



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
Temporary Use Permit 18-096**

APPLICANT: Two Bit Developments Inc.

DATE: November 29, 2018

AREA: Electoral Area B

FILE No: 18-096

LEGAL: District Lot 1371 PRD Excluding Plan 28971

LOT SIZE: 45.1 ha (111.5 ac)

LOCATION: Pink Mountain

PROPOSAL

To re-establish a card lock fuel facility to service the work camp on the same property.

RECOMMENDATION: [ALL DIRECTORS – CORPORATE UNWEIGHTED]

THAT the Regional Board authorize the issuance of Temporary Use Permit No. 18-096 for the continuation of a card lock fuel facility on a 3.23 ha (8.0 acre) portion of District Lot 1371 excl. Plan 28971 to service the work camp on the same property for a twenty two month term expiring September 4, 2020.

Comments:

This Temporary Use Permit application is associated with TUP 15-046 for a work camp on the same property. Since TUP 15-046 is set to expire September 4, 2020, staff propose that the two permits expire at the same time. The maximum permit length is three years, per Section 497 of the Local Government Act.

ALTERNATIVE OPTIONS

The Board may add variations to the alternative options or add additional conditions of approval.

OPTION 1: THAT the Regional Board refuse the issuance of Temporary Use Permit No. 18-096 for the continuation of a card lock fuel facility to service the work camp on the same property.

OPTION 2: That the Regional Board approve issuance of Temporary Use Permit 18-096 subject to receipt of financial security to secure reclamation of the property in an amount to be determined by a third party assessment of the cost to remediate the property.

LAND USE POLICIES AND REGULATIONS

OCP: "Agriculture Rural", Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011.

ZONING: A-2 (Large Agricultural Holdings Zone), PRRD Zoning Bylaw No. 1000, 1996.

Department Head

CAO

December 14, 2018

ALR: Outside.

BUILDING Outside the mandatory building permit area.

INSPECTION

AREA:

FIRE Outside all Rural Fire Protection Areas.

PROTECTION

AREA:

SITE CONTEXT

The subject property is near Pink Mountain off of the Alaska Highway (97N). There is a work camp on the property authorized by TUP 15-046, which was granted on April 12, 2018 and will expire on September 4, 2020. There was a card lock fuel facility on the property from February 13, 2014 to February 13, 2017, authorized by TUP 009/2014. This application is to re-establish the card lock fuel facility to serve the work camp.

Properties to the west and south are designated Agriculture-Rural in the Official Community Plan. Parcels to the north and east are designated Rural Community. Land uses in the area are related to agriculture, transportation and oil and gas.

SITE FEATURES

LAND: In addition to the existing work camp, there is a cultivated field on the southwest portion of the property, and a forested area on the southeast portion.

STRUCTURES: The subject property contains a work camp authorized by TUP 15-046. The existing card lock fuel facility was previously authorized by TUP 009/2014, which expired on February 13, 2017.

ACCESS: Access to the subject property is from North Julianne Road which comes off of Alaska Highway (97N).

COMMENTS AND OBSERVATIONS

APPLICANT: With this Temporary Use Permit, Two Bit Developments Inc. intends to resurrect a card lock fuel facility near its work camp. The applicant asserts this will help reduce traffic on the roadway and support camp workers.

The applicant revised their application in October 2018 with a more accurate location of the TUP area. The original sketch is included in Attachment 1, and Schedule A of the attached Temporary Use Permit shows the correct location, confirmed by the applicant.

ALR: The subject property is outside the Agricultural Land Reserve. Therefore, this proposal does not require Agricultural Land Commission (ALC) approval.

OCP: **Peace River Regional District Rural OCP Bylaw No. 1940, 2011**
The Peace River Regional District Rural Official Community Plan (OCP) Bylaw No. 1940, 2011, designates the subject property as "Agricultural 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."

ZONING: PRRD 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).

A work camp of this size is not considered a permitted use within the A-2 zone and therefore requires a re-zoning application or temporary use permit.

