



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

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input checked="" 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 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
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2. PLEASE PRINT

Property Owner's Name 0930050 BC LTD [Joffre Jorgenson]	Authorized Agent of Owner (if applicable) Tryon Land Surveying [Kathleen Lush]
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
LOT 2 SECTION 25 TWP 83 RANGE 19 W6M PRD PLAN 8973	1.67ha (4.13ac) ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 1.67ha (4.13ac) ha./acres

4. Civic Address or location of property: 8362 - 265 Road, Fort St John

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: LSI

Proposed OCP designation: Heavy Industrial

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: I-1

Proposed zone: I-2

Text amendment: _____

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:

The existing shop is used for mechanical work. There is office space in the same building that is currently unused.

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

(a) North Light Industrial

(b) East Light Industrial

(c) South Residential

(d) West Light Industrial

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

The applicant operates an oilfield services company on the property. They would like to install a wash pad to wash wellsite and pipeline equipment that has been decommissioned. The waste generated from the washing would be classified as NORM, specifically 'scales' and sand from scrap metal, and oil and grease. The waste would be collected in a suitable containment tank until they had about 12-14m³ in volume, at which point it would be transported to the Silverberry waste disposal facility north of Fort St. John. No waste would be received from offsite.

*A Development Permit application is being submitted concurrently.

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

The proposal suits the area that is currently largely industrial.

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

The property has a septic tank. No changes proposed.

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

The property has a cistern. No changes proposed.

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.

Name: Joffre Jorgenson

Phone Number: [redacted]

Title: Co-Owner

Cellular Phone: [redacted]

Company: 0960724 B.C. LTD.

Facsimile: [redacted]

Address: [redacted]

[redacted]

[redacted]

Postal Code: [redacted]

Email Address: [redacted]

Date: November 7, 2022

To Whom It May Concern:

Re: DEVELOPMENT PERMITTING FOR LOT 2 SECTION 25 TOWNSHIP 83 RANGE 19 W6M PRD PLAN 8973
PID 013-000-853

Please accept this letter as my authorization for Trvon Land Surveying Ltd. to act as my/our agent in the above captioned permitting

Thank you.

Yours truly,

Signed by: [redacted] Joffre Jorgenson

Title: Co-Owner

Company: 0960724 B.C. LTD.

TRANSPARENCY REGISTER

0960724 B.C. LTD.

Last Updated: **JANUARY 14, 2021**

COPY

Full Name and last known Address of Individual	Date of Birth	Canadian [complete (1) or (2)]		Country/ State, if Not a Canadian Citizen	Resident of Canada for Income Tax Act purposes	Description of how the Individual is a Significant Individual	Date of Becoming Significant Individual	Date of Ceasing to be Significant Individual
		(1) Citizen	(2) Permanent Resident					
Troy Hebert [REDACTED]	1970/02/07	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Registered owner of significant number of shares	2013/01/23	
Joffre Jorgenson [REDACTED]	1978/11/09	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Indirect control of significant number of shares	2013/01/23	
<input type="checkbox"/> There are no individuals who are significant individuals								

Steps Taken to Obtain and Confirm Information

Name of Significant Individual	Steps Taken	Date
Troy Hebert	Confirmed by mail	December 11, 2020
Joffre Jorgenson	Confirmed by mail	December 11, 2020

**SCHEDULE 1
SITE DISCLOSURE STATEMENT**

I. CONTACT INFORMATION

A. Site Owner (s) or operator (s), as applicable (add extra pages, if necessary)

Last Name

First Name (s)

Jorgenson

Joffre

Company (if applicable)

0930050 BC LTD, INC NO BC0930050

Owner/Operator Address

[REDACTED]

City

Province/State

[REDACTED]

[REDACTED]

Country

Postal/Zip Code

[REDACTED]

[REDACTED]

Telephone ###-###-####

Email

[REDACTED]

[REDACTED]

B. Person Completing Site Disclosure Statement (Leave blank if same as above):

Agent authorized to complete form on behalf of the owner or operator

Last Name

First Name

Company (if applicable)

C. Person to Contact Regarding the Site Disclosure Statement:

Last Name

First Name (s)

AS ABOVE

Company (if applicable)

Mailing Address

City

Province/State

Country

Postal/Zip Code

Telephone ###-###-####

Email

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude	Degrees	56	Minutes	13	Seconds	46.93
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Longitude	Degrees	120	Minutes	50	Seconds	56.14
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Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

Site Address (or nearest street name/intersection if no address assigned)

8362 - 265 ROAD

City

FORT ST JOHN

Postal Code

V1J 8K5

PID numbers and associated legal descriptions.

PID	Land Description
013-000-853	LOT 2 SECTION 25 TWP 83 RG 19 W6M PRD PLAN 8973

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable).

PIN	Land Description

(and, if available)

Crown Land File Numbers

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III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

Has the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?

