



PEACE RIVER REGIONAL DISTRICT

Dawson Creek

PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John

9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E: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

<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,500.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment* #	\$ 1,000.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 2,000.00
<input type="checkbox"/> Temporary Use Permit* #	\$ 750.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 250.00
<input type="checkbox"/> Development Permit Amendment #	\$ 200.00
<input type="checkbox"/> Development Variance Permit	\$ 500.00
<input type="checkbox"/> Liquor Licence Referral Application	\$ 150.00

* Sign is required for this application type.

Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/> 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 W.Turner Gas & Oil Service Ltd.	Authorized Agent of Owner (if applicable) Fort St. John Cooperative Association
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

Please list the full Legal Description and PID of each property under application		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
DISTRICT LOT 2064, PEACE RIVER LAND DISTRICT, EXCEPT PLAN PGP25660, MILE 101	PID: 015-035-832	29.93 ac ha./acres
		ha./acres
		ha./acres
		TOTAL AREA 29.93 ac ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 17012 Alaska Hwy Frontage

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Proposed Land Use: _____

☐ Zoning Bylaw amendment:

Proposed Land Use: _____

☐ Development Variance Permit – describe proposed variance request:

Addition of fuel sales to the commercial zoning on the property. - Non permanent Co-op fuel sales cardlock station.

☐ Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

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

Currently the land is vacant. There are no permanent buildings on the proposed location. There is a pop up quonset tent building

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

Build an above ground cardlock station

8. Describe the landscaping being proposed on the property:

No changes.

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

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

There is no sewage disposal onsite and no intention to develop.

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

There is no water supply on site and no intention to develop.

THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)
15. 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;
 - (g) the location and dimensions of all accesses and egresses to the property including driveways;
 - (h) any existing landscaping or vegetation;
 - (i) any existing landscaping or vegetation to be removed; and
 - (j) any new landscaping or vegetation proposed.

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.

Security

Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.
- 8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4 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 delivery of public notifications.
- 8.5 All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;
 - c) 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;
 - d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

16. 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.

DocuSigned by:
[Redacted Signature]

06BC107B7FF6488...
Signature of Owner

12/5/2025
Date signed

Signature of Owner

Date signed

17. **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>Daniel Turner</u> and _____ hereby authorize	
(name of landowner) (name of landowner)	
<u>Fort St. John Cooperative Association</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: [Redacted Signature]	Date: 12/5/2025
Signature of Owner:	Date:



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

I, Daniel Turner, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

DISTRICT LOT 2064, PEACE RIVER LAND DISTRICT, EXCEPT PLAN PGP25660,
MILE 101

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.

DocuSigned by:

[Redacted Signature]

12/5/2025/___/

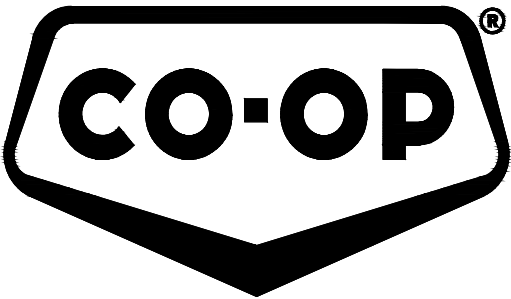
08BC107B7FF6486...
 Owner/Agent

dd mm yyyy

Owner/Agent

___/___/___/
 dd mm yyyy

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



FORT ST. JOHN CO-OP
WONOWON - CARDLOCK

FEDERATED CO-OPERATIVES LIMITED

LIST OF DRAWINGS:

- 0.1 REVISION / CHANGE LOG
- 101.1 EXISTING/DEMOLITION SITE PLAN
- 101.2 SCOPE OF WORK
- 101.3 PROPOSED SITE PLAN
- 101.4 FUEL DISTRIBUTION PLAN
- 101.5 CUSTOMER TRAFFIC PLAN
- 101.6 CUSTOMER TRAFFIC PLAN
- 101.7 CUSTOMER TRAFFIC PLAN
- 103.1 TANK FARM DETAIL PLAN
- 103.2 CARDLOCK DETAIL PLAN
- 103.3 PYLON SIGN DETAIL ELEVATION

FINAL FLOOR PLAN APPROVAL:

DATE:

Retail General Manager

Region Commodity Manager

HO Commodity Manager

Project Manager

CHECKED BY:

REV :

F

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REVISION A, XX MONTH YEAR

(LIST DESCRIPTION OF WORK, PAGE BY PAGE)

REVISION B, 21 JANUARY 2025

TANK FARM MOVED TO LEFT SIDE OF SITE.

REVISION C, FEBRUARY 3 2025

101.3 - PROPANE TANK AND GENERATOR REMOVED. FUTURE LOCATION NOTED.

- PYLON SIGN RELOCATED
- PROPANE TANK RELOCATED.
- GATE OPENING MOVED IN FRONT OF UNLOADING PIPES

103.1 - PIPE LEGEND INFORMATION ADDED

103.2 - DISPENSER INFORMATION REVISED AS PER COMMENTS FROM FSJ. PIPE LINES UPDATED TO SUIT.

- LIGHTING ON DEF CHANGED TO 2 SINGLE DAVIT LIGHTS

103.3 - PYLON SIGN UPDATED TO BE 35'-0" TALL. FILLER ANGLE SET BETWEEN SHIELD AND CARDLOCK

SIGN CANS

REVISION D, MARCH 5, 2025

103.2 - PV300 ADDED

- KEYNOTE NUMBERING UPDATED
 - # OF "NO SMOKING" SIGNS INCREASED
- 103.3 - "CREDIT CARDS ACCEPTED" SIGN CAN ADDED
- SIGN CAN AREA UPDATED

REVISION E, MAY 5 2025

101.2 - SOW REVISED TO IDENTIFY NEW VS. USED TANKS, NEW TANK SIZE, AND UPDATED DEF SUPPLIER

101.3 - TANK FARM LOCATION MOVED

- TANK SIZE CHANGED TO 50KL FROM 75KL ON NEW TANK

101.4 - TRAFFIC PATH UPDATED TO SUITE NEW TANK FARM LOCATION

103.1 - TANKS AND KEYNOTES UPDATED TO MATCH REVISIONS

- PIPE SCHEDULE AND TANK SCHEDULE UPDATED

103.2 - DEF KEYNOTES UPDATED TO MATCH NEW SUPPLIER

REVISION F, MAY 30 2025

103.1 - TANK DRAWINGS UPDATED TO REFLECT FITTING LOCATIONS ON USED TANKS

- GENERAL TANK NOTES ADDED
- REFER TO USED TANK SHOP DRAWINGS



FEDERATED CO-OPERATIVES LIMITED

NOTES:

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2. THIS DRAWING IS FOR REFERENCE ONLY; ALL DIMENSIONS SHALL BE CONFIRMED, ON SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.
3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

