



PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fs@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Application for Development

1. TYPE OF APPLICATION

<input type="checkbox"/>	Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/>	Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/>	Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/>	Temporary Use Permit*	\$ 500.00
<input type="checkbox"/>	Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/>	Development Permit #	\$ 165.00
<input checked="" type="checkbox"/>	Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/>	Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
--------------------------	--	-------------

2. PLEASE PRINT

Property Owner's Name Canfor Forest Products Ltd.	Authorized Agent of Owner (if applicable) Mike Adams, Plant Manager
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
Part 1 S Section 33 Township 83 Range 18 Meridian Land District 44 Except Plan		ha./acres
PGP33226 & EXC PL H660 BCP16491 BCP39566 & BCP39567 PID: 012-955-213	54.86	ha./acres
		ha./acres
	TOTAL AREA	54.86 ha./acres

4. Civic Address or location of property: 9312 259 Road Fort St John BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

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:

To build a building extension flush off a preexisting building, which encroaches within the 7M setback from the property line.

(see drawings for exact measurements)

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. 1870, 2009 Section No. 13

6. Describe the existing use and buildings on the subject property:

Functioning sawmill operation with logyard, weigh-scales, sawmill, planer mill, lumber storage, shipping facility and administrative offices.

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

(a) North Continuation of Canfor sawmill operation, owned by Canfor.

(b) East Series of residential and commercial lots, including small acreages mixed with trucking outfits.

(c) South CN owned rail line, then LP OSB plant.

(d) West Continuation of Canfor logyard, owned by Canfor.

8. Describe your proposal. Attach a separate sheet if necessary:

Expanding the south east corner of the existing planer mill building. Expanding 55' south off of the southern facing wall, flush with the western facing wall. The expansion will extend 44' wide, flush with the existing building. The building extension will be 3' taller to account for snow/rain drainage. The building materials will conform with those of the existing building.

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

The extension is needed to house equipment upgrades. The extension is needed in exactly that spot, so the equipment can connect to the existing production line with necessary clearance. This committed \$5Million improvement project is pivotal to Canfor's Fort St John division's ability to remain competitive in the industry.

10. Describe the proposed and/or existing means of sewage disposal for the property:

There will be no need for sewage disposal in this section of the building.
The existing building runs in part by lagoon and in part by a septic system which requires a sewage truck for disposal.

11. Describe the proposed and/or existing means of water supply for the property:

Water is supplied by existing wells, which services the rest of the mill.
The additional emergency sprinklers would be tied into the existing well water supply.


THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
- (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey 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

July 22 2021

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.

I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

Tp83

Rge18

W6M

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
SHOWING PROPOSED BUILDING ADDITION
THE SOUTH 1/2 OF SECTION 33 TOWNSHIP 83 RANGE 18
W6M PEACE RIVER DISTRICT EXCEPT PLANS 33226, H660,
BCP16491, BCP39566 AND BCP39567**

LOT 1
PLAN 21552

SEC 33

SEC 34

LOT 1
PLAN 11543

CIVIC ADDRESS:
9312 259 ROAD
PRRD, BC
PID: 012-955-213

PARCEL MAY BE AFFECTED BY THE FOLLOWING
CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
LEGAL NOTATION
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE
DERIVED FROM BCP16491
ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS.
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED
STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF
THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED
TO DEFINE PROPERTY LINES OR CORNERS.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND
IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR
CONSENT OF McELHANNEY GEOMATICS.
© THIS PLAN IS PROTECTED BY COPYRIGHT.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO
LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS.
UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED
THIS 20th DAY OF JULY, 2021.

[Redacted Signature]
STAO BCLS #882

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

SCALE 1:250



Existing Building
(Planer Building)

Building Addition

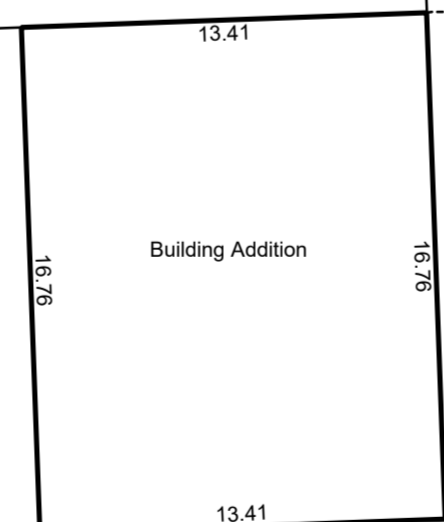
THE SOUTH 1/2 OF SEC 33
EXCEPT PLANS 33226, H660, BCP16491,
BCP39566 AND
BCP39567


(259 RD)
ROAD
LUMBER
SWASON

3.77

3.50

3.42



JOB: 3111-26740		DD/MM/YY: 20/07/21	
DRAFTED BY:		McElhanney Associates Land Surveying Ltd. 8808 - Northern Lights Drive Fort St. John, BC Phone: (250)787-0356	
SURVEYED BY: AC			
CHECKED BY: EH			
REVISION: 0			