



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

	FEE
<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 checked="" 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 ARC Resources Ltd.	Authorized Agent of Owner (if applicable) Canada West Land Services Ltd.
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:	E-mail: [REDACTED]



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(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	

2. PLEASE PRINT

Property Owner's Name Larry Dean Jamagin, Linda Jean Jamagin, Matthew Dean Jamagin, Joshua Mark Jamagin, Lori Jean Jamagin & Jennifer Lin Jamagin	Authorized Agent of Owner (if applicable) Canada West Land Services Ltd.
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		
Legal Description	PID	Area of Each Lot
THE WEST 1/2 OF SECTION 13 TOWNSHIP 84 RANGE 23 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT	PID: 014-662-922	129.51/320.04 ha./acres
THE SOUTH WEST 1/4 OF SECTION 24 TOWNSHIP 84 RANGE 23 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT	PID: 014-745-950	66.02/163.15 ha./acres
		ha./acres
		TOTAL AREA 195.53/483.19 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: _____

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:

Temporary 440 man camp and associated cardlock for oil and gas activities in the area. The area required for the camp is

7.34 ha / 18.14 ac.

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

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

The land is forested private land, there is an occupied house on the South of the property. Active farming and agriculture use.

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

Please see attached Supplemental Information Letter.

8. Describe the landscaping being proposed on the property:

Please see attached Supplemental Information Letter.

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

Please see attached Supplemental Information Letter.

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

Please see attached Supplemental Information Letter.

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

Please see attached Supplemental Information Letter.

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: 
Sean Stuart, P.Eng
Vice President
Capital Operations
Signature of Owner: _____




9/16/2025

Date signed

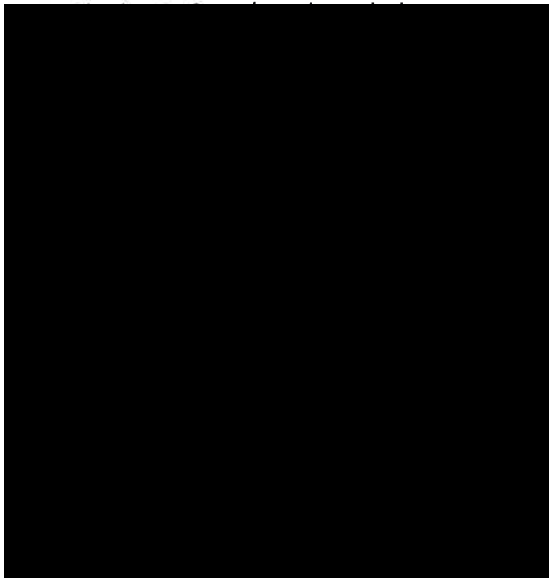
Date signed

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>ARC Resources Ltd.</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Canada West Land Services Ltd.</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:  Sean Stuart, P.Eng Vice President Capital Operations	Date: <u>9/16/2025</u>
Signature of Owner: _____	Date: _____

16. I / We the undersigned hereby declare that the information provided in this application is complete and correct to the best of our knowledge and belief and that we are not aware of any statement of the facts related to this application.



Date signed

Date signed

Date signed

Date signed

Date signed

Date signed

Signature of Owner

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>Larry Dean Jamagin, Linda Jean Jamagin, Matthew Dean Jamagin, Joshua Mark Jamagin, Lori Jean Jamagin & Jennifer Lin Jamagin</u> and <u>Canada West Land Services Ltd.</u> hereby authorize	
(name of landowner)	(name of landowner)
to act on my/our behalf regarding this application.	
Signature of Owner	Date: <u> </u>
Signature of Owner	Date: <u> </u>
Signature of Owner	Date: <u> </u>
Signature of Owner	Date: <u> </u>
Signature of Owner	Date: <u> </u>
Signature of Owner	Date: <u> </u>



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

I, ARC Resources Ltd., hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

THE SOUTH WEST 1/4 OF SECTION 24 TOWNSHIP 84 RANGE 23 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT

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.

Owner/Agent

Sean Stuart, P.Eng

Vice President

Capital Operations

Owner/Agent

16 / 9 / 2025

dd mm yyyy

dd mm yyyy

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



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

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.

_____/ 09 / 2025 /
d 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



August 13, 2025

PEACE RIVER REGIONAL DISTRICT

P.O. BOX 810
1981 ALASKA AVE
DAWSON CREEK, BC V1G 4H8

ATTENTION: LAND USE PLANNER

Re: ARC Resources Ltd.

Proposed Attachie Campsite and Cardlock Fueling Station Within W ½ 13-84-23 and SW ¼ 24-84-23 W6M

ARC File: S15544 / CWL File: ARC-011960

ARC Resources Ltd. (ARC) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 440 man camp on private land within the W ½ 13-84-23 and SW ¼ 24-84-23 W6M as well as a cardlock fuel station to be used in conjunction with the campsite. The site is located within a partial clearing and will require 0.10 ha of new cut. ARC is applying for the TUP for a three year term. The site is located in the Attachie/Farrell area approximately 52.10 km from Fort St. John.