LOT(S) -
BLOCK(S) -
PLAN -
LEGAL DESC. -
CIVIC ADD. 19211 WONOWON SUBDIVISION
CITY WONOWON
PROVINCE BC

SHEET DRAWING CHANGE LOG

DWG. # 000.1

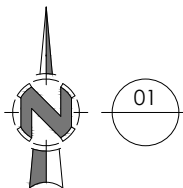
REV. F



DRAWING CHANGE LOG

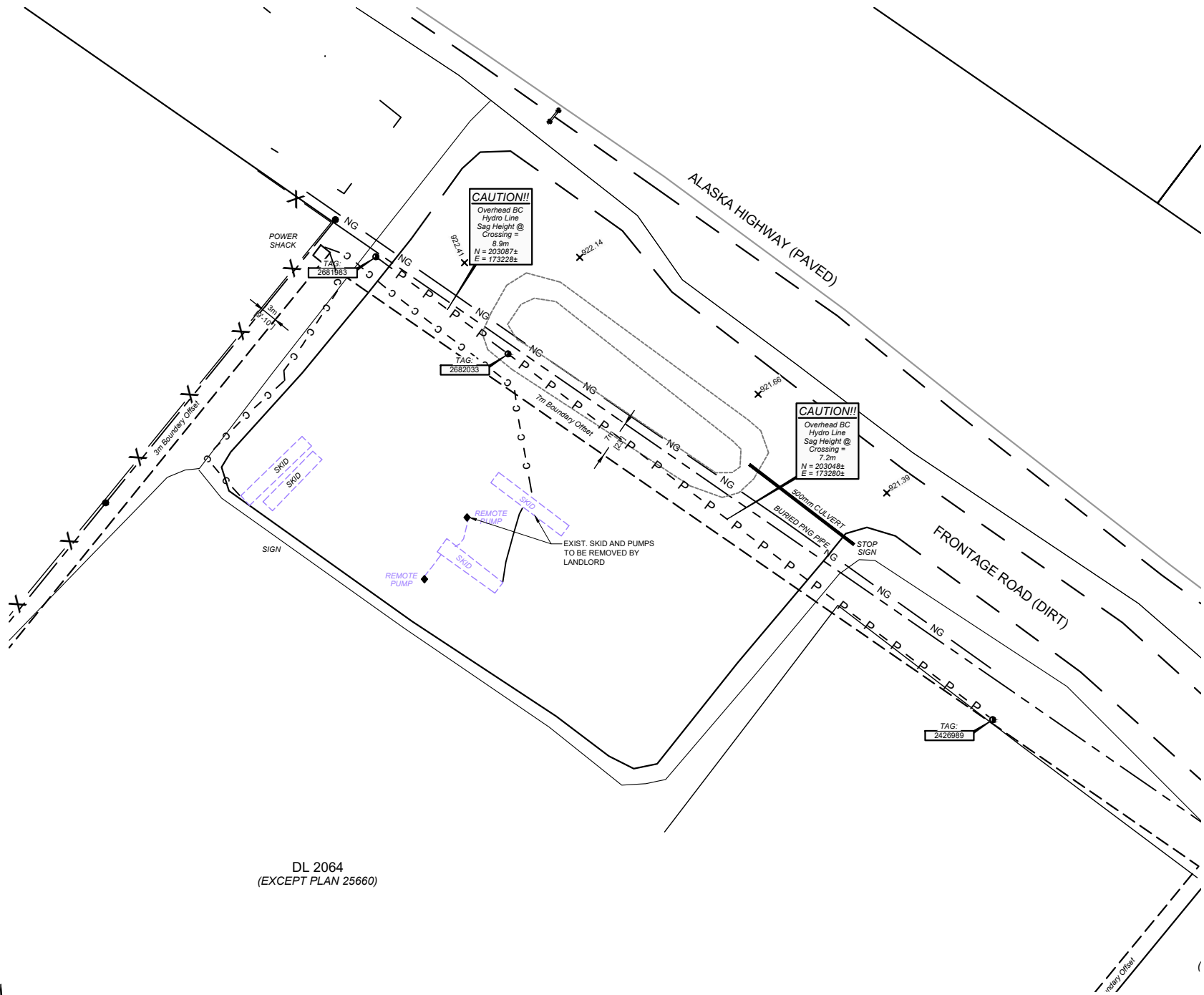
Scale N/A

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EXISTING/DEMOLITION SITE PLAN

Scale 1:1000



DL 2064
(EXCEPT PLAN 25660)

NOTES:

- THIS IS NOT A LEGAL OR TOPOGRAPHICAL SURVEY.
- GEOTECHNICAL SURVEY AND SUBSEQUENT REPORT COMPLETE BY 'VECTOR GEOMATICS LAND SURVEYING LTD.' OF FORT ST. JOHN, BC, ON DECEMBER 12, 2024 - FILE # 2416307SK_R0
- SITE AREA: 5,036m² (1.24 ACRES)
- SETBACKS SHOWN ON PLAN AS PROVIDED BY DEVELOPER.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS.
- ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE CONSTRUCTION SUPERVISOR IMMEDIATELY.
- CONTRACTOR TO CONFIRM LOCATION OF ALL FACILITIES AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES:

- INSTALLATION OF TANKS, LINES, & VENTS MUST CONFORM TO THE LATEST EDITION OF THE NFC AND ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES / BYLAWS.
- TANK INSTALLATION TO BE APPROVED BY INSTALLERS.
- CONTRACTOR TO REFER TO ALL PERTINENT FCL FACILITIES DESIGN & DEVELOPMENT STANDARD DRAWINGS.

LEGEND

PROPERTY LINE SHOWN THUS:.....	---
PROPERTY SETBACK SHOWN THUS:.....	---
CHAINLINK FENCE SHOWN THUS:.....	- x - x -
DITCH SHOWN THUS:.....	- - - - -
OVERHEAD POWER LINE SHOWN THUS:.....	- P - P - P - P -
GAS LINE SHOWN THUS:.....	- NG - NG -
UNDERGROUND CABELS SHOWN THUS:.....	- C - C - C - C -
EXISTING MAJOUR CONTOUR SHOWN THUS:..	~~~~~
EXISTING MINOR CONTOUR SHOWN THUS:.....	~~~~~

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

---	= EXISTING
---	= REMOVE / RELOCATE AS NOTED
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PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

LOT(S) -
BLOCK(S) -
PLAN -
LEGAL DESC. -
CIVIC ADD. 19211 WONOWON SUBDIVISION
CITY WONOWON
PROVINCE BC

SHEET EXISTING / DEMOLITION
SITE PLAN

DWG. # 101.1

REV. F

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SCOPE OF WORK

1. SITE PREPARATION INCLUDING SLOPING AND GRADING TO DRAIN, GRANULAR APPROACH/ROADWAY DEVELOPMENT AS PER GEOTECHNICAL REPORT TO BE COMPLETED BY LANDLORD

2. INSTALL ONE (1) 8’ x 12’ CARDLOCK SERVICE BUILDING WITH INTEGRATED DISTRIBUTION PANEL

3. INSTALL TWO (2) USED 75KL STEEL SINGLE-COMPARTMENT & ONE (1) NEW 50KL STEEL SINGLE-COMPARTMENT ‘WESTEEL’ SELF-DIKED, ABOVE GROUND FUEL STORAGE TANKS C/W 50mmØ EXTERNAL DISCHARGE PIPING, 100mmØ SCHEDULE 40 STEEL UNLOADING LINES, AND SPILL PREVENTORS

