



PEACE RIVER REGIONAL DISTRICT

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

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☒ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☒ 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)
Two Bit Developments Inc.	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
	ha./acres
District Lot 1371, Peace River District Except Plan 28971	45.14 ha
	ha./acres
	ha./acres
	TOTAL AREA 45.14 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 19.3 ha of the property

☐ 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 a cardlock facility on a 18.2 ha section of the property that were initially developed under temporary work permits (Camp - TUP 15-046; Card lock - TUP 18-096).

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

(a) North Open camp, hotel, restaurant, fuel sales

(b) East Historically cleared land

(c) South Historically cleared land

(d) West Historically cleared land

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 provides economic income and employment in the Pink Mountain area. 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:

The camp operator, has licenses and agreements in place for the storage and disposal of sewage generated by the camp. The sewage is temporarily stored in tanks and then trucked out.

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

The camp operator has accounts with the cities of Fort Nelson and Fort St. John for bulk water purchases. Bulk water is delivered by truck and stored in cisterns on site.

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

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

Signature of Owner

November 2, 2020
Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

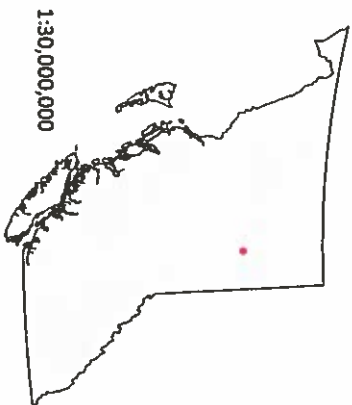
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

See attached agent authorization.

I / We	and	hereby
authorize		
(name)	Blackbird Environmental Ltd.	to act on my/our behalf regarding this application.
Agent address: #10, 10421 100th St.		
Telephone:		Fax: Email:
Signature of Owner: See attached page		Date:
Signature of Owner:		Date:

Two Bit Developments Inc.

District Lot 1371
Work Camp and Cardlock
Site Sketch



Horizontal Scale 1:5,000



Map to scale when plotted on a page 280 mm x 432 mm (tabloid)

Legend

- Road Network Paved
- Road Network Rough
- FWA Stream Network
- Application Area
- Parcel Boundaries
- Existing Developments
 - Cardlock Service Area
 - Work Camp Buildings
 - Work Camp Utilities Area (Containing Water and Sewer Tanks)

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: Unknown
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.

Our File:	20055	PRRD File:	TBD	Revision #:	0
Client File:	n/a	GIS:	AM	Date:	Nov. 2, 2020



blackbird
Fort St. John, BC
250.793.7262

Figure 1