TEMPORARY USE PERMIT RENEWAL Temporary Use Permit 009/2014 was approved by the Regional Board on February 13, 2014. It authorized a card lock fuel facility on the subject property until it expired on February 13, 2017. PRRD received this application in March 2018, well after the previous TUP expired, so it is being considered as a new application.

WATER AND SEWER N/A

ASSOCIATED TEMPORARY USE PERMITS: This proposal is associated with TUP 15-046, which authorizes a work camp for 700 persons on an 18.2 ha (45 acre) portion of the same property. The work camp TUP was approved by the Regional Board on April 12, 2018 by RD resolution *RD/18/04/50*:

NOTIFICATION

Pursuant to Section 494 of the *Local Government Act* and Section 7 of PRRD's *Development Application Procedures and Fees Bylaw No. 2165, 2016*, public notification was mailed to landowners within 1500 metres on November 26, 2018. Pursuant to Section 494 of the *Local Government Act*, the notice was advertised in the November 29, 2018 and December 6, 2018 issues of the Alaska Highway News and the December 7, 2018 issue of the Northern Horizon. Additional public notification was advertised on www.energeticcity.ca from November 29 – December 14, 2018.

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

MUNICIPAL AND AGENCY COMMENTS

MINISTRY OF FLNRORD: No response received.

OGC: Interests unaffected.

RCMP: Interests unaffected.

NHA: Must follow applicable Acts and regulations
[see attached letter]

MoTI: No objections
[see attached letter]

SCHOOL DISTRICT 60: No response received.

FORT ST. JOHN Interests unaffected.

DAWSON CREEK: Interests unaffected.

HUDSON'S HOPE: No response received.

POUCE COUPE: No response received.

TUMBLER RIDGE: No response received.

CHETWYND: No response received.

TAYLOR: No response received.

AREA DIRECTOR COMMENTS

I will support the recommendation.

IMPACT ANALYSIS

AGRICULTURE: The portion of the subject property proposed for the card lock fuel facility has already been developed under the previous Temporary Use Permit which expired in 2017, so this application will not impact current agriculture operations.

CONTEXT: This is in an area of rapidly expanding gas exploration activity. Several other worker camps have developed over the previous years, as the need for worker accommodation has increased concurrent with the increase of industrial activity.

TRAFFIC AND POPULATION: The majority of traffic and population change in the area will be attributed to the work camp, no significant impacts due to the card lock fuel facility are anticipated.

SUPPORTING ATTACHMENTS

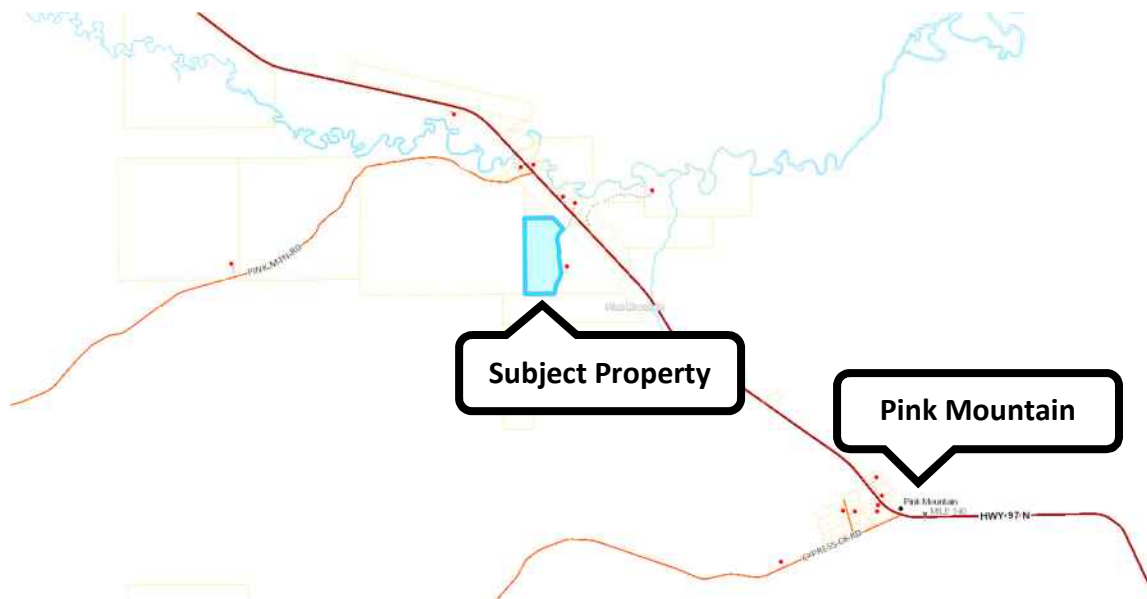
1. Temporary Use Permit Application
2. Agency and Municipal Comments
3. Area Director Comments
4. Draft Temporary Use Permit 18-096