4. INSTALL ONE (1) CONCRETE UNLOADING PAD C/W CONTROL JOINTS

5. INSTALL 50mmØ SCHEDULE 40 STEEL ABOVE-GROUND PIPING FROM TANK DISCHARGE OUTLETS TO TRANSITION SUMPS

6. INSTALL TWO (2) ‘OPW FLEXWORKS PST-4630’ TRANSITION SUMPS C/W NON-DISCRIMINATING LIQUID SENSORS

7. INSTALL THREE (3) 1-1/2 H.P. ‘FE PETRO’ SUBMERSIBLE PUMPS

8. INSTALL SEVEN (7) 5.486m DOUBLE-DAVIT LIGHTS C/W LED FIXTURES

9. INSTALL TEN (10) 5.486m SINGLE-DAVIT LIGHTS C/W LED FIXTURES – AT PERIMETER, AT CARDLOCK

10. INSTALL FOUR (4) ‘OPW FLEXWORKS’ DISPENSER CONTAINMENT SUMPS AND NON-DISCRIMINATING LIQUID SENSORS

11. INSTALL ‘VEEDER ROOT TLS-450’ FLUID LEVEL MONITORING SYSTEM C/W HIGH LEVEL ALARM & NON-DISCRIMINATING LIQUID SUMP SENSORS IN ALL TANK & DISPENSER SUMPS

12. INSTALL 38mmØ and 50mmØ ‘OPW FLEXWORKS’ (ULC 971) DOUBLE-WALL FLEXIBLE U/G PIPING FROM TRANSITION SUMPS TO DISPENSERS

13. INSTALL FOUR (4) STAINLESS STEEL CONCRETE-FILLED ISLAND FORMS & EMERGENCY SHEAR VALVES

14. INSTALL FOUR (4) ‘WAYNE SELECT’ ELECTRONIC CARDLOCK-ACTIVATED FUEL DISPENSERS C/W ATC

15. INSTALL ONE (1) REINFORCED CONCRETE DISPENSER APRON C/W CONTROL JOINTS

16. INSTALL EIGHT (8) 150mmØ SCHEDULE 40 STEEL U-SHAPED GUARDPOSTS C/W WAY FINDING SIGN INSERTS

17. INSTALL ONE (1) ‘PETROVEND FSC 3000’ SYSTEM C/W ONE (1) PV200 CARDREADER, ONE (1) PV300 CARDREADER ON PEDESTALS, C/W RECEIPT PRINTERS, AND WEATHER ENCLOSURE BOOTHS

18. INSTALL 1.829m HIGH BARBED CHAIN-LINK FENCING AROUND TANKS AND SHED C/W ONE (1) 1.219m WIDE SWINGING GATE AND ONE (1) 4.572m WIDE SLIDING CANTILEVER GATE

19. INSTALL 100mmØ STEEL CONCRETE-FILLED GUARDPOSTS AROUND FENCE (MIN. 1.524m FROM TANKS; MAX. 1.372m APART)

20. INSTALL ONE (1) 10.668m HIGH x 2.438m WIDE (35’ HIGH x 8’ WIDE) DOUBLE-POLE PYLON SIGN C/W ”CO-OP CARDLOCK” AND ”DEBIT & CREDIT CARDS ACCEPTED” SIGN FACE ON REINFORCED CONCRETE FOUNDATION

21. INSTALL ‘SECURITAS’ CLOSED CIRCUIT SECURITY CAMERAS AS REQUIRED

22. INSTALL ONE (1) 7.62m x 0.46m ILLUMINATED ”CO-OP CARDLOCK” HEADER SIGN
23. INSTALL ONE (1) HIGH HOSE HANGER (TO USE AT DYED DIESEL)

24. INSTALL THREE (3) 4.5KG 6A80BC FIRE EXTINGUISHERS C/W RED CABINETS – AFFIX TO LIGHT POLES AND FENCE

25. INSTALL FOUR (4) EMERGENCY STOP BUTTONS & SIGNS – AFFIX TO LIGHT POLE AND FENCE ABOVE FIRE EXTINGUISHER

26. INSTALL THREE (3) DOUBLE-BUCKET WINDSHIELD WASHER SERVICE CENTRES – AFFIX TO LIGHT POLES

27. INSTALL TWO (2) ‘GORRIE’ REFUSE CONTAINERS

28. INSTALL THREE (3) ‘AMETEK’ STATIC GROUNDING REELS C/W 6.096m LONG CABLES & ALLIGATOR CLAMPS AFFIX TO DOUBLE-DAVIT LIGHT POLES

29. INSTALL 5/8” x 10’ GALVANIZED GROUNDING ROD C/W 20’ CABLE, 2” GROUND CLAMP AND GROUND CABLE HANGER – AFFIX HANGER TO FENCE

30. INSTALL #4 SUPERFLEX GROUND CABLE FROM GROUNDING LUGS ON TANKS TO GROUNDING ROD C/W 1” GROUND ROD CLAMP

31. INSTALL ONE (1) EMERGENCY PHONE – AFFIX TO FENCE

32. INSTALL ONE (1) ”OIL SPILL CONTINGENCY PLAN” SIGN – AFFIX TO FENCE BY EMERGENCY PHONE

33. INSTALL TWENTY (20) ”NO SMOKING/IGNITION OFF” SIGNS – AFFIX TO LIGHT POLES & FENCE

34. DECAL & INSTALL MISCELLANEOUS OPERATING SIGNS AS REQUIRED

35. INSTALL ‘RACELINE’ 16,000L ABOVE-GROUND POLYETHYLENE DEF TANK INSIDE STEEL HOUSING ON SKID C/W INTEGRATED ‘WAYNE S1’ ELECTRONIC SINGLE-HOSE DEF DISPENSERS (2 TYP.) HOSE REELS, SUBMERSIBLE PUMP, AND ENTRANCE DOOR. CONTRACTOR TO INSTALL VEEDER ROOT PROBE.



