the site.

diverse. vast. abundant.

PLEASE REPLY TO:

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd_dc@prrd.bc.ca
 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd_fsj@prrd.bc.ca

November 8, 2018

Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess

Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Housing	Will all employees be housed at the work camp	Explanation on whether other accommodation will be used (i.e. hotels, RV camps)	Yes all staff will stay within the camp.
Recreation	What is being planned for employee recreation activities	Confirmation of discussion with municipalities around recreation if not using on-site recreation	The camp has, internet, 36 channel TC, a complete recreation complex with game tables, ping pong, pool tables, common area TVs, along with a full gym.
Policing	What is planned for on-site security (policing)	Confirmation details for site security	The camp has onsite night shift for after hour response and has security cameras throughout the camp.
	What is the camp's plan around crime prevention	Confirmation of open or dry camp and policies on, alcohol, drugs, hunting, trespassing, off-site behaviour, etc.	The camp has an enforced set of rules, see attached. As a part of the camp sign off all clients must acknowledge these rules. If the rules are broken the client is asked to leave.
Social	What is being planned for on-site health services	Information of level of on-site health service	At minimum the camp staff do have advanced first aid. The camp clients also have medics on site.
Reclamation	Demobilization	Documentation on site remediation plans	Upon completion of the camp all equipment is designed to be removed. The landlord will then return the property to its natural state.
Emergency Management	Safety	Information on Emergency Management Procedures including notification process to local and provincial government agencies	Royal camp has a robust Emergency Response Plan (ERP) for all sites. The ERP contains all emergency response contacts for internal and external communications. The camp site is also registered with Stars Air Ambulance.

Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Communications	Internet/Cell Phone	Information on mitigation plans to local communication infrastructure as a result of additional demand	Internet is via a satellite based system by Astro see specification attached. See Astro email Communication is through a cellular repeater to the local Bell grid.
BC Assessment	Notification	Communication of Work Camp to BC Assessment	If successful Royal will notify BC assessment. We have yearly dialogue with respect to the existing camps.



Northern Rockies Regional Municipality
Municipal Office 5319 - 50th Avenue South
Bag Service 399, Fort Nelson, BC V0C 1R0
Tel 250-774-2541 Fax 250.774.6794
www.northernrockies.ca

February 26, 2018

To Whom It May Concern

Re: Royal Camp Services

This letter is to verify that Royal Camp Services has a bulk water account with us for commercial bulk water in Fort Nelson, BC. This allows them to load and haul water from the commercial pumps at our local water dispensing facility. They have had an active account with Northern Rockies Regional Municipality since May 2017 and their account is currently up to date.

Sincerely

Denise Doucette
Accounting Clerk/Receivables

November 8, 2018



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

February 22-2018
Account # 00264.000

To whom it may concern:

RE: Royal Camp Services Ltd

This letter is to verify that Royal Camp Services holds a bulk commercial water account with the City of Fort St. John. This permits them to haul water from the commercial pumps at our water dispensing facility. This account has been active since June 2016 and it is in good standing with the City of Fort St. John.

Sincerely yours,

Erin McCluskey

Accounting Clerk 3-Utilities/Taxes

November 8, 2018



Public Health Protection
**INDUSTRIAL CAMP SEWAGE SYSTEM
 APPROVAL APPLICATION**

NW - 0001

For Camps under one year duration and generating under 22700 liters per day only. Longer duration camps use the RECORD OF SEWERAGE SYSTEM form. Please complete this entire form and submit with application fee payable to Northern Health

<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> AMENDMENT <input type="checkbox"/> ALTERATION		CAMP NAME ROYAL CAMP MILE 147 CAMP		CAMP DURATION 6 MONTH (STORE/HAUL) 2-3 YRS (MWR SYSTEM)		NUMBER OF PERSONS 700 CURRENT 1000 FUTURE	
SYSTEM OWNER ROYAL CAMP SERVICES			CONTACT DUSTIN OWEN			PHONE NUMBER 4-	
MAILING ADDRESS 202-6TH AVE S.W.			CITY/PROV CALGARY AB			POSTAL CODE T2P 2R9	
LEGAL DESCRIPTION OF PROPERTY: (LOT, BLOCK, PLAN, SEC., TWP., RGE, DL.) DL 1371, PEACE RIVER DISTRICT, EXCEPT PLAN 28971						MAP OR GPS COORDINATES: NAD83 57°04'20"N 122°34'54" LONG: LAT:	
WRITTEN DRIVING DIRECTIONS HIGHWAY 97N TO PINK MOUNTAIN, 5KM NORTH, TURN WEST ONTO TOWER, TRAVEL 100M.							
NAME OF PROPERTY LEASEE or OWNER: TWO BIT DEVELOPMENTS INC.					PHONE NUMBER: 250-262-8444		
MAILING ADDRESS: P.O. BOX 932					CITY/PROV CHARLIE LAKE, BC		POSTAL CODE V0C 1H0
SEWAGE SYSTEM TO SERVE: <input checked="" type="checkbox"/> RESIDENTIAL CAMP <input type="checkbox"/> DRILL SITE <input type="checkbox"/> OTHER: (Specify)			LEASE / LOT SIZE (in hectares) 45.105		EST. DAILY SEWAGE FLOW: (litres/day) 126,000 CURRENT 186,000 (FUTURE)		LOADING RATE LITRES/DAY/M2 NA
DISTANCE OF PROPOSED DISCHARGE AREA FROM: (in meters, if under 100m exact distance required)						DEPTH TO HIGHEST SEASONAL WATER TABLE (in centimeters)	
<u>NA</u> POTABLE WATER SOURCE		<u>NA</u> NEIGHBOURING WELL		<u>NA</u>		<u>NA</u>	
<u>NA</u> OWN WELL		<u>NA</u> STREAM OR LAKE					
<u>NA</u> WATER LINE		<u>NA</u> BREAK OUT POINT					
TYPE OF SEWAGE SYSTEM: <input type="checkbox"/> TYPE 1 (SEPTIC TANK): CSA# _____ <input type="checkbox"/> TYPE 2 OR <input type="checkbox"/> TYPE 3 (PACKAGE TREATMENT PLANTS) <input type="checkbox"/> PIT PRIVY* <input checked="" type="checkbox"/> HOLDING TANK (*fee exempt)				TREATMENT PLANT / TANK MANUFACTURER FOREMOST		TANK/PLANT RENTAL NUMBER (if applicable)	TREATMENT PLANT/TANK CAPACITY (LITRES/DAY) SETUP A = 3x63,595L. = 190,785L. SETUP B = 2x63,595L. = 127,190L.
TYPE OF DISCHARGE: <input type="checkbox"/> TRENCH <input type="checkbox"/> AT GRADE <input type="checkbox"/> LAGOON <input checked="" type="checkbox"/> EFFLUENT HAULED TO APPROVED SOURCE <input type="checkbox"/> OTHER _____				METHOD OF EFFLUENT DISTRIBUTION <input type="checkbox"/> GRAVITY <input checked="" type="checkbox"/> PRESSURE <input type="checkbox"/> OTHER _____		EFFLUENT PUMP <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	LENGTH OF DISPOSAL FIELD (METRES) NA
ATTACHMENTS: <input checked="" type="checkbox"/> PERMIT FEE \$200 (\$400 for Holding Tanks) <input checked="" type="checkbox"/> DETAILED SCHEMATIC OF CAMP LAYOUT <input type="checkbox"/> MAINTENANCE PLAN FOR THE SYSTEM or ON FILE <input checked="" type="checkbox"/> <input type="checkbox"/> DETAILED SCHEMATIC OF SYSTEM or ON FILE <input checked="" type="checkbox"/>				By signing this, you confirm that all installation and related work is undertaken according to the submitted schematics.			
AUTHORIZED PERSON'S SEAL 				APPLICANT NAME (Please Print): BOB RADLOFF P. Eng.			PHONE NUMBER :
				MAILING ADDRESS 1820 3RD AVE. PAINTEUR BC V2M 1G4			
AUTHORIZED PERSON'S SEAL 				APPLICANT SIGNATURE 			DATE (DD/MM/YYYY) 19/05/2015
				ENVIRONMENTAL HEALTH OFFICER SIGNATURE 			
OFFICE USE ONLY APPLICATION RECEIVED DATE: (DD/MM/YYYY): 26/06/15 RECEIPT NUMBER: DCO 00000 3867 INITIALS: JB							