TUP REPORT MAPS

FILE NO. 18-098 (Two Bit Developments Inc.)

Context: Pink Mountain Area



Aerial Imagery: Pink Mountain Area





TUP REPORT MAPS

FILE NO. 18-098 (Two Bit Developments Inc.)

Official Community Plan: PRRD Rural OCP Bylaw No. 1940, 2011: 'Agricultural-Rural'

Zoning: PRRD Zoning Bylaw No. 1000, 1996; 'A-2 (Large Agricultural Holdings Zone)'



Agricultural Land Reserve: Outside

CLI Soil Classification: Data not available





PEACE RIVER REGIONAL DISTRICT

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

Bylaw No. 2165, 2016
 Schedule A – Application for Development



Receipt # 7044

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 <i>Two Bit Developments Inc.</i>	Authorized Agent of Owner (if applicable)
Address of Owner <i>RR1 S7 C22</i>	Address of Agent
City/Town/Village <i>Fort St John</i>	City/Town/Village
Postal Code <i>V1J 4N6</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>District lot 1371</i>	ha./acres
<i>Peace River District</i>	ha./acres
<i>Except Plan 28971</i>	ha./acres
TOTAL AREA <i>8</i>	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: District Lot 1371

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:

FUEL CARD Lock on Site to Help Reduce
TRAFFIC ON ROADWAY.

☐ Development Permit: Bylaw No. _____ Section No. _____

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

700 MAN OPEN CAMP.

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

(a) North OPEN CAMP

(b) East OPEN CAMP - Hatch-RESTAURANT

(c) South VACANT

(d) West VACANT

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

File # 009/2014 RENEWAL APPLICATION FOR FUEL
SUPPORT FOR PEOPLE WORKING FROM CAMP.

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

RENEWAL APPLICATION FOR FUEL
SUPPORT FOR CAMP WORKERS.

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

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

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

March 14 / 18
Date signed


Signature of Owner

March 14 / 2018
Date signed

16. **AGENT'S AUTHORIZATION**

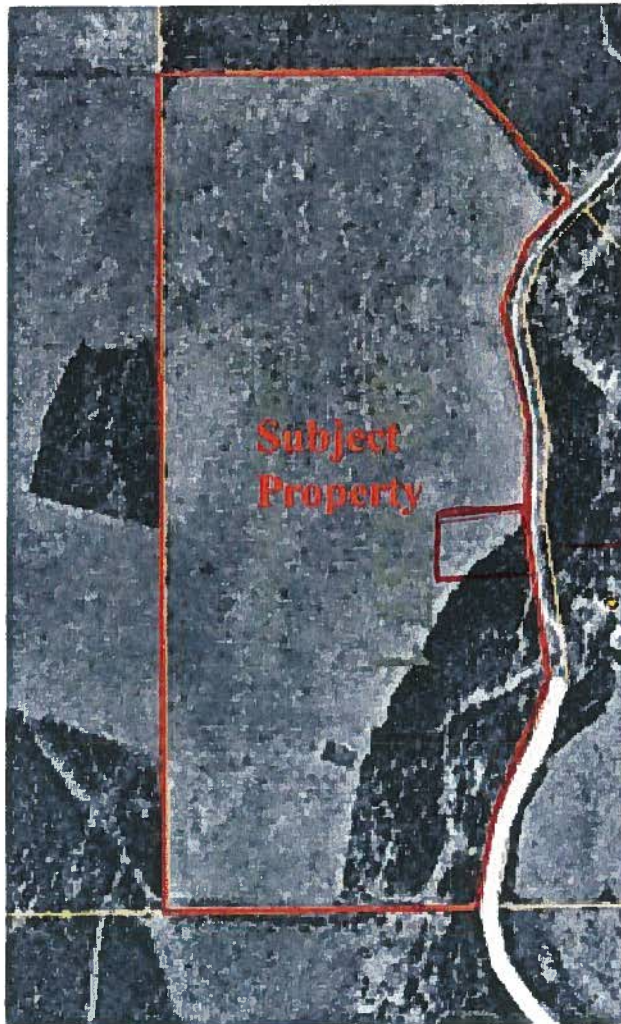
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