FEDERATED CO-OPERATIVES LIMITED

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- NOTES:
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3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

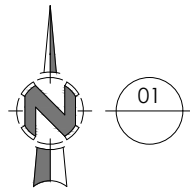
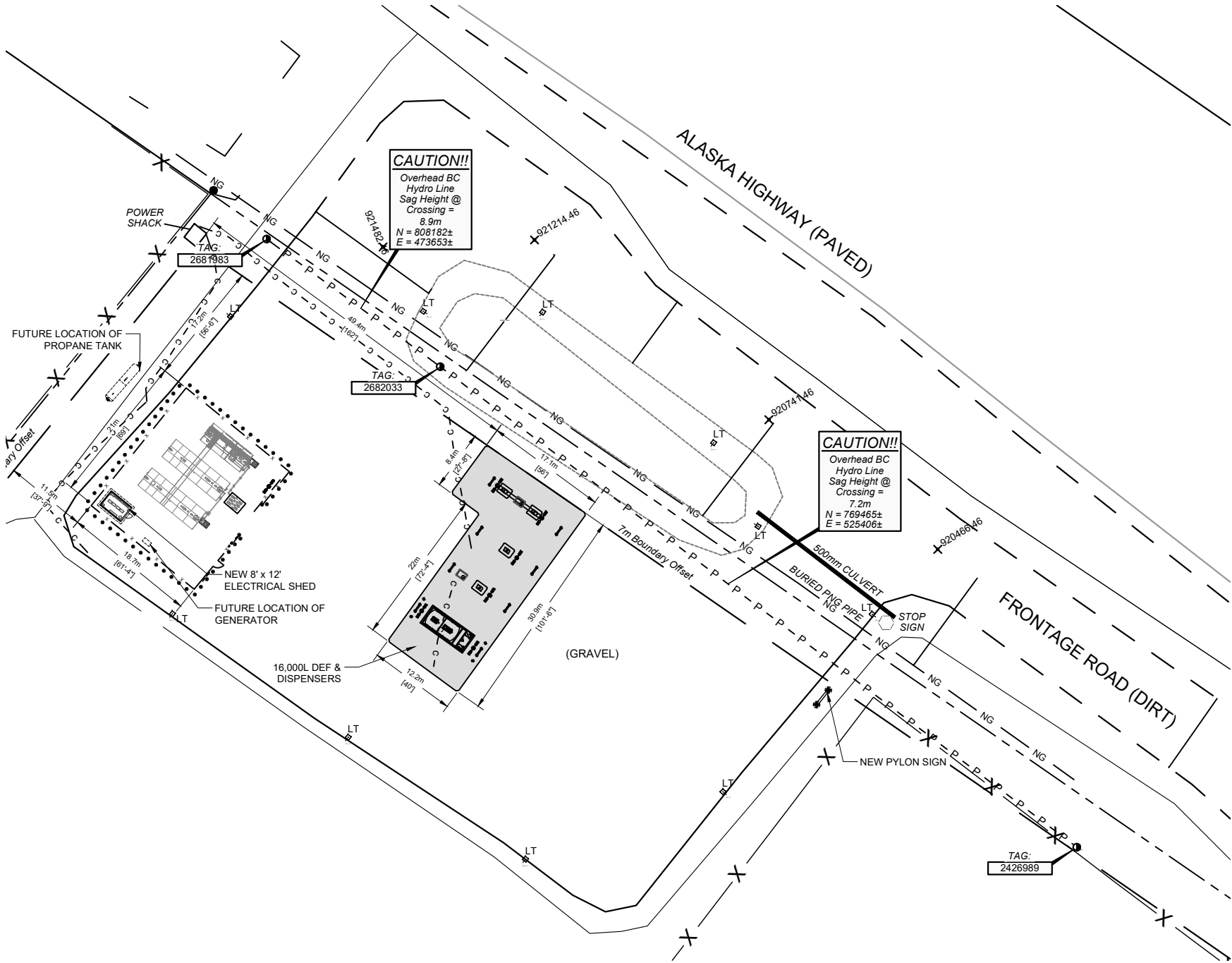
LOT(S)	-
BLOCK(S)	-
PLAN	-
LEGAL DESC.	-
CIVIC ADD.	19211 WONOWON SUBDIVISION
CITY	WONOWON
PROVINCE	BC

SHEET SCOPE OF WORK

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

DWG. # 101.2 REV. F

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PROPOSED SITE PLAN

1:750

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6. DO NOT SCALE DRAWINGS.
7. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE CONSTRUCTION SUPERVISOR IMMEDIATELY.
8. CONTRACTOR TO CONFIRM LOCATION OF ALL FACILITIES AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES:

1. INSTALLATION OF TANKS, LINES, & VENTS MUST CONFORM TO THE LATEST EDITION OF THE NFC AND ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES / BYLAWS.
2. TANK INSTALLATION TO BE APPROVED BY INSTALLERS.
3. OWS SIZE AND LOCATION TO BE DESIGNED BY CONSULTANT.
4. CONTRACTOR TO REFER TO ALL PERTINENT FCL FACILITIES DESIGN & DEVELOPMENT STANDARD DRAWINGS.

LEGEND

PROPERTY LINE SHOWN THUS:.....	---
PROPERTY SETBACK SHOWN THUS:.....	---
CHAINLINK FENCE SHOWN THUS:.....	- x - x -
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GAS LINE SHOWN THUS:.....	- NG - NG -
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PROJ. # 24196

DATE 28 MAY 2025

DRAWN KB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

LOT(S) -
BLOCK(S) -
PLAN -
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CIVIC ADD. 19211 WONOWON SUBDIVISION
CITY WONOWON
PROVINCE BC