APPLICATION NUMBER



Public Health Protection
APPROVAL TO CONSTRUCT
AN INDUSTRIAL CAMP SEWAGE SYSTEM

Pursuant to the application and Industrial Camp regulations, approval is hereby granted to the Authorized Person named below to construct a sewage disposal system, as indicated in the application, on the specified property. This approval will be cancelled if variations are made to the submitted plans and specifications without prior authorization. This approval is not renewable and expires one year from the date of issuance.

Required Conditions on Permit:

- Dated photos of site and system
- For Holding Tanks: High Level Alarm System
- Report system malfunctions to Health Authority

Additional Conditions as Indicated:

- Proof that effluent will be accepted at an approved facility
- Effluent Laboratory test results submitted:
 - For Type 2 effluent
 - TSS \leq 45 mg/L
 - BOD \leq 45 mg/L
 - For Type 3 effluent
 - TSS \leq 10 mg/L
 - BOD \leq 10 mg/L
 - FC \leq 400 CFU/100 mL
- Other: _____

EHO APPROVAL STAMP APPROVED Date: <u>May 25/15</u> Signature: <u>[Signature]</u>	CAMP NAME	AUTHORIZED PERSON'S NAME
	APPROVAL DATE (DD/MM/YYYY)	SIGNATURE OF ENVIRONMENTAL HEALTH OFFICER
Final inspection required before use: <input type="checkbox"/> YES <input type="checkbox"/> NO		



MINISTRY OF ENVIRONMENT

Environmental Management

Invoice

RETAIN THIS PORTION FOR YOUR RECORDS

Invoice Date: October 14, 2015
Invoiced To: Royal Camp Services Ltd.
PO Box 652
Grand Prairie AB T8V 3A8

Invoice Number: EM1221391
Invoice Due: November 13, 2015
Fee Total: \$100.56
Payments Received: \$0.00
Amount Due: \$100.56

Authorization: 107857 Municipal Wastewater Regulation effluent

Facility Address On Alaska highway go 5km north of the Pink Mountain Hotel to Tota Road, turn left

Fees

Table with 5 columns: Date, Description, Amount, Tax, Fee Total. Rows include Base Fee (\$100.00) and Discharge Fee (\$0.56).

GST/HST Registration #: R107884738

- Please make cheque or money order payable to "Minister of Finance."
- Please do not mail cash.
- A service fee of \$30.00 will be charged on dishonored payments
- Please include this invoice number with your payment
- Receipts for payments not made in person, are available upon request.

Interest will be applied to any outstanding balance not received by the invoice due date. The rate of interest shall be 3% + the prime lending rate of the principal banker in the Province.

DISCHARGE IS ONLY AUTHORIZED FOR THE COMPANY OR PERSON(S) NAMED ON THIS INVOICE. IF THIS INFORMATION IS INCORRECT PLEASE NOTIFY THE CONTACT PERSON SHOWN BELOW.

Remit To: Financial Services Branch
Corporate Services Division
Ministry of Forests, Lands and Natural Resource Operations
PO Box 9388 Stn Prov Govt
Victoria BC V8W 9M2

Billing Inquiries:
For billing inquiries: Phone: (250) 387-8969
For inquiries about your authorizations:
Contact: Wan Li Phone: (250) 847-7260

GOODS/SERVICES RECEIVED
IN GOOD ORDER, OK TO PAY
NAME: JUDI NORDSTROM

Lodge 147
Job# 1946

Signature: [Handwritten Signature] 2011015

Client: Royal Camp Services Ltd.

PLEASE DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

Authorization Number: 107857
Amount Due: \$100.56

Invoice: EM1221391
Enclosed:

Financial Services Branch
Corporate Services Division
Ministry of Forests, Lands and Natural Resource Operations
PO Box 9388 Stn Prov Govt
Victoria BC V8W 9M2

PLEASE COMPLETE THIS SECTION ONLY IF BILLING ADDRESS IS DIFFERENT THAN ABOVE

New Billing Address:

Grid form for new billing address with fields for ADDRESS, MONTH CODE, PHONE, and FAX.

Important note: In the case of a required permit/licence transfer or name change, contact the issuing office directly.



MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY

Environmental Management

Invoice

RETAIN THIS PORTION FOR YOUR RECORDS

Invoice Date: September 01, 2017
Invoiced To: Royal Camp Services Ltd.
7111 - 67th Street
Edmonton AB T6B 3L7

Invoice Number: EMI295793
Invoice Due: October 16, 2017
Fee Total: \$100.56
Payments Received: \$0.00
Amount Due: \$100.56

Authorization: 107849 Municipal Wastewater Regulation effluent

Facility Address: On Alaska Hwy go 11km north of Wopwan, turn left (w) drive 10km to G

Fees

Table with 5 columns: Date, Description, Amount, Tax, Fee Total. Rows include Base Fee (\$100.00) and Discharge Fee (\$0.56).

GST/HST Registration #: R107864738

- Please make cheque or money order payable to "Minister of Finance."
- Please do not mail cash.
- A service fee of \$30.00 will be charged on dishonored payments
- Please include this invoice number with your payment
- Receipts for payments not made in person, are available upon request.

Interest will be applied to any outstanding balance not received by the invoice due date. The rate of interest shall be 3% + the prime lending rate of the principal banker to the Province.

DISCHARGE IS ONLY AUTHORIZED FOR THE COMPANY OR PERSON(S) NAMED ON THIS INVOICE. IF THIS INFORMATION IS INCORRECT PLEASE NOTIFY THE CONTACT PERSON SHOWN BELOW.

Remit To: Financial Services Branch, Corporate Services Division
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
PO Box 9356 Stn Prov Govt,
Victoria BC V8W 9M2

Billing Inquiries: For billing inquiries: Phone (250) 387-0969
For inquiries about your authorizations Contact: Binga, Daniel Phone: (250) 565-6135

GOODS/SERVICES RECEIVED IN GOOD ORDER, OK TO PAY Job# 1945
NAME: JUDI NORDSTROM
Signature: [Handwritten Signature]

Client: Royal Camp Services Ltd.

PLEASE DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

Authorization Number: 107849
Amount Due: \$100.56

Invoice: EMI295793
Enclosed:

Financial Services Branch, Corporate Services Division
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
PO Box 9356 Stn Prov Govt
Victoria BC V8W 9M2

PLEASE COMPLETE THIS SECTION ONLY IF BILLING ADDRESS IS DIFFERENT THAN ABOVE

New Billing Address

Form with fields for ADDRESS, POSTAL CODE, PHONE, and FAX.

Important note: In the case of a required permit/licence transfer or name change, contact the issuing office directly.

Emailed to HP Sept 10/17.