YES NO

If you answered YES to the question above, please indicate below, in the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description
E	Miscellaneous industries, operations or activities
	1. appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
A	2. chemical manufacturing, bulk storage, shipping or handling

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

Equipment storage, equipment repair and equipment cleaning
 Packaged chemical storage, shipping and handling

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

Environmental Management Act
 CONTAMINATED SITES REGULATION
 B.C. Reg. 375/96

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (Attach extra pages, if necessary):

V. DECLARATIONS

1. Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

Yes If yes, indicate which exemption applies

No

2. Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

Under Order Foreclosure CCAA Proceedings BIA Proceedings

Decommissioning Ceasing operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

Signature

Date Signed (YYYY-MM-DD)

Reason for submission (Please check one or more of the following)

Building permit

Subdivision

Zoning

Development permit

Approving Authority Contact Information

Name

Agency

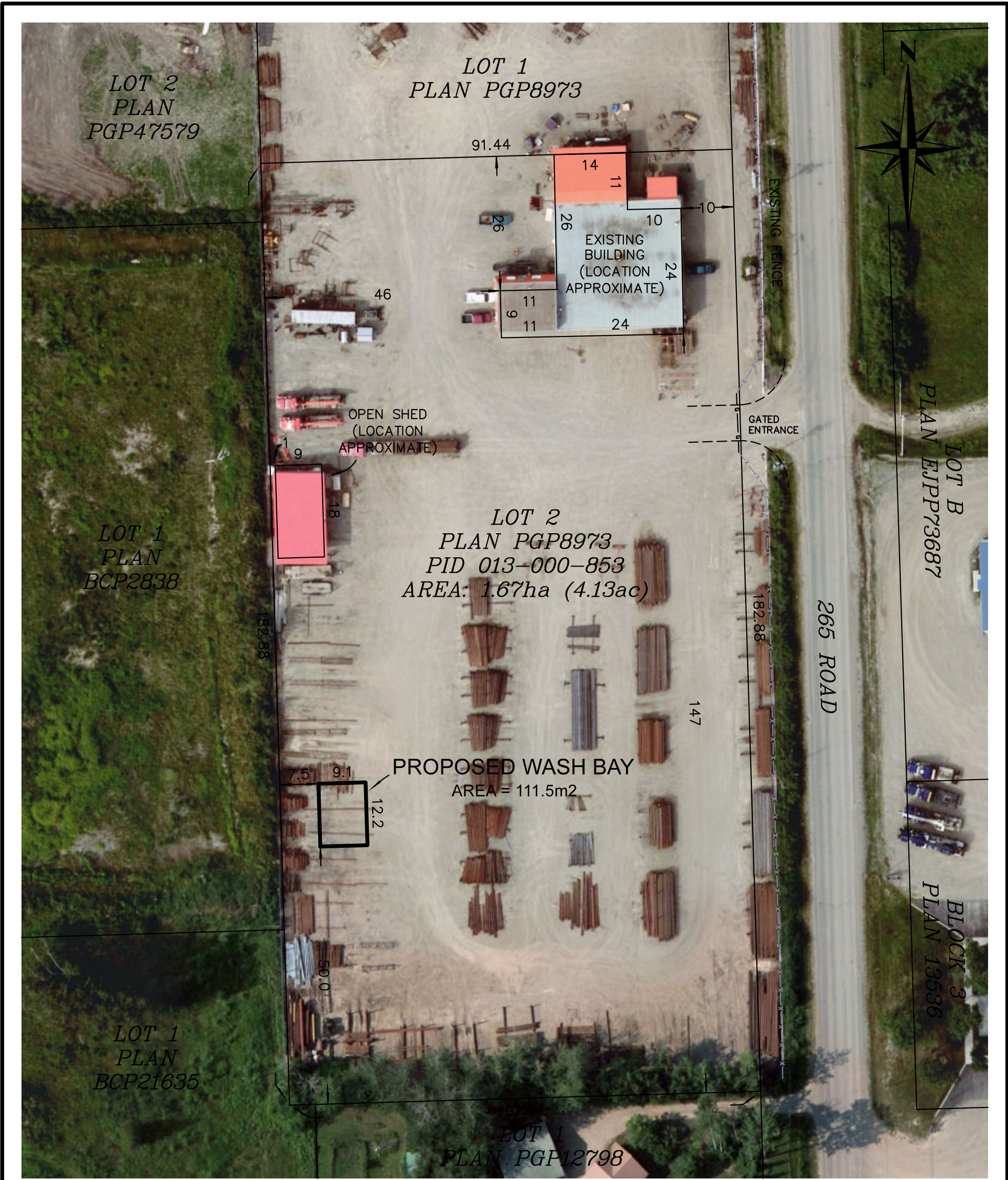
Address

Telephone ###-###-####

E-mail

Date Received (YYYY-MM-DD)

Date Submitted to registrar (YYYY-MM-DD)



**SITE PLAN FOR PROPOSED DEVELOPMENT
 WITHIN LOT 2
 SECTION 25 TOWNSHIP 83 RANGE 19 W6M
 PEACE RIVER DISTRICT PLAN PGP8973**

BCGS 94A.026
 P.I.D. 013-000-853

0930050BC LTD.