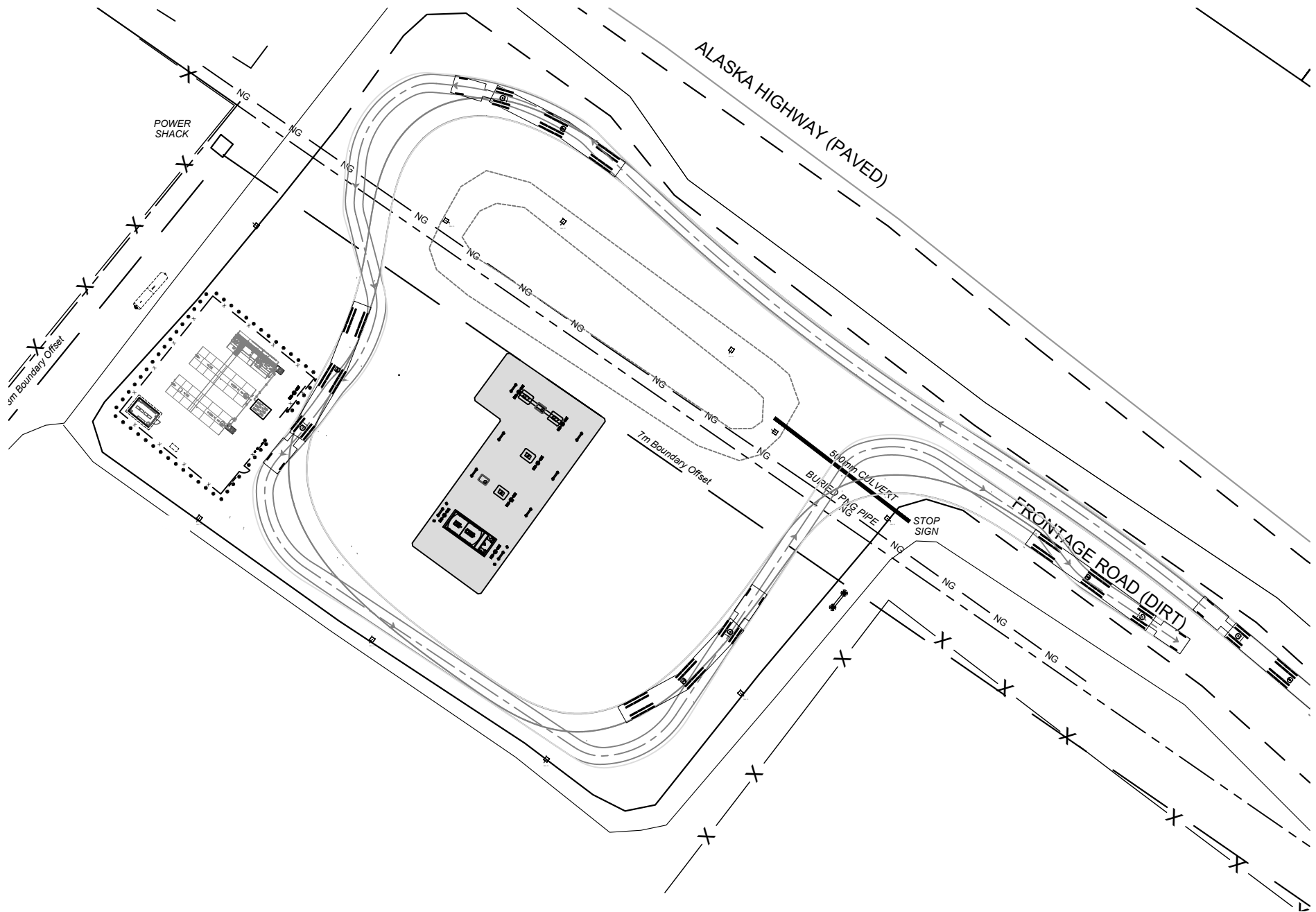
SHEET PROPOSED SITE PLAN

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

DWG. # 101.3

REV. F

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AUTOTURN NOTE

1. AUTOTURN VEHICLE PATHS PRODUCE GEOMETRICALLY IDEALIZED RESULTS THAT MAY BE DIFFICULT TO REPLICATE EXACTLY UNDER ACTUAL FIELD DRIVING AND ROAD CONDITIONS.
2. A SUCCESSFULLY RUN AUTOTURN VEHICLE PATH SIMULATION DOES NOT SUGGEST THAT ALL DRIVERS CAN FOLLOW THE DEFINED PATH IN REAL CONDITIONS, NOR DOES IT IMPLY THAT OTHER DRIVEABLE PATHS BETWEEN THE DESIRED START AND END POSITIONS ARE NOT POSSIBLE.
3. VEHICLE SHOWN IS A B-TRAIN FUEL TRUCK. ACTUAL VEHICLE MAY NOT BE EXACTLY AS SHOWN.
4. **REV E FUEL DISTRIBUTION PATH APPROVED BY FRED PENDLETON ON MAY 14, 2025.**



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PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

LOT(S) -
BLOCK(S) -
PLAN -
LEGAL DESC. -
CIVIC ADD. 19211 WONOWON SUBDIVISION
CITY WONOWON
PROVINCE BC

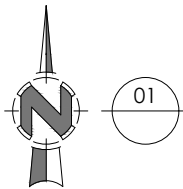
SHEET FUEL DISTRIBUTION PLAN

DWG. # 101.4

REV. F

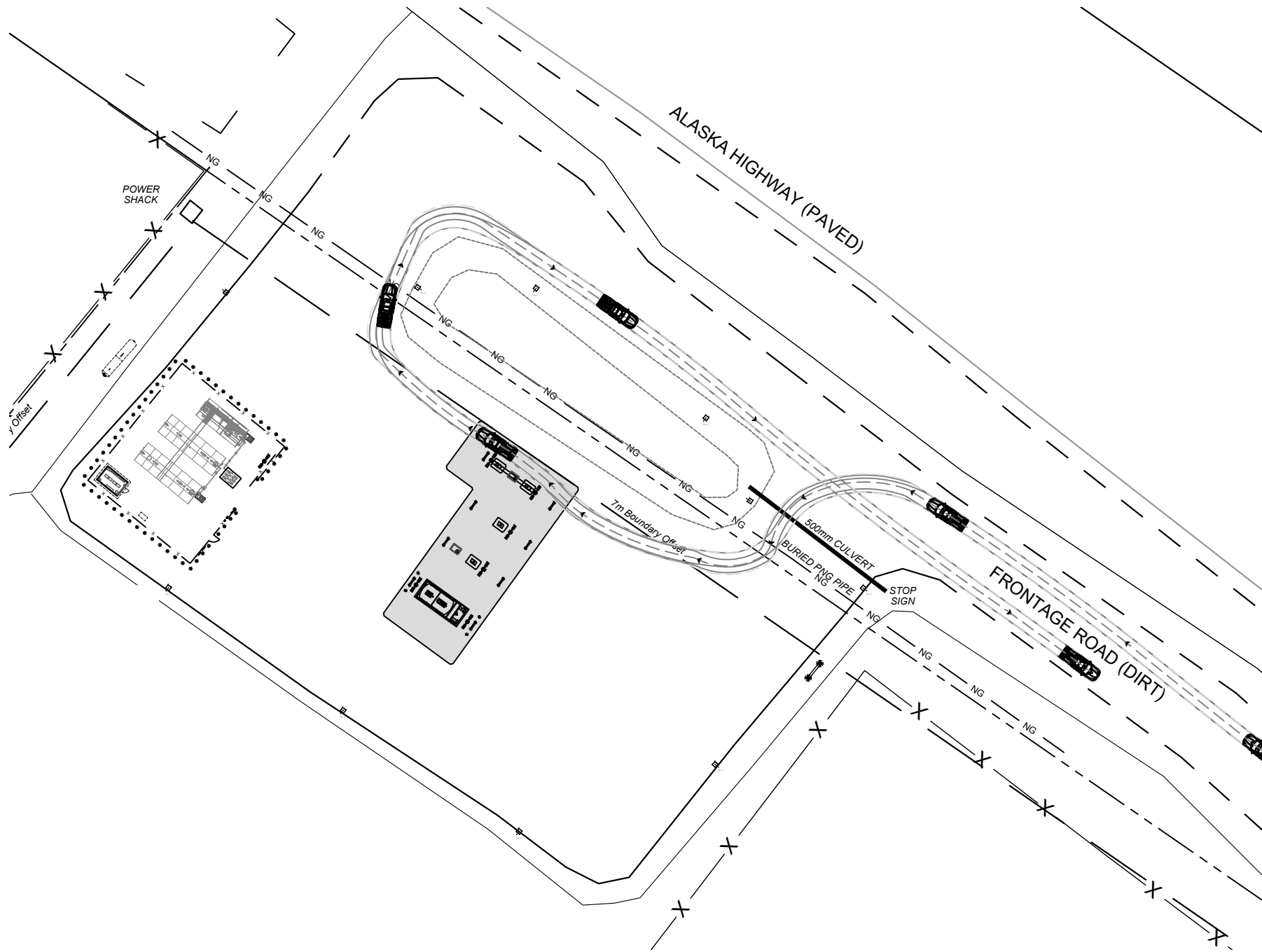
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CUSTOMER TRAFFIC PLAN

1:750



AUTOTURN NOTE

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2. A SUCCESSFULLY RUN AUTOTURN VEHICLE PATH SIMULATION DOES NOT SUGGEST THAT ALL DRIVERS CAN FOLLOW THE DEFINED PATH IN REAL CONDITIONS, NOR DOES IT IMPLY THAT OTHER DRIVEABLE PATHS BETWEEN THE DESIRED START AND END POSITIONS ARE NOT POSSIBLE.
3. VEHICLE SHOWN IS A FORD F-150. ACTUAL VEHICLE MAY NOT BE EXACTLY AS SHOWN.



