



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 <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## Application for Development

### 1. TYPE OF APPLICATION

- |   | <b>FEE</b>  |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment*                     | \$ 1,500.00 |
| <input 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 checked="" 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<br>(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 <b>J&amp;H Taylor Holdings (Jason Taylor)</b>	Authorized Agent of Owner (if applicable)
Address of Owner <b>7219-265 Road</b>	Address of Agent
City/Town/Village: <b>Fort St. John</b>	City/Town/Village:
Postal Code: <b>V1J 8K4</b>	Postal Code:
Telephone Number: <b>[REDACTED]</b>	Telephone Number:
E-mail: <b>[REDACTED]</b>	E-mail:

**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 <b>each property</b> under application		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
7219-265 Road Fort St. John BC		1.7/4.2 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA 1.7/4.2 ha./acres

**4. CIVIC ADDRESS OR LOCATION OF PROPERTY:** 7219-265 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:  
Proposed Land Use: \_\_\_\_\_

Zoning Bylaw amendment:  
Proposed Land Use: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:  
\_\_\_\_\_  
\_\_\_\_\_

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:**

Two shops are used for oil well service and vehicles. A modular home is on the location used as a crew house.

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

A Walker Gun Loading Facility (skid unit) for explosive storage and assembly located in the back parking lot. See attached.

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8. Describe the landscaping being proposed on the property:

A raised gravel bed for the Walker Gun Loading Facility to create a level place for the facility.

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

To supply services to our customers in northeastern BC, Versa-Line Services requires oil well explosives and thus a storage and assembly facility in the Fort St. John area. There is no current oil well explosive vendor in northeastern BC.

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

Site has existing sewage. Holding tanks that are pumped out.

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

Site has existing water supply. Cisterns filled by roof or water truck.

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**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.

  
\_\_\_\_\_  
Signature of Owner

*March 25 / 2026*  
\_\_\_\_\_  
Date signed

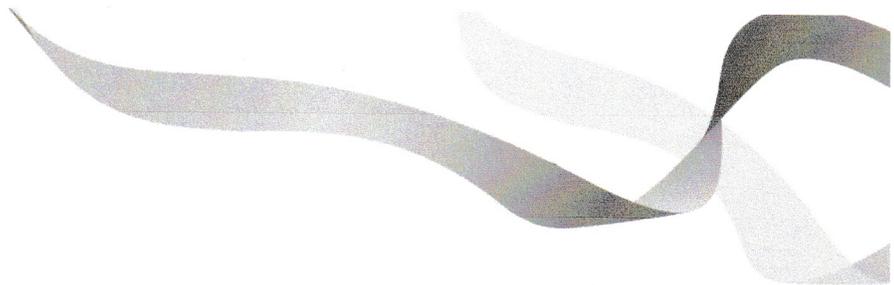
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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 _____ 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:



**CONTAMINATED SITE DECLARATION FORM**

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

**Legal Description(s):**

Lot 2, Section 30, Township 83, Range 18 west of 6th meridian, Peace River District Plan 24162

**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](mailto:planning@prrd.bc.ca)

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

[Redacted Signature] 25/03/2026  
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](mailto:SiteID@gov.bc.ca)

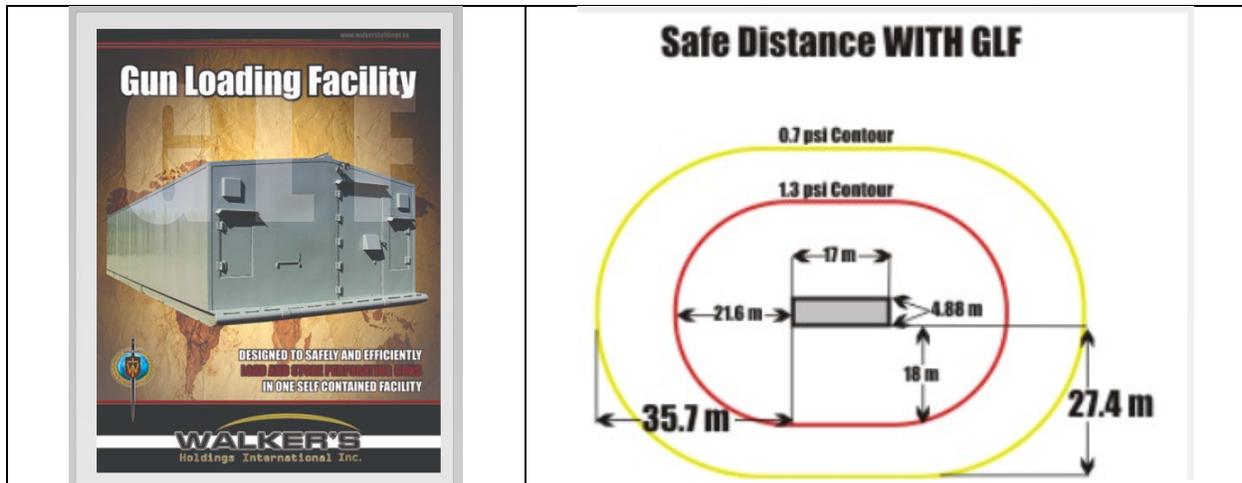
## Section 8 Additional Information

Currently, there is no explosive vendor in northeastern BC where oil well explosives can be purchased and/or assembled. Thus, Versa-Line Services requires a storage and assembly building which meets the requirements of Natural Resources Canada Explosives Regulatory Division.

Oilwell explosives are used in oil and gas wells. These explosives are assembled and stored in a Walker Gun Loading Facility, then transported to the oil or gas well. Once on the well site, the explosives are armed with a detonator and then they are run down hole and detonated, making holes in the casing, cement and formation so oil and/or gas can enter the well bore.

The Walker Gun Loading Facility is a purpose built unit which is separated into four areas, Loaded Gun Storage, Internal Magazine #1, Internal Magazine #2 and assembly area. Each of these areas are designed to store 25 kg NEQ of explosives in such a way that if one section had an event (explosion), the other sections would not be set off. The Walker Gun Loading Facility is designed under these storage and assembly conditions not to endanger the surrounding area outside the Natural Resources Canada D7 distance during an explosive event. The D7 distance refers to the safe distance from explosive storage / assembly to the public. D7 distance in this case is 27.5 meters on the sides and 36 meters on the ends. These distances are when the doors are open and work is being completed inside. To prevent debris with the doors open, cement blocks are erected to catch any debris. The Walker Gun Loading Facility is essentially a heavy non-permanent bunker with vault doors.

The walls of the Walker Gun Loading Facility are composed of thick steel, loaded with gravel in the walls and ¾ inch plywood on the inside. If an external fire event happens, the wall and roof mass will take days to heat the interior to a temperature for a Lower Explosive Limit.



### Explosive Injury and Damage Information

- 0.7 psi is lower than the pressure required to break glass
- 0.7 psi may cause minor injuries from debris
- Walker Gun Loading Facility is designed to prevent debris ejection

NOTE: 5 psi will cause ruptured eardrum in 1% of the population

### Natural Canada Resources Licensing

Versa-Line has already completed the Explosive License process and has received an approved Explosive License for this property. (see below)

### Property

The Walker Gun Loading Facility is placed in the rear of the lot behind buildings and the safe distance (27.5 / 36 meters) requirement lands completely on the property. This area will be controlled by Versa-Line employees.

### Versa-Line Services Contact

Russell Hayden

HSE / Transportation Manager

cell [REDACTED]