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:	

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

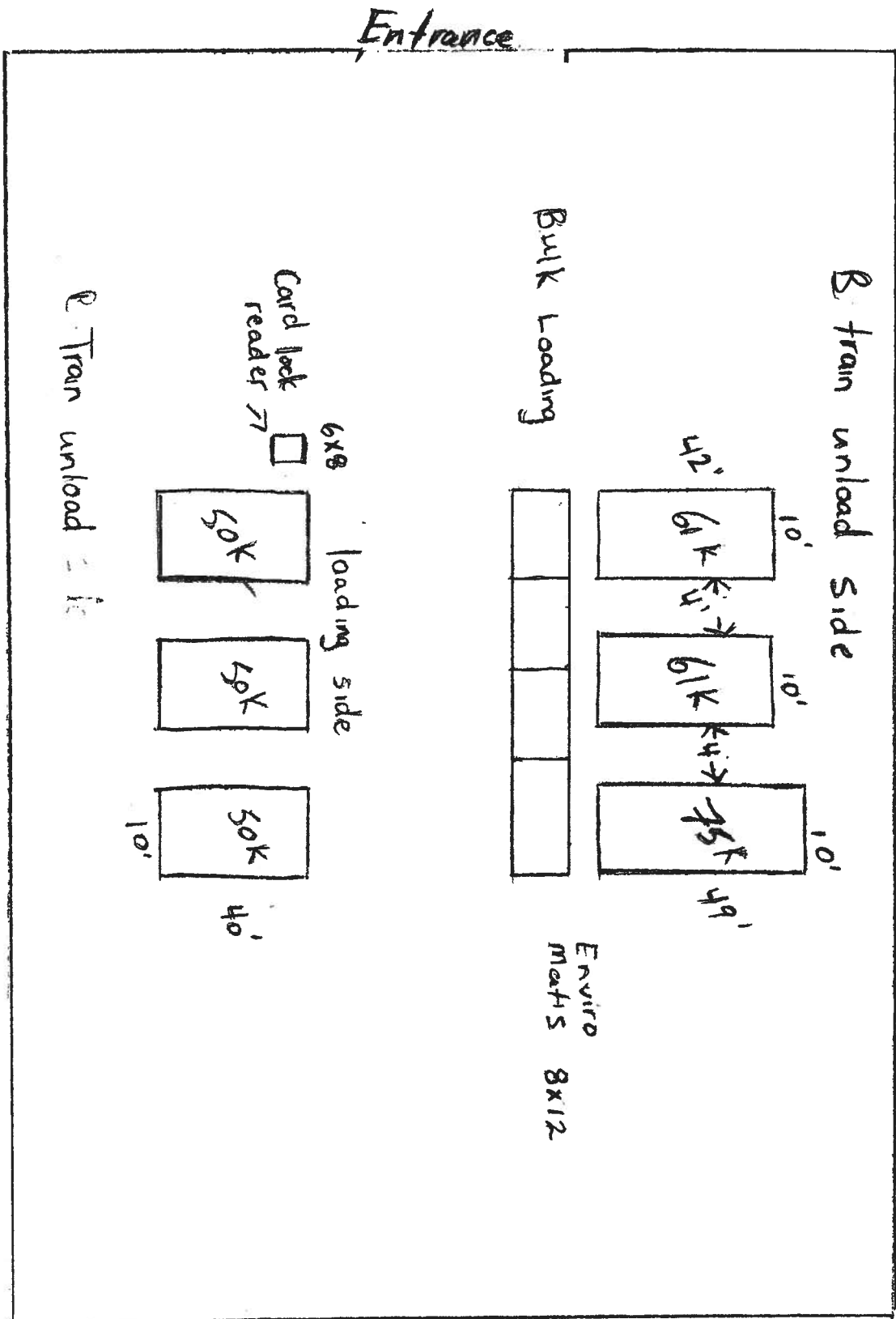
8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;
 the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) 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;
- (g) 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;
- (h) 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;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing 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.
- (k) 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;
- (l) 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.
- (m) 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;
- (n) 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.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.