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PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

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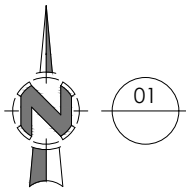
SHEET CUSTOMER TRAFFIC PLAN

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

DWG. # 101.5

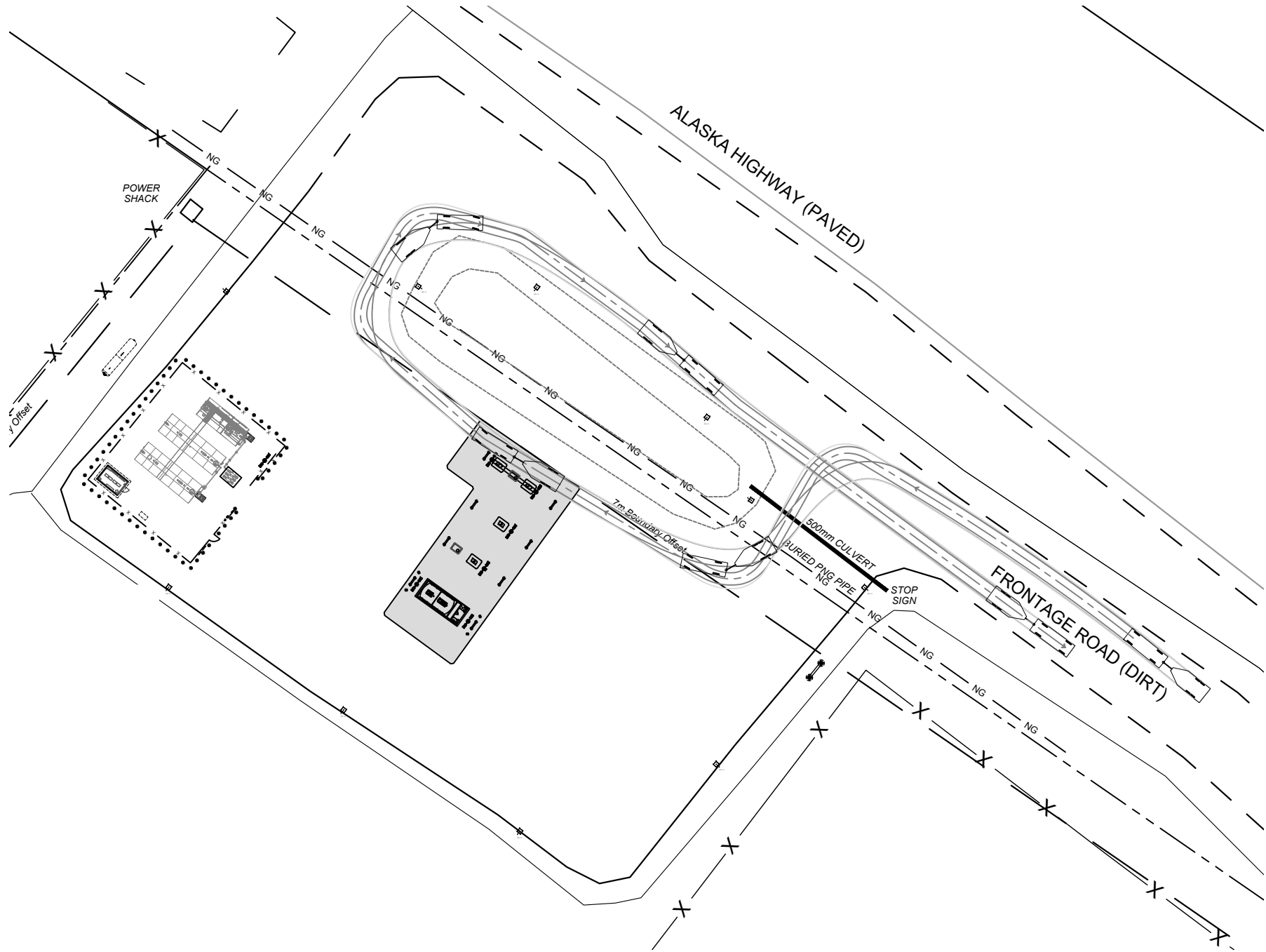
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CUSTOMER TRAFFIC PLAN

1:750



AUTOTURN NOTE

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3. VEHICLE SHOWN IS A PICKUP TRUCK WITH A 25' TRAILER. ACTUAL VEHICLE MAY NOT BE EXACTLY AS SHOWN.



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PROJ. # 24196

DATE 28 MAY 2025

DRAWN KSB

RETAIL: FORT ST. JOHN CO-OP

FACILITY: CARDLOCK

LOCATION

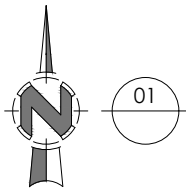
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SHEET CUSTOMER TRAFFIC PLAN