November 8, 2018

Subject: FW: Astro

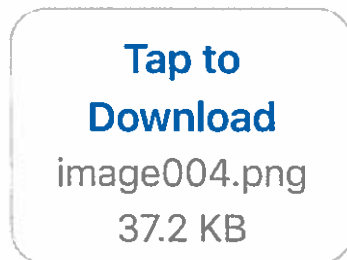
Date: Feb 23, 2018 at 2:05:35 PM

CAMP INTERNET- Per Dorm (Including Data)

Ø Internet per Dorm (38 Man Dorm)

- v Guaranteed download speeds of 2.6 Mbps per room (100MBs / 38 Rooms) at full capacity with burst speeds of up to 75 MBs depending on number of tenants using it. Upload speeds of up to 16MB/s.
- v **Unlimited Bandwidth** for every dorm
- v Includes - Wireless network equipment, 24/7 support, remote network control (ability to block website, torrents, ports, manage data, etc....)
- v Streaming services such as Netflix/YouTube and video calling such as Skype/ Google Chat all left open for use
- v Ability to stack more systems to increase bandwidth to the entire dorm or certain users if necessary

Here is proof of these numbers being hit at Jayar earlier this year:



109 uses the exact same system, I just do not have any screen shots of it at the moment. If they request some we will run out and grab some anytime for ya!

Also if they would like to see the systems in action, here is a YouTube site with video showing dorms at full capacity with clients, streaming multiple HD movies:

<https://www.youtube.com/channel/UCifX1dw8pdWQjio5oNeqQkQ>

Thanks as always!

Devon

Astro Oilfield Rentals

November 8, 2018

X Q 350 R E N T A L



*Shown with optional trailer

**STANDBY 350KW
 PRIME 320 kW**

POWER MODULE
 50/60Hz Switchable Rating

Frequency	Voltage	Stand-by kW (kVA)	Prime kW (kVA)
60 Hz	480/277V	350 (437.5)	320 (400)
60 Hz	240/139V	350 (437.5)	320 (400)
60 Hz	208/120V	350 (437.5)	320 (400)
60 Hz	400/230V	350 (437.5)	320 (400)

FEATURES

FUEL/EMISSIONS STRATEGY

- EPA Tier 4 Interim and CARB Certified for Non-Road Mobile applications at all 50 and 60 Hz ratings

SINGLE-SOURCE SUPPLIER

- Factory designed and fully prototype tested with certified torsion vibration analysis available
- ISO 9001:2000 compliant facility

CAT® C13 TIER 4 INTERIM DIESEL ENGINE

- Utilizes ACERT™ Technology and Cat NOx Reduction System (NRS)
- Cat CEM exhaust after treatment
- Four-stroke diesel engine combines consistent performance and excellent fuel economy with minimum weight
- ECM electronic engine control

CAT EMCP 4.2 CONTROL PANEL

- Fully featured power metering, protective relaying and engine/generator control and monitoring
- Simple user friendly interface and navigation
- Automatic set-point adjustment integrated with voltage and frequency changes

CAT SR4B SERIES GENERATOR

- Designed to match performance and output characteristics of Cat diesel engines
- Permanent magnet excitation
- Segregated AC/DC, low voltage accessory box provides single point access to accessory connections

CAT DIGITAL VOLTAGE REGULATOR (Cat DVR)

- Three-phase sensing
- Adjustable volts-per-hertz regulation
- Provides precise control, excellent block loading, and constant voltage in the normal operating range.

ENCLOSURE

- Highly corrosion resistant 12 gauge sheet steel construction
- Two coat polyester powder-coated finish
- Six access doors for ease of maintenance
- Secure and safe design with safety glass control panel viewing window with lockable access door
- Fuel fill and battery can only be reached through lockable access doors
- Certified single point lifting eye and lifting points on the base frame

DISTRIBUTION PANEL

- Switchable via link board from 480/277V 3 phase to 240/139V 3 phase (can be adjusted down to 208/120V 3 Phase)

REAR CUSTOMER ACCESS

- Separate control panel and distribution panel access doors
- Hinged door over main bus connectors
- Emergency stop on panel
- Remote start/stop contacts

ENVIRONMENTALLY FRIENDLY DESIGN

- EPA Tier 4Interim certified
- 110% spill containment of onboard engine fluids
- Meets 76 dB(A) at 7 m per SAE J1074

RENTAL READY FEATURES

- Anti-condensation heater 110-120 VAC
- Coolant heater 110-120 VAC
- UL Listed battery charger
- Solar powered battery maintainer

X Q 350 RENTAL

FACTORY INSTALLED STANDARD EQUIPMENT

SYSTEM	STANDARD EQUIPMENT
Air Inlet	Air cleaner, two stage cyclonic/paper with dust cup and service indicator Turbocharger and air-to-air aftercooler
Charging System	UL/CSA listed 120 V, 20 Amp battery charger, shock mounted and enclosed in dust proof housing Charging alternator: 24V-45A, heavy duty with integral regulator and belt guards
Control Panel	EMCP 4.2 genset mounted controller NEMA 2, IP23 dust proof enclosure, UL508 listed Idle/rated and 50/60Hz frequency switches Generator Protection features: 32, 32RV, 46, 50/51, 27/59, 81 O/U Metering display: voltage, current, frequency, power factor, kW, WHM, and kVAR Panel illumination lights and Emergency stop switch
Cooling System	Package mounted radiator with vertical air discharge provides 43° C ambient capability at prime +10% rating Blower fan, fan drive, fan guard and belt guards 120VAC coolant heater, fuse protected, thermostatically controlled, automatically disconnected on start-up Coolant drain line with internal brass ball control valve piped to base-frame Coolant sight gauge, level switch and shutdown 50% coolant antifreeze with corrosion inhibitor
Distribution System	NEMA 1 steel enclosure, separate hinged, lockable door with rust resistant pinned hinges Main bus connections with hinged load cover with Plexiglas window closed for operation Main circuit breaker 3-pole, 240/480V-1600A with 24V DC shunt trip wired to load door safety switch Current transformers, hard mounted Multiple duplex and twist-lock receptacles with individual circuit breakers Two wire remote start/stop terminals and 120 VAC shore power connection for rapid starting
Enclosure	Sound attenuating, 12 gauge sheet metal enclosure limits overall noise to 77 dB(A) @ 7m (23') Modular panel construction and one piece welded roof design with 2 degree pitch Interior walls and ceilings insulated with flame retardant, precision cut foam materials meeting NFPA220 Black stainless steel pad-lockable latches, doorkeepers on all doors and zinc die-cast hinges/grab handles Single point lifting Painted Cat power module white with Cat rental decals
Engine	EPA approved Tier 4 Interim Cat C13 ATAAC heavy duty diesel engine with ACERT™ technology and Electronic ADEM™ A4 controls
Exhaust System	Cat Clean Emissions Module and integrated silencer with flexible connectors, in separate compartment Axial flow cylindrical muffler included with CEM
Fuel System	520 gal (1970 L) double wall fuel tank, UL142, ULC, and Transport Canada certified, 27 hr runtime @ 75% prime +10% rating, internal fuel fill Fuel cooler, pressure gauge, primary fuel filter with integral water separator, and engine mounted secondary Switch operated, electric priming pump Auxiliary connections for customer supplied fuel transfer system with 6 way fuel transfer valve
Generator	SR4B 450 frame, three-phase, random wound, 12-lead design, permanent magnet excited, 0.750 pitch 240-480 volt link board built into distribution system provides either 480/277 volt or 240/139 volt Coastal insulation protection. Windings impregnated in a triple dip, thermo-setting moisture, oil and acid resisting polyester varnish. Heavy coat of anti-tracking varnish for additional protection. Cat digital voltage regulator (Cat DVR) with VAR/PF control, RFI suppression, exciter diode monitor 120VAC anti-condensation heater
Lube System	Pump, integral oil cooler, lube oil, filter, filler and dipstick, and oil sampling valve Open crankcase breather with 75% filter Oil drain line with internal brass ball valve routed to connection point accessible from exterior 500 hour oil change intervals
Mounting System	Generator set soft mounted to the heavy duty, fabricated steel base frame Skiddable steel base frame with tie down eyes contains integral fuel tank Provides 110% spill containment of all engine fluids
Starting System	Single electric starting motor, 24V Dual 12V (1400 CCA) maintenance free batteries with disconnect switch, battery rack, and cables UL listed, 120 volt single phase jacket water heater with thermostat and shut off valves
General	Canadian Standards Authority (CSA) approved Factory testing of standard generator set Full manufacturer's warranty, O&M manuals
	OPTIONAL EQUIPMENT
Available Options	Tandem axle trailer with electric brakes