8 acres. For Eval.

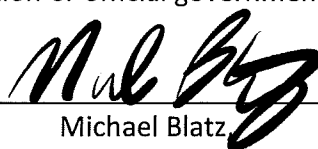
DL 1371 PRD Excl. Plan
28971.





TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Temporary Use Permit #18-096	Date: October 4, 2018									
You are requested to comment on the attached TUP for potential effect on your agency's interests. We would appreciate your response within 21 days (October 25, 2018). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: Continuation of a card lock fuel facility to service the work camp on the same property.											
GENERAL LOCATION: Pink Mountain											
LEGAL DESCRIPTION: District Lot 1371 PRD Excluding Plan 28971											
AREA OF PROPERTY 45.1 ha (111.5 acres)	ALR STATUS: Outside	OCP DESIGNATION: Agricultural-Rural									
Land Owner: Two Bit Developments Inc.											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
 Michael Blatz		Title: <u>North Peace Land Use Planner</u>									
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Oil & Gas Commission ☐ Royal Canadian Mounted Police ☐ Ministry of Forest, Lands, Natural Resources and Rural Development											
Other: <table style="width: 100%;"> <tr> <td>☐ District of Chetwynd</td> <td>☐ District of Hudson's Hope</td> <td>☐ District of Taylor</td> </tr> <tr> <td>☐ City of Dawson Creek</td> <td>☐ Village of Pouce Coupe</td> <td>☐ District of Tumbler Ridge</td> </tr> <tr> <td>☐ City of Fort St. John</td> <td>☐ Peace River North: SD 60</td> <td></td> </tr> </table>			☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor	☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge	☐ City of Fort St. John	☐ Peace River North: SD 60	
☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor									
☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge									
☐ City of Fort St. John	☐ Peace River North: SD 60										
(As per the Management of Development Function)											

December 14, 2018

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

	RESPONSE SUMMARY	Temporary Use Permit #18-114
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by Temporary Use Permit	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Signed: 	Title: Environmental Specialist
Date: Oct. 11, 2018	Agency: OGC.

December 14, 2018

Michael Blatz

From: Dave TYREMAN <Dave.TYREMAN@rcmp-grc.gc.ca>
Sent: Friday, October 5, 2018 7:30 AM
To: Michael Blatz
Subject: Re: PRRD File # 18-096 | Temporary Use Permit | Please comment by October 25 2018

no issues here.

Sergeant Dave Tyreman

Operations NCO
Fort St John RCMP/ Government of Canada
En charge des operations
GRC de Fort St. John /Gouvernement du Canada.
office/ tél: 250-787-8109
cell/ cellule: 250-261-1161
fax/ téléc: 250-787-8133
>>> Michael Blatz <Michael.Blatz@prrd.bc.ca> 2018/10/04 3:20 PM >>>
Good afternoon,

The PRRD received an application for a Temporary Use Permit (TUP) to operate a fuel card lock facility near Pink Mountain. Please note a fuel card lock facility operated on this site from 2014-2017 under a TUP, but the permit lapsed. The PRRD is therefore treating this as a new application, even though the application form may state it's a renewal or continuation.

Please review the attached application and respond with any comments by **October 25, 2018**.

