



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.fsj@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☒ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☐ 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.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name Terry and Mary Tylosky	Authorized Agent of Owner (if applicable) Steven Gillen, Strong Pine Energy Services Inc.
Address of Owner [REDACTED]	Address of Agent 505-230 22nd St. E
City/Town/Village: [REDACTED]	City/Town/Village: Saskatoon
Postal Code [REDACTED]	Postal Code: S7K0E9
Telephone Number: [REDACTED]	Telephone Number: 587-894-1258
E-mail: [REDACTED]	E-mail: sgillen@strongpineenergyservices.com

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	
NW 1/4 OF SEC 11 TP 83 R 18 W6M PEACE RIVER EXC PL A1640	62.69	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 62.69	ha./acres

4. Civic Address or location of property:

6109 Todd Road, Baldonnel, V06 1C3

VOC 1C3

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: Bylaw No. 1343, 2001 (A-2)

Proposed zone: _____

Text amendment: Sand Storage and Rail Transload

☐ 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:

Rural Residential - the parcel currently has one 1,200 square foot house located in the northeast corner along with a smaller shop/garage and other outbuildings including storage sheds.

There is also a lagoon near the home, and two other man-made water bodies, as well as a small and old barn used to provide shelter for a horse.

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

(a) North Residential - Two residential homes separated by an orphaned oil and gas well site with forested Crown land to the west of these properties.

(b) East Agriculture/Farm - Pastureland, forage cropland, and a cattle farm with forested land and two residential homes along with a B.C. Hydro transmission station.

(c) South Agriculture/Farm - Cropland with a suspended oil and gas well site owned by Crew Energy Inc.

(d) West Unused - Steep hillside and a forested valley.

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

The proposed Baldonnel Sand Transload consists of a dual rail loop track that is designed to receive unit trains of sand, while the silos and conveyance system on the proposed site are designed to transfer sand from railcars into the silos for storage and eventual transfer to trucks to be shipped to oil and gas well sites.

The proposed site is simply a bulk sand storage and rail-to-truck transload facility where no processing will occur on site. See attached documents for further description.

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

The reason for this proposed development is to reduce regional transportation impacts associated with supplying sand to oil and gas producers in northeast British Columbia.

The proposal has support from all residents adjacent to the parcel, where Strong Pine has entered into Agreements of Support with these residents to mitigate, accommodate, and compensate them as it relates to any potential impacts that the proposed development may have on adjacent residents and their property.

The proposed development is expected to substantially reduce overall truck kilometers travelled to service northeast BC oil and gas wells. As well, given the close proximity of the site to the Alaska Highway, the proposed development also seeks to minimize impacts to the regions rural roads.

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

The existing means of sewage disposal for the property is via a lagoon.

The proposed means of sewage disposal for the project is via an on-site sewage disposal system (i.e. septic tank) and will be developed in accordance with the provincial Public Health Act.

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

Since the proposal is simply a sand storage and transload facility, where no processing will be taking place, there is no need for extensive water supply to the proposed site.

The only water planned to be used on site will be for personal drinking consumption (i.e. Culligan Water) and for sewage disposal, where Strong Pine plans to import these water needs to the site.

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 correct to the best of our knowledge, a true statement of the facts related to this application.

[Redacted Signature]

Feb 3, 2023

Date signed

Feb 3, 2023

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 <u>Terry Tylosky</u> and <u>Mary Tylosky</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>Strong Pine Energy Services Inc.</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner	Date: Feb 3, 2023
Signature of Owner	Date: Feb 3, 2023



CONTAMINATED SITE DECLARATION FORM

I, Terry Tylosky & Mary Tylosky, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

NW 1/4 OF SEC 11 TP 83 R 18 W6M PEACE RIVER EXC PL A 1640

Please check only one:

☒ I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation

03 / 02 / 2023 /
dd mm yyyy

03 / 02 / 2023 /
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

Section 6 – Public Notice Sign Requirements

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
 - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
 - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
 - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
 - g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
 - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
 - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.