X Q 350 RENTAL

TECHNICAL DATA

CAT GENERATOR	CAT DIESEL ENGINE
Frame Size SR4B – 450 Pitch 0.750 No. of poles 4 Excitation Static regulated brushless PM excited Number of bearings Single bearing, close coupled Insulation Class H Temperature rise 105° C Enclosure Drip proof IP23 Overspeed capability – % of rated 125% of rated Voltage regulator 3 phase sensing with Volts-per-Hertz Voltage regulation Less than ± 1/2% voltage gain Adjustable to compensate for engine speed droop and line loss Wave form deviation 3% Telephone Influence Factor (TIF) Less than 50 Harmonic Distortion (THD) Less than 5%	C13 ATAAC, I-6 4-stroke water cooled diesel Bore – mm (in) 130 mm (5.10 in) Stroke – mm (in) 157 mm (6.20 in) Displacement – L (cu in) 12.5 L (763 in ³) Compression ratio 17.0:1 Engine RPM 1500-1800 Aspiration TA Aftercooler type ATAAC Turbocharger Single Fuel system MEUIC Governor type ADEM™ A4 Fuel Requires ULSD

Materials and specifications are subject to change without notice.

Generator Set Technical Data	Units	50Hz	50 Hz	60Hz	60Hz
		Standby	Prime	Standby	Prime
Performance Specification		EM0181	EM0180	EM0179	EM0178
Power Rating	kW (KVA)	308 (385)	280 (350)	350 (437.5)	320 (400)
Lubricating System Oil pan capacity	L (gal)	37 (19.5)	37 (19.5)	37 (19.5)	37 (19.5)
Fuel System					
Fuel consumption					
100% Load	L/hr (gal/hr)	82.1 (21.6)	75.3 (19.8)	95.7 (25.1)	88.0 (23.1)
75% Load	L/hr (gal/hr)	62.4 (16.4)	57.3 (15.1)	73.4 (19.2)	67.9 (17.7)
50% Load	L/hr (gal/hr)	43.9 (11.5)	40.2 (10.6)	52.3 (13.6)	48.6 (12.7)
Fuel Tank Capacity	L (gal)	1970 (520)	1970 (520)	1970 (520)	1970 (520)
Running time @ 75% rating	Hr	31	34	26	29
Cooling System					
Ambient Capability	°C (°F)	43	43	43	43
Engine & Radiator coolant capacity	L (gal)	61 (16.2)	61 (16.2)	61 (16.2)	61 (16.2)
Engine coolant capacity	L (gal)	19 (5.0)	19 (5.0)	19 (5.0)	19 (5.0)
Air Requirements					
Combustion air flow	m ³ /min (cfm)	19.7 (693.2)	18.3 (646.1)	(828.3)	(803.3)
Exhaust System					
Exhaust flow at rated – dry exhaust	m ³ /min (cfm)	13.8 (485.1)	13.1 (460.3)	16.0 (565.7)	15.9 (558.9)
Exhaust temperature at rated kW	°C (°F)	496.4 (924.7)	488.9 (911.8)	473.4 (880)	454.1 (846.9)
Noise Rating (with enclosure)*					
@ 7 meters (23 feet) @ 75% of rating	dB(A)	73	73	74	74
@ 7 meters (23 feet) @ 100% of rating	dB(A)	74	74	76	75
Emissions (Not to exceed data)					
NOx	g/hp-hr	1.42	1.28	1.55	1.56
CO	g/hp-hr	0.08	0.07	0.08	0.07
HC	g/hp-hr	0.01	0.01	0.02	0.02
PM	g/hp-hr	0.02	0.02	0.01	0.02

Model	Length mm (in)	Width mm (in)	Height mm (in)	Weight with Lube oil and Coolant kg (lb)	Weight with fuel, lube oil and coolant Kg (lb)
XQ350 w/o trailer	5080 (208.7)	1524 (60)	2642 (104)	6667 (14700)	8571 (18900)
XQ350 w/ trailer	7206 (283.7)	2591 (102)	3204 (126.1)	8132 (17930)	10036 (22130)

X Q 350 RENTAL

STANDARD FEATURES

FEATURES

- NEMA 2, IP23 dust proof enclosure with hinged lockable door and viewing window
- EMCP 4.2 display
- Panel light on/off switch
- Emergency stop pushbutton
- Lamp test/reset pushbutton
- Voltage adjust potentiometer
- Alarm and shutdown indicators
- Idle /rated switch
- Regeneration alarm indications for DPF 80% soot level and high exhaust temperature
- 50/60 Hz frequency adjustment
- Fuel level display
- Convenient service access for Cat Dealers (service tools not included).

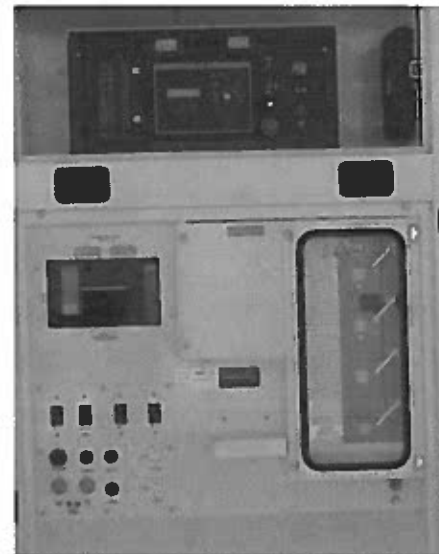
EMCP 4.2 ENGINE OPERATOR INTERFACE

- Controls
 - Run/Auto/Stop
 - Speed Adjust
 - Voltage Adjust
 - Emergency Stop
 - Cycle crank
 - Remote start/stop
- Engine Monitoring:
 - RPM
 - Operating hours
 - Coolant Temperature
 - Crank attempt and successful start counter
 - DC Volts
 - Oil pressure
 - Oil Temperature
- Generator Monitoring:
 - L-L volts, L-N volts, Current (phase)
 - Average volts, Amps, Frequency
 - kW, kVA, kVAR, kW-hr
 - Power Factor (Average, Phase)
 - kW-hr, kVA-hr (total)
 - Excitation voltage and current (with CDVR)
- Shutdowns with common indicating light for:
 - Low oil pressure
 - High Coolant Temp
 - Failure to Start (Overcrank)
 - Emergency stop
 - Overspeed
 - High Oil Temperature
 - Low Coolant level

EMCP 4.2 GENERATOR PROTECTIVE RELAYING

Generator protective features provided by EMCP 4.2

- Generator phase sequence
- Over/Under voltage (27/59)
- Over/Under frequency (81 O/U)
- Reverse Power (kW) (32)
- Reverse Reactive Power (kVAR) (32RV)
- Over current (50/51)



DISTRIBUTION PANEL

- Separate load and control sections
- Access using a hinged padlock-able door
- Main busbar with hinged cover door with a clear Plexiglas window.
- Customer convenience power receptacles protected by miniature circuit breaker:
 - 1 – 240V, 50A California style Twist Lock.
 - 1 – 240V, 20A Twist Lock.
 - 2 – 120V, 20A Ground Fault Interrupters.
 - 2 – 120V, 15A Duplex Receptacles with GFI.