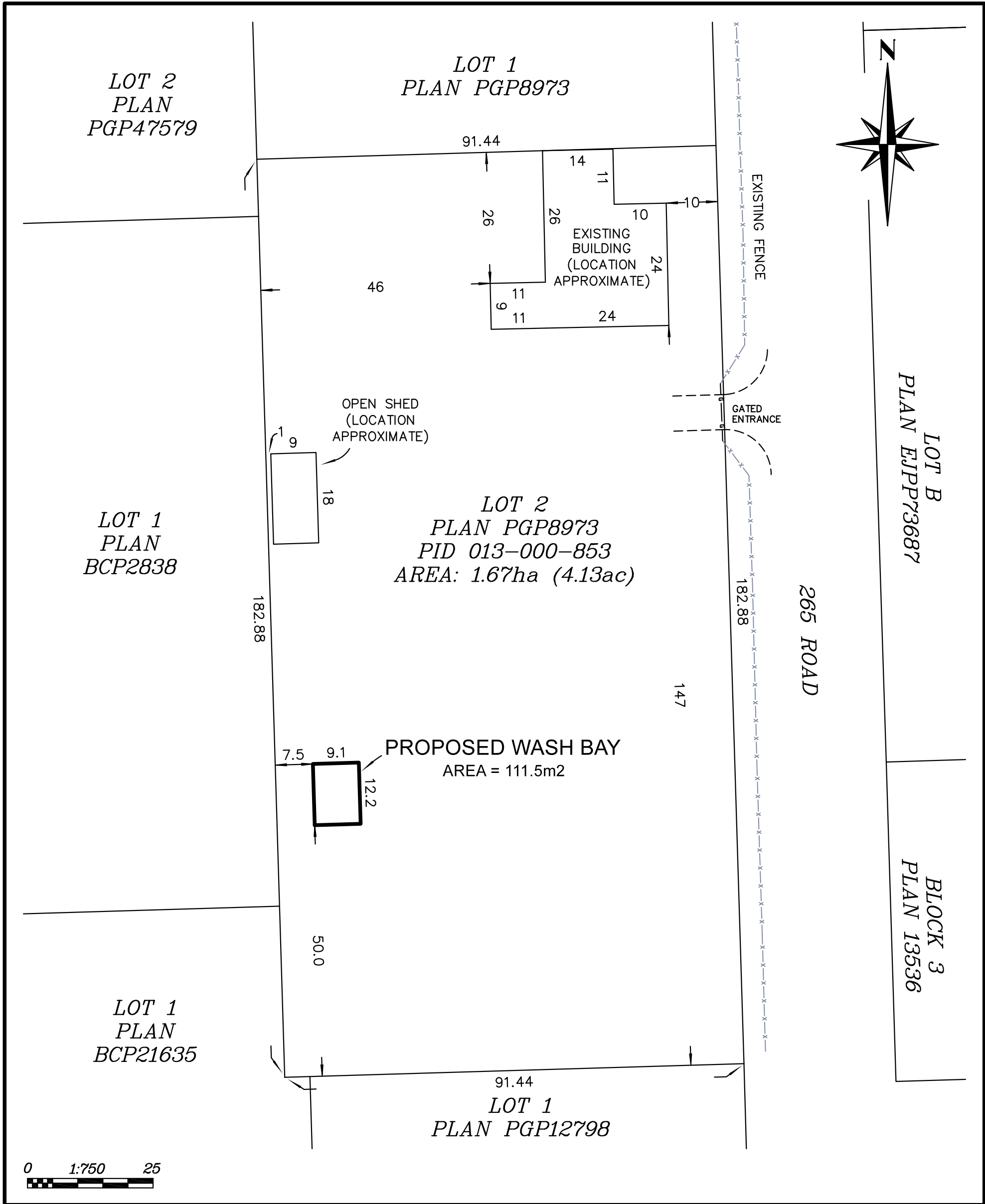
0	Original Plan Prepared	2022/10/28	kl
Rev	Revision Description	Date(y/m/d)	By:

NOTES:
 - All Dimensions are in metres and decimals thereof.
 - Existing buildings have not been surveyed. Locations are approximate.

Tryon Land Surveying Ltd.
 Dawson Creek 250-782-5868
 Fort St John 250-262-0031
 www.tryongroup.ca



TRYON FILE:
 2022-0366



**SITE PLAN FOR PROPOSED DEVELOPMENT
WITHIN LOT 2
SECTION 25 TOWNSHIP 83 RANGE 19 W6M
PEACE RIVER DISTRICT PLAN PGP8973**

BCGS 94A.026
P.I.D. 013-000-853

0930050BC LTD.

0	Original Plan Prepared	2022/10/28	kl
Rev	Revision Description	Date(y/m/d)	By:

NOTES:
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