CONCEPTUAL DRAWING
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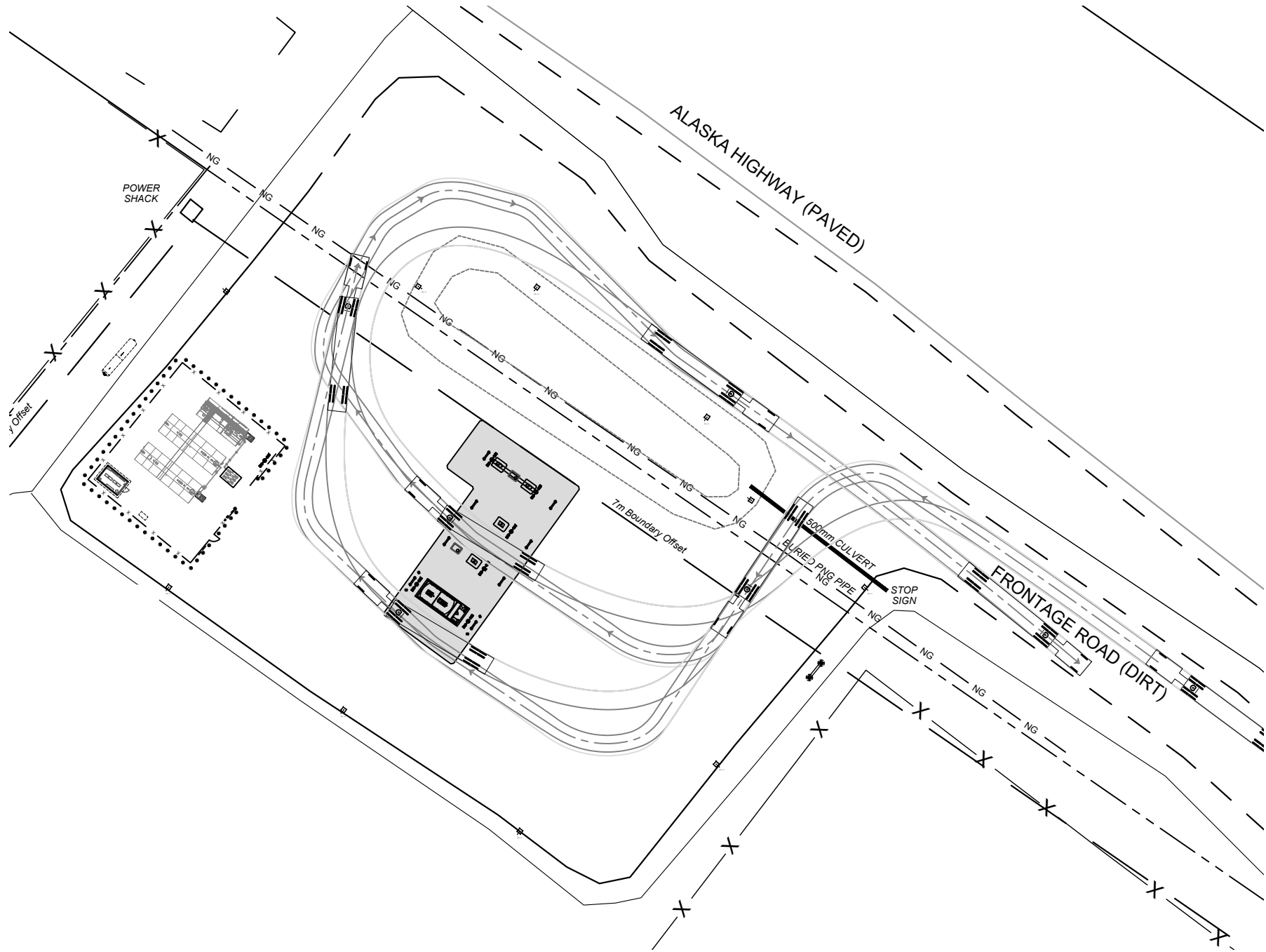
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CUSTOMER TRAFFIC PLAN

1:750



AUTOTURN NOTE

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3. VEHICLE SHOWN IS A SEMI TRUCK WITH A 53' TRAILER. ACTUAL VEHICLE MAY NOT BE EXACTLY AS SHOWN.



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01

TANK FARM DETAIL PLAN

1:300

A/G TANK SCHEDULE

#	TYPE	SIZE (L)	MAN.	SER. #	PRODUCT	AGE
1	STEEL	75,000L	ENVIROTANK	C-703013	CLEAR DIESEL	2007
2	STEEL	75,000L	ENVIROTANK	C-206100	CLEAR DIESEL	2007
3	STEEL	50,000L	WESTEEL	CLEAR REGULAR GASOLINE	2025

NOTE: ALL A/G TANKS C/W SPILL CONTAINMENT, OVERFILL PREVENTION, AND CONFORM TO ULC-S601-14 SPECIFICATIONS.

U/G PIPE SCHEDULE - CARDLOCK

PRODUCT	LINE TYPE	PIPE MATERIAL	PIPE Ø	LENGTH
CLEAR DIESEL	---	OPW FLEXWORKS' ULC-971	50mm	436 FT
CLEAR DIESEL	---	LISTED DOUBLE-WALL	50mm	
CLEAR REGULAR GAS	---	FLEXIBLE PIPING	38mm	158 FT

NOTE: U/G PIPING LENGTHS ARE APPROXIMATE AND ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY

GENERAL NOTES

- REFER TO SHOP DRAWINGS FOR USED 75,000L TANKS
- WESTEEL TO PROVIDE TANK PIPING SUPPLY AND LAYOUT
- EXISTING DETACHED CATWALK TO BE MODIFIED TO SUITE USED 75,000L TANKS. CATWALK TO BE SUPPLIED BY OWNER AND INSTALLED BY GC
- 3" REMOTE TOP FILL LOCATED ON FRONT OF USED TANKS TO BE CAPPED AND SEALED. 4" FILL TO BE USED INSTEAD.

A/G TANK LEGEND

- V ○ VENT PIPE - MIN. 3.658m FROM GRADE TO DISCHARGE OUTLET. ENSURE VENT HEIGHT MEETS OR EXCEEDS CEC LATEST EDITION FOR DISTANCE FROM HAZARDOUS LOCATIONS. (I.E: PUMPS)
- S1 ○ 1 1/2 H.P. FE PETRO SUBMERSIBLE PUMP
- E ○ 50mmØ EXTRACTOR VALVE
- RF ○ 100mmØ REMOTE FILL C/W FILL LIMITER VALVE & TRANSFER SPILL PREVENTOR
- FLM ○ 100mmØ FLUID LEVEL MONITORING
- MH(MH) MANHOLE C/W SPILLBOX
- EV ○ SECONDARY EMERGENCY VENT
- TV ○ TANK VENT
- IP ○ INSPECTION PORT
- 4" ○ 4" SPARE FITTING
- 6" ○ 6" SPARE FITTING

KEYNOTES

- USED 75,000L STEEL SINGLE-COMPARTMENT SELF-DIKED, ABOVE-GROUND FUEL STORAGE TANK
- USED 75,000L STEEL SINGLE-COMPARTMENT SELF-DIKED, ABOVE-GROUND FUEL STORAGE TANK
- NEW 50,000L STEEL SINGLE-COMPARTMENT SELF-DIKED, ABOVE-GROUND FUEL STORAGE TANK
- 100mmØ SCHEDULE 40 STEEL UNLOADING LINE C/W SPILL PREVENTER IN SPILL BOX (3 TYP.)
- 50mmØ SCHEDULE 40 STEEL ABOVE-GROUND PIPING FROM TANK DISCHARGE OUTLET TO TRANSITION SUMP (3 TYP.)
- 'OPW FLEXWORKS PST-4630' TRANSITION SUMP C/W NON-DISCRIMINATING LIQUID SENSORS (2 TYP.)
- 38mmØ OPW PISCES FLEXWORKS DOUBLE-WALL FLEXIBLE U/G PIPE FROM TRANSITION SUMP TO CARDLOCK FACILITY (CLEAR REGULAR GASOLINE)
- 50mmØ OPW PISCES FLEXWORKS DOUBLE-WALL FLEXIBLE U/G PIPE FROM TRANSITION SUMP TO CARDLOCK FACILITY (CLEAR DIESEL)
- NEW 2.438m x 3.658m CARDLOCK SERVICE BUILDING WITH IDP
- REINFORCED CONCRETE UNLOADING PAD C/W CONTROL JOINTS
- 5.486m HIGH DOUBLE-DAVIT LIGHT C/W LED FIXTURES
- 1.828m HIGH BARBED CHAIN-LINK FENCE
- 100mmØ STEEL CONCRETE-FILLED GUARDPOST - MIN. 1.524m FROM TANK & MAX. 1.372m APART
- 1.219m WIDE SWINGING PEDESTRIAN GATE
- CANTILEVERED SLIDING GATE - CENTRED AT UNLOADING LINES FOR A 4.572m OPENING
- 4.5kg 6A80BC FIRE EXTINGUISHER C/W RED WEATHER-PROOF CABINET - AFFIX TO FENCE
- EMERGENCY STOP BUTTON - AFFIX TO FENCE ABOVE FIRE EXTINGUISHER C/W WOODEN OR METAL BACKPLATE
- "NO SMOKING/IGNITION OFF" SIGN - AFFIX TO FENCE (8 TYP.)
- "OIL SPILL CONTINGENCY PLAN" SIGN - AFFIX TO FENCE
- VEEDER ROOT HIGH LEVEL ALARM - AFFIX TO LIGHT POLE
- EMERGENCY PHONE - AFFIX TO FENCE C/W WOODEN OR METAL BACKPLATE