CIRCUIT BREAKER

- Includes DC shunt trip coil activated on any monitored engine or electrical fault,
- 100 KA-interrupting capacity at 1480 VAC.
- Under-voltage release
- 1600A fixed type, 4 poles, generator set mounted

LINK BOARD ASSEMBLY

- High/low voltage output reconnection via movable link board
- Includes switch providing voltage setting input to the EMCP 4.2 for automatic set point configuration

X Q 350 R E N T A L

RATING DEFINITIONS AND CONDITIONS

Meets or Exceeds International Specifications:
CSA 22.0 No. 100, IEC60034-22, ISO3046, ISO8528,
NEMA MG1-22, NEMA MG1-16, UL1004B, NEC, CEC,
2006/42/EEC, 2006/95/EC, 2004/108/EC, 2000/EC/14,
UL142, UL601, IBC CGSB43, API 546, EGSA 101P,
IEEE 43, DEFRA, UL1741, NFPA 99/110, OSHA,
97/68/EC, BS4999, BS5000, IEC60034-5

Fuel Rates are based on fuel oil of 35o API {16oC (60oF)}
gravity having an LHV of 42780 kJ/kg (18390 Btu/lb) when
used at 29oC (85oF) and weighing 838.9 g/liter
(7.001 lb/U.S. gal). Additional ratings may be available for
Specific customer requirements, contact your Caterpillar
Representative for details. For information regarding Low
Sulfur fuel and biodiesel capability and consult your Cat
Dealer.

Standby – Applicable for supplying continuous electrical
power (at variable load) in the event of a utility power failure.
No overload is permitted on these ratings. The generator on
the generator set is peak prime rated (as defined in ISO8528
at 30° C (86° F)).

Ratings are based on SAE J1349 standard conditions.
These ratings also apply at ISO0346 standard
conditions.

Prime – Applicable for supplying continuous
electrical power (at variable load) in lieu of
commercially purchased power. There is no
limitation on the annual hours of operation and the
generator can supply 10% overload power.

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www.Cat-ElectricPower.com

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LEHX0012-00 (06/12)

McElhanney GeoWorks v2 - Mozilla Firefox
geoworks.mcelhanney.net/Geoworks2/Default.aspx

McElhanney
Surveying and Mapping

Search Results **Tools** Legend

Measure ?

Mode: **Area (by points)**

Start Clear

System: Metric Imperial

Area Unit: **Acres**

Perimeter Unit: **Feet**

Specified Polygon:	40.958 ac
Perimeter:	5312.848 ft
Segment 1:	1500.449 ft
Segment 2:	817.730 ft
Segment 3:	312.461 ft
Segment 4:	1273.107 ft

- Click [Start] and click points on map to outline the area to be measured.
- Double click for the last point for the area.
- Starting a new area will erase the previous one.
- To erase the measured area from the map, click [Clear].
- The Units can be changed at any time to convert the results.

50m fence
Stripping
Parking
Camp

WILDFRELAND CATTLE CO. LTD.
DL 53

WILDFRELAND CATTLE CO. LTD.
DL 53

WILDFRELAND CATTLE CO. LTD.
DL 53

1: 7994 | 4027.2 x 2076.9 m | © iVAULT MapGuide 6.1

Archived: Friday, October 26, 2018 8:33:48 AM
From: [Karen Goodings](#)
Sent: Thursday, October 25, 2018 9:01:33 PM
To: Kole Casey
Subject: RE: PRRD TUP # 18-080 Director Review
Sensitivity: Normal

I will move the TUP. No further concerns

From: Kole Casey [mailto:Kole.Casey@prrd.bc.ca]
Sent: October-25-18 3:40 PM
To: Director [Karen Goodings](#)
Cc: PRRD_Internal
Subject: PRRD TUP # 18-080 Director Review

Hello Director Goodings,

Please see the attached PRRD Temporary Use Permit App#18-080 for your two week review.

Thank you

[Kole Casey](#) | South Peace Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: **250-784-3205** |
kole.casey@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



November 8, 2018

Tracker Contracting Ltd.

RR1, Site 16, Comp 65

Fort St. John, BC

V1J 4M6

Office: (250) 785-8953

Fax: (250) 785-8977

Email: admin@trackercontracting.com

Kory Pearson

6/26/2018

RE: Campsite Rec

Cost to supply crew and equipment to put proposed campsite back to bed as requested. For environmental protection, Tracker will seed stripping piles and put up silt fence for any run off water.

\$43,415.00 + applicable tax

Thank you,



Greg Wilson

Tracker Contracting Ltd.

November 8, 2018

Archived: Thursday, June 28, 2018 10:52:16 AM
From: [Kory Pearson](#)
Sent: Friday, June 1, 2018 5:30:27 PM
To: Kole Casey
Subject: Fwd: Reclamation Plan for new work camp (our File No. 18-080)
Sensitivity: Normal

[Kory Pearson](#)
12502610103

Begin forwarded message:

From: Kory Pearson <korypearson@shaw.ca>
Date: May 29, 2018 at 12:08:30 PM MST
To: Greg Wilson <greg@trackercontracting.com>
Subject: Fwd: Reclamation Plan for new work camp (our File No. 18-080)

Kory Pearson
12502610103

Begin forwarded message:

From: Christina Hovey <Christina.Hovey@prrd.bc.ca>
Date: May 23, 2018 at 3:25:11 PM MST
To: Kory Pearson <korypearson@shaw.ca>
Cc: Claire Negrin <Claire.Negrin@prrd.bc.ca>, PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Reclamation Plan for new work camp (our File No. 18-080)

Hi Kory,

Per our conversation we are looking for some addition information from you so that we can proceed with the permit. Can you please provide the following:

- 1) A reclamation plan explaining how the property will be rehabilitated after the camp is removed.
- 2) A quote from a third party for the cost of completing the reclamation work (we will need to require a security deposit).
- 3) Information about how you plan to prevent erosion/silt from entering the Gundy Creek (especially for your stockpiles of soil). This information can be included in the reclamation plan or provided separately.
- 4) When we were talking about the drainage of the property you explained that the previous owner constructed trenches through the property to improve drainage. Can you please confirm this and confirm the locations of the trenches?

Thanks very much,

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner
Phone: 250-785-8084 | christina.hovey@prrd.bc.ca
PEACE RIVER REGIONAL DISTRICT | 9505 100 Avenue, Fort St. John, BC V1J 4N4
Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT

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[<image004.jpg>](#)

November 8, 2018



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

April 30, 2018

RE: Referral – TUP 18-080 (Wildfire/Pearson)

Please note the following considerations:

Please clarify if this application is a renewal or new request to the Regional District. If this is a renewal, please provide the length of time and number of workers permitted by the existing TUP.

The City of Fort St. John is concerned with the possible cumulative impacts of the quantity and placement of work camps in the service area of Fort St. John. The cumulative impacts are not addressed in the referral.

This proposed camp lies in the vicinity of Wonowon and is in proximity to a number of other Temporary Use Permit applications. The City is seeking confirmation of the total number work camps and people within those camps, in the approximate area of Wonowon. Based on PRRD referrals received we estimate that that camps accommodating 6403 people have been approved by the Regional District since 2014.

Based on the information provided, we note the City of Fort St. John is the closest major service centre for these approved camps.