If you have any questions, don't hesitate to get in touch.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

TEMPORARY USE PERMIT
REFERRAL FORMPeace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

RESPONSE SUMMARY		Temporary Use Permit #18-114
☐ Approval recommended for reasons outlined below	☐ Interests unaffected by Temporary Use Permit	
☒ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Pls See attached *am*

Signed:	Title:
Date:	Agency:

December 14, 2018

NH comments for By-Law Referral from PRRD

Re: Temporary Use Permit # 18-096

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer

Health Protection and Disease Prevention

Northern Health

10115-110th Avenue, Fort St. John, BC V1J 6M9

Tel: (250) 263-6000

Fax: (250) 263-6086

October 5 2018



Ministry of
Transportation
and Infrastructure

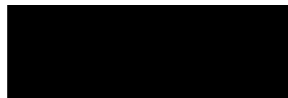
Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral for the Temporary Use Permit (PRRD file no. 18-096) to allow for a continuation of a card lock fuel facility to service the work camp on the same property within DL 1371, Peace River, EP 28971. The Ministry has no objections to the proposal, however as the Ministry is aware that an Access permit is on file (2017-07148). Additionally please note should the project as proposed generate more than 100 trips per day, a Traffic Impact Study may be required at the Ministry's discretion.

Thank you for the opportunity to comment. If you or the applicant has any questions, please contact me at (250) 261-5745.

Sincerely,



Raj Chopra
Assistant District Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

December 14, 2018



TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

		RESPONSE SUMMARY	Temporary Use Permit #18-114
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by Temporary Use Permit		
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below		

None. Reference TUP 2014 (#009/2014)

→ Response for File #18-098, TUP-18-096

Signer: [Redacted]	Title: Planning Manager
Date: October 10, 2018	Agency: City of Fort St. John

Michael Blatz

From: Aaron Thompson <athompson@dawsoncreek.ca>
Sent: Friday, October 5, 2018 2:15 PM
To: Michael Blatz
Subject: RE: PRRD File # 18-096 | Temporary Use Permit | Please comment by October 25 2018

Michael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson, BPI

City Planner
City of Dawson Creek
P - 250.784.3601
www.dawsoncreek.ca
Like us on [facebook](#)

Please ~ only print this email if necessary!

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From: Admin Account
Sent: October-04-18 3:25 PM
To: Alex Wallace; Aaron Thompson
Subject: FW: PRRD File # 18-096 | Temporary Use Permit | Please comment by October 25 2018

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: October-04-18 3:21 PM
To: PRRD_Internal
Subject: PRRD File # 18-096 | Temporary Use Permit | Please comment by October 25 2018

Good afternoon,

The PRRD received an application for a Temporary Use Permit (TUP) to operate a fuel card lock facility near Pink Mountain. Please note a fuel card lock facility operated on this site from 2014-2017 under a TUP, but the permit lapsed. The PRRD is therefore treating this as a new application, even though the application form may state it's a renewal or continuation.

Please review the attached application and respond with any comments by **October 25, 2018**.

If you have any questions, don't hesitate to get in touch.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Michael Blatz

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Thursday, November 8, 2018 1:58 PM
To: Michael Blatz
Subject: RE: PRRD File 18-096 TUP | Please comment by November 20 2018

I will support the recommendation.

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: November-06-18 1:49 PM
To: Director Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File 18-096 TUP | Please comment by November 20 2018

Hello Director Goodings,

Please find the attached draft report and application for a Temporary Use Permit near Pink Mountain. Please comment by November 22, 2018.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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A. 1. Property affected: District Lot 1371, PRD, Excluding Plan 28971 PID: 003-738-035

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 **4th day of September, 2020**, 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) **Continuation of a card lock fuel facility, with a total site area of 3.24 ha (8.0 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:
i) Permit to be posted on site for its duration;
ii) Compliance with all statutory and by-law requirements;
iii) 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.

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.

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

Schedule 'A' (Map) is attached to and forms part of the Temporary Use Permit.

December 14, 2018



SCHEDULE "A"