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PROJ. # 24196

DATE 28 MAY 2025

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SHEET TANK FARM DETAIL PLAN

CONCEPTUAL DRAWING
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DWG. # 103.1

REV. F

01

CARDLOCK DISPENSER SCHEDULE

NOTE: ELECTRONIC CARDLOCK-ACTIVATED FUEL DISPENSERS C/W ATC, EMERGENCY SHEAR VALVES, AND CONTAINMENT SUMPS & NON-DISCRIMINATING LIQUID SENSORS

(18) - 'RACELINE' 16,000L ABOVE-GROUND POLYETHYLENE DEF TANK INSIDE STEEL HOUSING ON SKID C/W INTEGRATED 'WAYNE S1' ELECTRONIC SINGLE-HOSE DEF DISPENSERS (2 TYP.), HOSE REELS, SUBMERSIBLE PUMP, VEEDER ROOT PROBE AND ENTRANCE DOOR. CONTRACTOR TO INSTALL VEEDER ROOT PROBE.

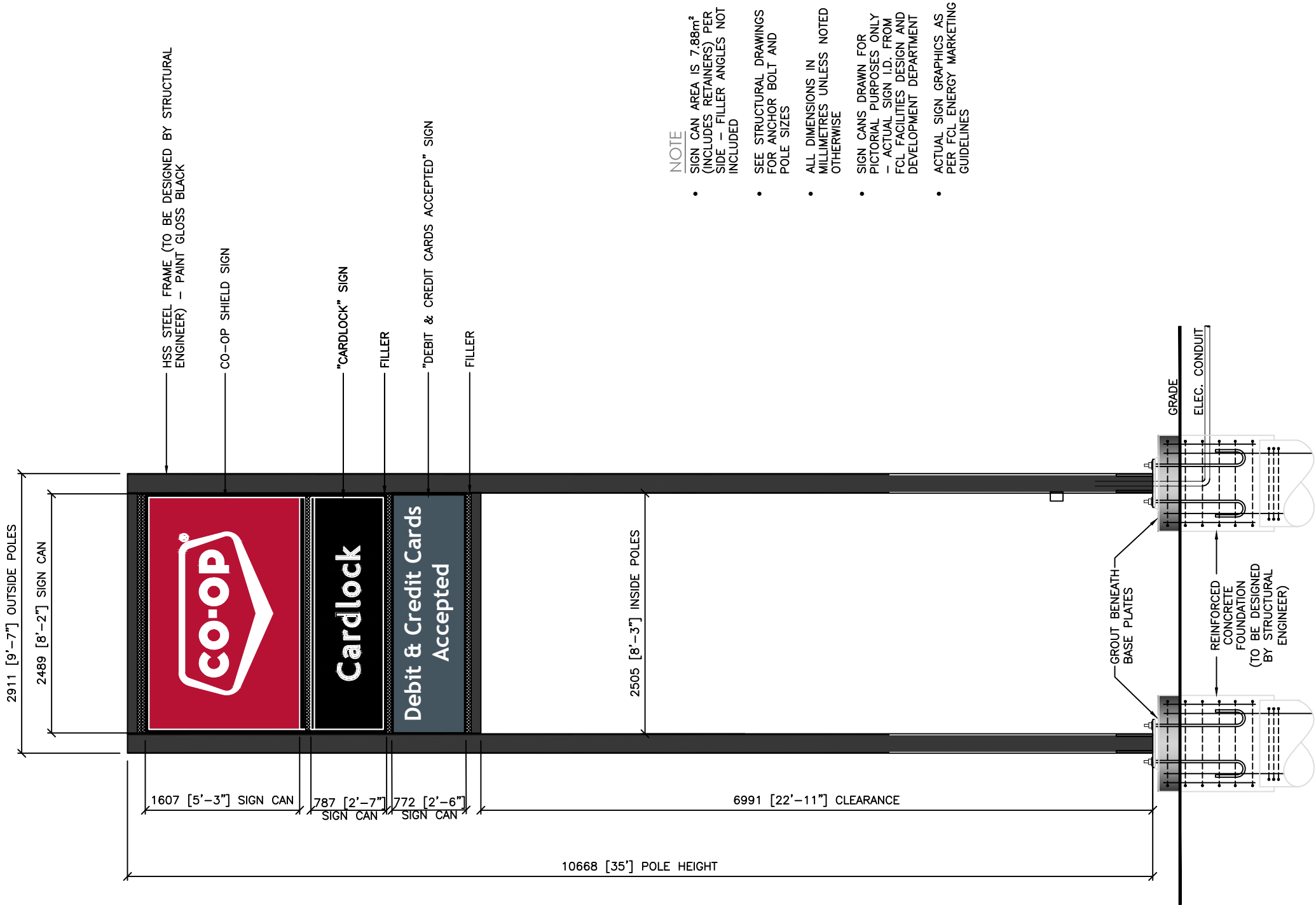
(19) - 150mmØ SCHEDULE 40 STEEL CONCRETE-FILLED GUARDPOST (4 TYP.)

****NOTE:** SEE U/G TANK DETAIL FOR PIPING LENGTHS

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- NOTE
- SIGN CAN AREA IS 7.88m² (INCLUDES RETAINERS) PER SIDE - FILLER ANGLES NOT INCLUDED
 - SEE STRUCTURAL DRAWINGS FOR ANCHOR BOLT AND POLE SIZES
 - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
 - SIGN CANS DRAWN FOR PICTORIAL PURPOSES ONLY - ACTUAL SIGN I.D. FROM FCL FACILITIES DESIGN AND DEVELOPMENT DEPARTMENT
 - ACTUAL SIGN GRAPHICS AS PER FCL ENERGY MARKETING GUIDELINES

CONCEPTUAL DRAWING
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PYLON SIGN DETAIL ELEVATION



Scale NTS



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SHEET PYLON SIGN DETAIL ELEVATION

DWG. # 103.3 REV. F