Providing water services to these camps may rely on a municipal water source. The City is concerned with the continued reliance of water from customers outside the municipal boundary who may rely on municipal water as their permanent water source solution. Although the application indicates water will be hauled from Fort Nelson, the camp provider has submitted with their application that they hold a bulk commercial water account with the City of Fort St. John.

As the nearest major service centre, the City is concerned of impacts to road infrastructure. The City is seeking clarification of MOTI's acceptance of the proposed camp and its potential impact of traffic generation on the Alaska Highway.


The City is concerned with ensuring the levels health services and RCMP services are given appropriate compensation/consideration, and are not diminished for the City's permanent population as a result of the cumulative number of workers in these work camps.

Sincerely,

Renee Jamurat, Planning Manager
City of Fort St. John

November 8, 2018

www.fortstjohn.ca

Archived: Friday, August 24, 2018 10:10:53 AM
From: Christina Hovey
Sent: Friday, May 18, 2018 2:37:42 PM
To: 'Renee Jamurat'
Cc: Charlene Jackson; PRRD_Internal; Claire Negrin
Subject: RE: Referral - TUP No. 18-080
Sensitivity: Normal
Attachments:
 Mile 109 intersection (2018-01803 and 2018-01802).msg 

Hi Renee,

Sorry again for the slow response on this! Please note the following in response to your letters:

- This application is for a new work camp. There is an existing work camp a few km down the same road.
- Regarding transportation, the purpose of the camp is to serve work sites in the immediate area of Gundy Creek. We asked the MoTI to look up the highway improvements that have already been completed at the intersection with Highway 97. They provided the following information:
 - The work was completed in 2015 and was for a “full movement intersection” “right decal, left turn bay, right accel”. They indicated that they would only request additional improvements to the intersection if a 4th leg was proposed opposite the Mile 109 Road.
- Please note that PRRD is currently working to develop potable water tank loader stations within Electoral Area B (<https://prrd.bc.ca/services/water-sewer/>). There are five locations to be constructed/upgraded in 2018. The nearest location to Wonowon is in Buick Creek. While these stations have not been designed for bulk water tankers, we anticipate these stations may relieve some pressure on other systems.
- Please note that the MoTI, RCMP, and Northern Health have also been circulated on this proposal.

Please feel free to give me a call if you would like to discuss this further.

Thanks & Have a great weekend!

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner
 Phone: 250-785-8084 | christina.hovey@prrd.bc.ca | www.prrd.bc.ca



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From: Renee Jamurat [mailto:RJamurat@fortstjohn.ca]
Sent: Monday, April 30, 2018 12:09 PM
To: Christina Hovey <Christina.Hovey@prrd.bc.ca>
Cc: Charlene Jackson <CJackson@fortstjohn.ca>
Subject: RE: Referral - TUP No. 18-080



Hi Christina,

Here's our response attached. I've noted a couple items to clarify for information.

Regards,

Renee Jamurat, MCIP RPP
 Planning Manager – Development Services Dept.
 City of Fort St. John (Beaton Building)
 Direct line 250 787 5786
 Fax 250 787 8180
 10631 100 Street | Fort St. John, BC | V1J 3Z5

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November 8, 2018

Archived: Friday, August 24, 2018 10:11:13 AM
From: [TRAN Peace Development Approvals TRAN:EX](#)
Sent: Wednesday, May 2, 2018 12:21:40 PM
To: Christina Hovey
Cc: Bahm, Beth TRAN:EX
Subject: Mile 109 intersection (2018-01803 and 2018-01802)
Response requested: No
Sensitivity: Normal

Hi Christina,
We pulled the Mile 109 file to check on some dates and what was completed for road construction. A Road Works permit was issued to Shell Canada Limited in the fall of 2015. We are pulling the record drawings to confirm what was constructed on the ground but a full movement intersection was proposed (right decel, left turn bay, right accel). Short of installing signal lights (which would likely never be warranted), there are not much more improvements we can request at this intersection unless a 4th leg was proposed on the east (north) side of the road. Hope this info helps!

Peace District Development Approvals
Ministry of Transportation and Infrastructure
Main Line: 250-787-3237
300-10003-110 Ave
Fort St. John, BC V1J 6M7
DevApps.FSJ@gov.bc.ca



Insert Date

FCBC File #

Insert appropriate recipient/address

Re: Information to Avoid/Minimize Impacts to Environmental Values

Dear Sir/Ms,

Your recently submitted application to insert proposed activity has been reviewed by Northeast Region Front Counter BC staff and determined to be of low risk to known fish and wildlife populations and/or the habitat they occupy.

To ensure your proposed activity does have minimal impact, please review Guideline and Best Management Practice (BMP) documents *that are applicable* to your activity. These documents provide suggested practices, that when implemented, will assist you in avoiding and/or minimizing impacts to environmental values associated with your proposed activities.

Regional Guideline and BMP documents are available at:

<http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/regional-wildlife/northeast>.

Provincial Guideline and BMP documents are available at:

<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>.

Please note that these sites are routinely updated. Prior to commencing work, it is recommended that you check the weblinks above to see if relevant Guideline or BMP document(s) have been revised or added.

Environmental Mitigation Policy

The Environmental Mitigation Policy for BC is intended to support decision-making in the natural resource sector. The purpose is to provide a consistent approach and guidance for provincial staff, decision-makers and proponents in all areas of the natural resource sector. The policy and associated Procedures provide details on the mitigation hierarchy and corresponding types of mitigation measures: all measures should be considered and applied before moving to the next level on the hierarchy. These levels are: 1) Avoid: preferable to avoid any impacts on the ecosystem value; 2) Mitigate: minimize impacts to value; 3) Restore: restore on-site the values that have been impacted; and 4) Offset: offsetting impacts is a last resort. This component of the mitigation hierarchy is currently being built out. The EMP also provides a standardized approach to assessing impacts to a value. The policy is available at: <http://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/policy-legislation/environmental-mitigation-policy>.

Timing of Activities

To reduce the risk of adverse impacts your activity may have on fish and wildlife species during sensitive life requisite periods (e.g. waterbird nesting, fish spawning, caribou calving) and to avoid contraventions under relevant pieces of provincial and/or federal legislation (e.g. provincial *Wildlife and Water Acts*, federal *Fisheries Act*), it is advisable that you undertake activities within the appropriate least risk window. The above mentioned Regional Guideline and BMP weblink provides a “Least Risk Windows.pdf” for your reference and planning use.

Vegetation removal, if occurring during a critical window can negatively impact a number of fish and wildlife species, in particular, birds species. Birds in Canada are protected under provincial and territorial statute (i.e. *Wildlife Act*), in addition to the federal *Migratory Birds Convention Act (MBCA)* and it’s *Migratory Birds Regulations (MBR)*.

Section 34 of the BC *Wildlife Act* stipulates:

- 34** *A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys*
- (a) *a bird or its egg,*
 - (b) *the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or*
 - (c) *the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.*

The *MBCA* and *MBR* also have general prohibitions against the disturbance and destruction of nests, eggs and the depositing of harmful substances into areas frequented by migratory birds. Migratory birds, the nests of migratory birds and/or their eggs can be inadvertently harmed or disturbed (often referred to as incidental take) as a result of many activities – including, but not limited to, clearing trees and other vegetation and draining or flooding land. As such, to minimize the possibility of contravening this federal law, you are advised to exhibit due diligence in regards to your responsibilities under the *MBCA* and *MBR* and review the direction on the following Environment Canada website: <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=C51C415F-1>.

In the event that working within a critical window for any species is unavoidable, you should contact an appropriate qualified professional (eg. Registered Professional Biologist with BC accreditation) to discuss with you alternatives, potential mitigation and monitoring plans.

Works In and Around Watercourses

For proposed work in and around watercourses (e.g. wetlands, seasonal or dry creeks, streams, rivers, lakes), you *must* comply with all applicable federal, provincial and municipal enactments (e.g. federal *Fisheries Act*, provincial *Water Act* etc.).

One of the most important pieces of legislation regarding the conservation and protection of fish and fish habitat in Canada is the federal *Fisheries Act*. The *Fisheries Act* requires that projects avoid causing [serious harm to fish](#) unless authorized by the Minister of Fisheries and Oceans Canada. This applies to work being conducted in or near waterbodies that support fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support such a fishery. Prior to commencing work, it is your responsibility to determine whether or not your project needs to be reviewed by the Department of

Fisheries and Oceans Canada. More information about this matter is available on-line at: <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>.

Please be advised that on February 29, 2016, the *Water Sustainability Act* (WSA) and its regulations were passed through legislation in BC. The former *Water Act* and its regulations have been repealed and replaced by the WSA. The WSA has introduced a number of significant changes to the policy, regulatory and operational aspects of water management in BC. Of note, under the WSA, deleterious substances cannot be added to a waterbody, groundwater used for non-domestic uses will now require a fee, and wetlands have been further defined. Visit www.gov.bc.ca/water for links to the Act, the regulations and to access public information resources to ensure that your activities are in compliance with the WSA.

To help inform you of fish and fish habitat values in your project area, you can consult HabitatWizard, which is accessible at: <http://www.env.gov.bc.ca/habwiz/>.

Rare and Endangered Species

The distribution of rare and endangered plant and animal species can change over time. To ensure your activities do not adversely impact a rare and endangered species, it is advisable that you consult the Conservation Data Centre (<http://www.env.gov.bc.ca/cdc/>) to determine the occurrence of rare and endangered plants and animals in your project area. If your activities are deemed to physically overlap with a rare and endangered species occurrence or are in close proximity to such an occurrence to have an indirect project effect on the species, it is recommended that a qualified professional undertake appropriate field studies (as required), prior to commencement of on-the-ground activities, to confirm the species occurrence, abundance and distribution and if necessary, develop relevant mitigation plans to avoid/minimize impacts to subject animal or plant species.

Land and Resource Management Plans (LRMP's)

Several LRMP's exist for the Northeast Region. These documents outline a strategic planning framework for resource development while providing for the protection of environmental and recreation resource values through the creation and implementation of objectives and strategies to manage and maintain these values over the planning area. You are advised to review the relevant LRMP for your project area and consider that guidance in your planning of activities. The Fort St. John, Dawson Creek and Fort Nelson LRMP's are available at: <https://www.for.gov.bc.ca/tasb/slrp/>.

Reclamation and Invasive Plant Management

It is recommended that all disturbed areas associated with your project be reclaimed as soon as possible to ensure sites are stable and erosion does not become a project concern. Re-establishing vegetation on exposed soils will also greatly assist with invasive plant management. The Peace-Liard Re-Vegetation Manual is a good reference for revegetation in northeast B.C. and should be consulted if you require guidance for revegetation planning, native plant material, seed mixes, seeding equipment and timing and rates for planting or other aspects of revegetation. This manual is available on line at:

http://prrd.bc.ca/wp-content/uploads/2014/12/NEIPC_Reveg_manual_PeaceLiard_April2010_002.pdf. In addition, a variety of sector specific invasive plant BMP's are available on the Peace River Regional Districts (PRRD) website at: <http://prrd.bc.ca/services/invasive-plants/>.

Environmental protection and stewardship is the responsibility of all British Columbians and utilizing the above noted information will support this undertaking.

Sincerely,



Kerry Harvey RPBio
Senior Ecosystem Biologist
Environmental Stewardship Division
Ministry of Forests, Lands, Natural Resource Operations & Rural Development - Northeast Region



PEACE RIVER REGIONAL DISTRICT TEMPORARY USE PERMIT NO. 18-080 (TUP)

ISSUED TO: Name: Wildfire Land & Cattle Co. Ltd.
Address: RR1 Site 16 Comp 65 RR1 LCD Main
Fort St. John, BC, V1J 4M6

- A. 1. Property affected: NE ¼ of District Lot 63, PRD PID: 014-746-671
2. Official Community Plan: Peace River Regional District Rural OCP Bylaw No. 1940, 2011; Designation: 'Agricultural-Rural'
3. Zoning Bylaw: PRRD Zoning Bylaw No. 1000, 1996; 'A-2 (Large Agricultural Holdings Zone)'
- B. Development upon the land referenced in this permit shall conform to the following specifications and terms:
1. This *Temporary Use Permit* is valid up to and including the **DAY/MONTH/2019**, at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
 2. The property referenced in Item A (1) above may be used for the following Temporary purposes in addition to those permitted by the zoning applicable to the property:
 - i. **Operation of a work camp for 365 people, with a total site area of 16.6 ha (41 acres) as shown in the shaded area of Schedule 'A'.**
 3. The conditions under which the Temporary Use must be carried out are as follows:
 - ii. Permit to be posted on site for its duration;
 - iii. Compliance with all statutory and by-law requirements;
 - iv. The temporary use may occur on the noted area of the property as shown on Schedule 'A' attached to and forming a part of this permit;
 - v. That all striping piles be properly seeded and silt fencing be properly placed as to control erosion and contaminate avoidance measures into the Gundy Creek prior to construction and operation of the worker camp.
 - vi. As per the letter from Tracker Contracting Ltd. Dated June 26, 2018 (Schedule C), a provision of security in the amount of \$43,415.00 was received on **DAY/MONTH/, 2018** to ensure the reclamation of the property. Should the reclamation work not be completed within 90 days of the expiration of the permit, the Peace River Regional District may claim the security for the performance of any uncompleted work.
 4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or bylaw and such noncompliance is not specifically permitted by this Temporary Use Permit.
 5. THIS IS **NOT** A BUILDING PERMIT.

Issued this _____ day of _____, 20__.

November 8, 2018

This permit is authorized by Peace River Regional District Board Resolution No. _____
passed on the DAY of MONTH, 2018.

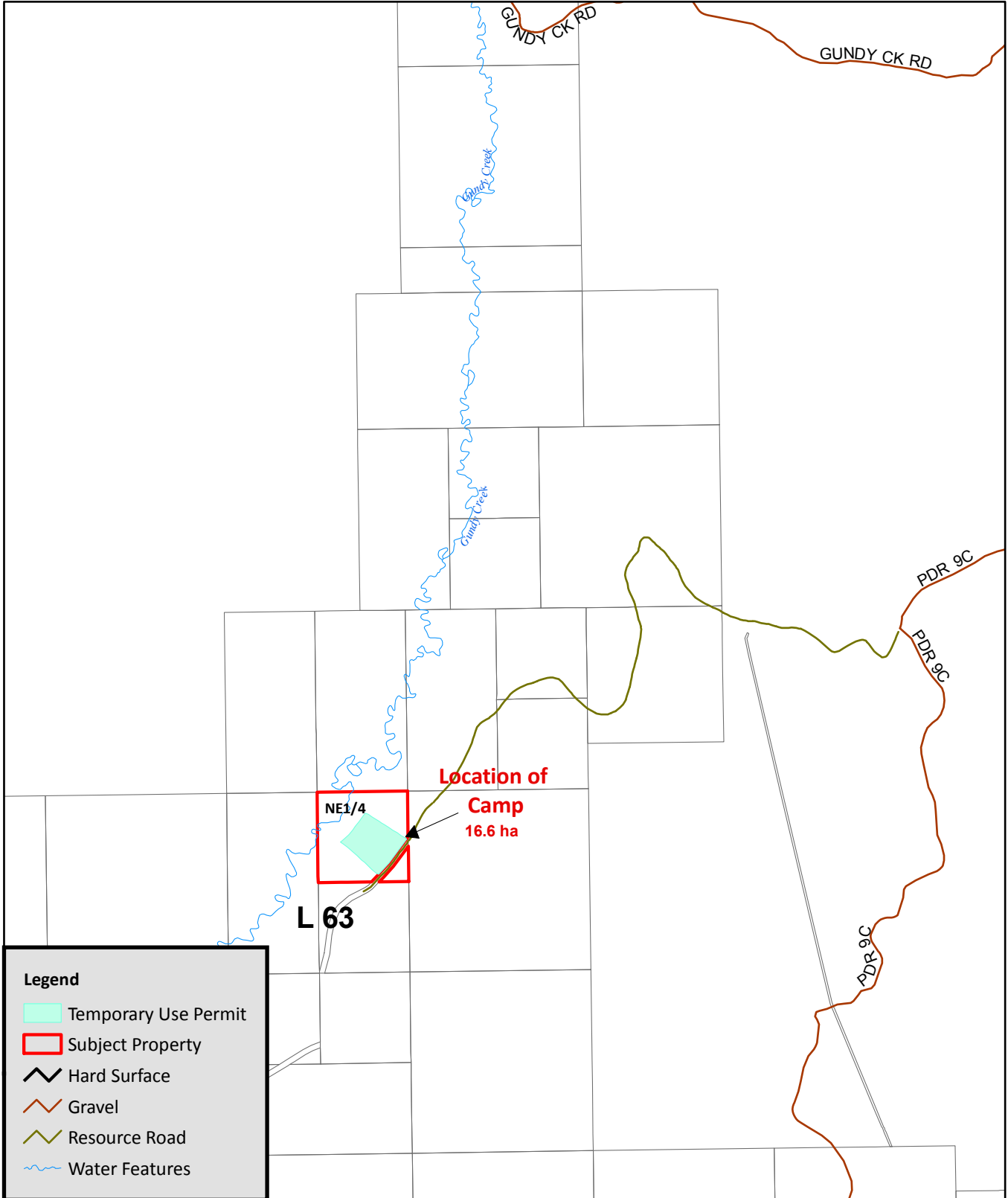
Authorized Signatory

Schedule 'A' (Map) is attached to and forms part of the Temporary Use Permit.
Schedule 'B' (General Site Plan) is attached to and forms part of the Temporary Use Permit.
Schedule 'C' (Third Party Reclamation letter) is attached to and forms part of this Temporary Use Permit.

DRAFT



Peace River Regional District
SCHEDULE "A"
Temporary Use Permit
No. 18-080

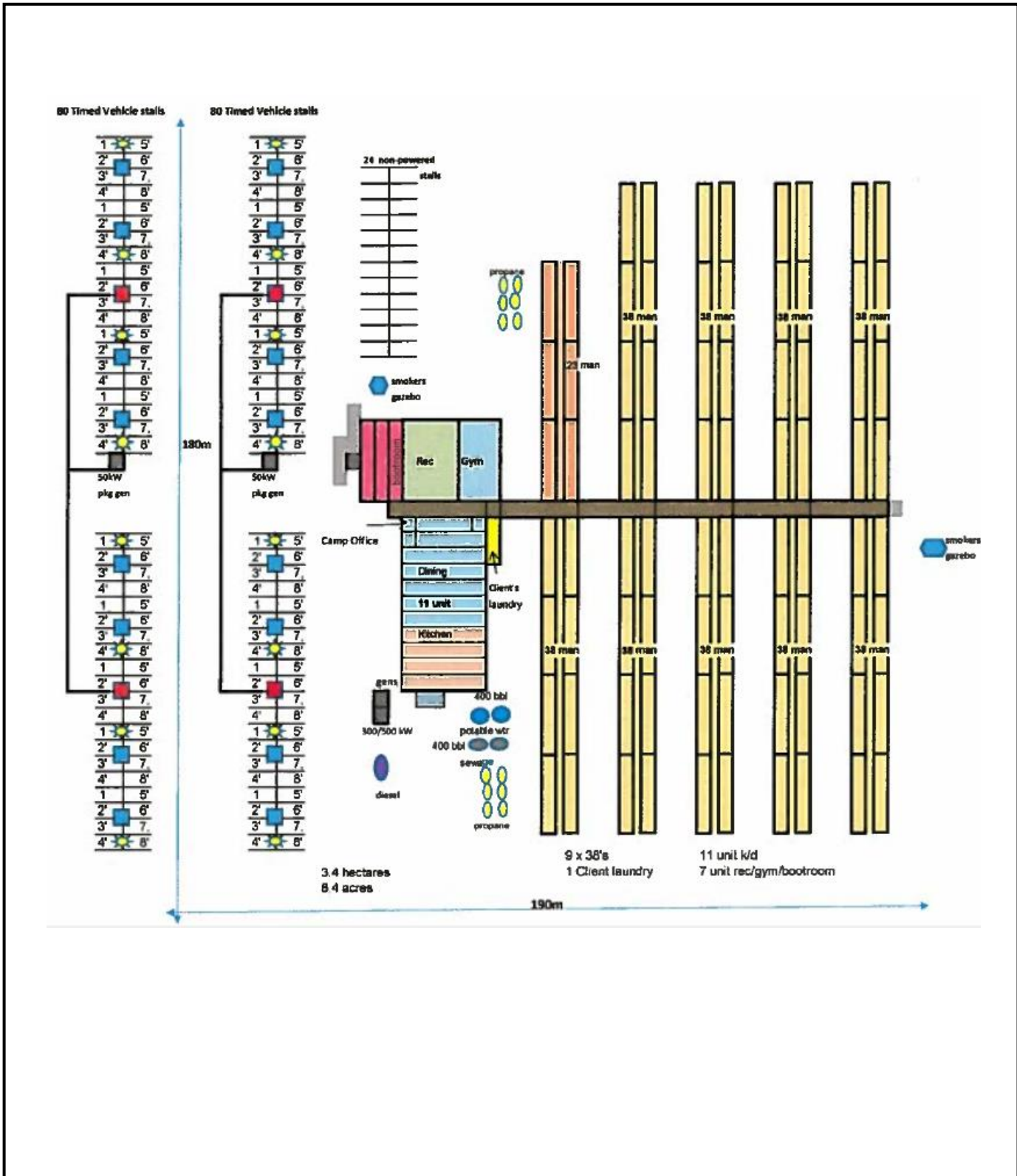


Legend

- Temporary Use Permit
- Subject Property
- Hard Surface
- Gravel
- Resource Road
- Water Features



Peace River Regional District
 Temporary Use Permit
 No: 18-080
SCHEDULE "B"





Peace River Regional District
Temporary Use Permit
No: 18-080
SCHEDULE "C"

Tracker Contracting Ltd.

RR1, Site 16, Comp 65
Fort St. John, BC
V1J 4M6
Office: (250) 785-8953
Fax: (250) 785-8977
Email: admin@trackercontracting.com

Kory Pearson

6/26/2018

RE: Campsite Rec

Cost to supply crew and equipment to put proposed campsite back to bed as requested. For environmental protection, Tracker will seed stripping piles and put up silt fence for any run off water.

\$43,415.00 + applicable tax

Thank you,

A handwritten signature in black ink that reads "Greg Wilson". The signature is written in a cursive, flowing style.

Greg Wilson
Tracker Contracting Ltd.

November 8, 2018