ARC is focusing on the development of the Montney formation in northeastern BC. ARC has substantial mineral holdings in the area and has multi-year plans to develop those minerals. The proposed camp would help facilitate the development of their assets.

In order to cost effectively and safely develop their assets, ARC requires the ability to house its drilling, completions, facility construction workers and employees directly in the area of operations. There are several reasons why ARC requires the ability to house its workers in the area of operations, which reasons are outlined below:

- During winter conditions, the highways and other access roads can be very rough with lots of oilfield traffic. This increases the accident risk to the workers having to commute from Hudson's Hope, Fort St. John and other rural communities. There is limited cellular service along some of the roads, so in the event of an accident or other weather-related incidents (sliding off the road), emergency response can be a significant challenge. Having a worker camp in the area would mitigate unnecessary risks for the contractors and workers.
- As a result of the commute times for the majority of individuals and the nature of drilling operations being 24 hour operations, ARC would be required to run three 8 hour drilling crews instead of the standard two 12 hour crews. This would impose significantly more vehicle trips adding to the stress on the local and rural transportation infrastructure. Further this would work to increase the cost of ARC's drilling operations materially. In a time of depressed commodity prices, ARC's capital budget can't support this type of operation. With no work camp, ARC would experience a material limitation on its ability to develop its assets and grow as a company, which would have a negative effect on stakeholders, shareholders with a ripple affect on the local employment and economy.
- Housing workers in our area of operations allows for better response times in the event of an emergency since the necessary medical and technical people would be in the immediate area to respond to any emergency.
- As ARC's proposed camp will be a dry camp, ARC is able to ensure that its employees and workers are in compliance with health and safety policies.
- During storms or bad weather, local highways and roads at times become impassible and are often shut down. This can put our operations and personnel at risk should a shift change not be able to take place. In addition, ARC would have to shut down operations which carries with it numerous safety risks and serves to further escalate costs.

ARC can offer the following further details about the proposed camp:

WATER

The water will come from an approved potable water source and meet health and safety standards to prevent contamination. The water will be stored in proper storage tanks or containers to maintain water quality

SEWER

ARC plans to truck out the sewage volume generated by the camp.

TRANSPORTATION

McElhanney Consulting Services Ltd. (McElhanney) has engaged with the Ministry of Transportation and Infrastructure regarding the traffic impact analysis for the proposed camp. No traffic impact analysis is required. A copy of the correspondence will be provided when available.

NOISE

All equipment will be installed in compliance with the applicable environmental and noise regulations governing these types of facilities. In addition, ARC will conduct periodic environmental audits of the facilities to ensure compliance with the regulations. During normal operations, no significant amounts of noise, offsite odours or other emissions are expected from the facility. ARC will endeavor to address any traffic, dust and/or noise concerns should they arise. ARC is constructing a powerline to provide electricity to site and avoid use of diesel generators.

HOUSING

ARC's proposed camp would consist of 8 all weather, skidded modular complexes and utilities equipment. There will be a 6 unit kitchen/dining/management office complex with the ability to seat 100 people and will offer men's and women's washrooms. ARC plans to have eight 30-bed executive style dorm sleeper units. Guest will enjoy private washrooms, in-room satellite entertainment and lockable cabinetry. The camp will have a fitness center with a large variety of weight and cardio equipment. There will also be a recreation room with gaming equipment, large TVs and comfortable seating.

Services for the camp will be connected to withstand the elements and mitigate spill risk. Each complex will tie into the potable water plant, sewer plant, electric power for power and LPG bullets for heating. The associated parking will consist of 100 marked parking stalls.

POLICING

ARC's camp has a staff of approximately 25 - 30 people with an onsite Camp Manager. ARC's operations being largely 24-hour operations when the camp is manned, helps reduce the need for onsite security personnel since all the workers present are either directly or indirectly employed by ARC. Further, the fact that the proposed camp will be a dry camp, helps reduce any potential issues associated with drugs or alcohol consumption. There are no weapons allowed in ARC's camp and hunting is strictly prohibited. Due to the remote location and as the camp will be located on private land, ARC does not anticipate any issues requiring any police response.

There will be a guard shack located at the entrance with a day and a night shift worker to track vehicles entering/exiting the location as well as support the camp staff in the event that a security event arises.

SOCIAL

ARC will have 1 onsite medic at the camp 24 hours a day. Those medics are qualified to handle most minor procedures and are capable of making any medical related decisions with respect to evacuating a patient or seeking further care.

RECLAMATION

Please see attached Schedule A.

SOLID WASTE

ARC will have recycling bins on site and all other garbage will be stored in animal proof steel bins. Once the bins become full, cardboard recycling will be delivered to the Eco-Depot recycling center in Fort St. John and garbage will be trucked off site for disposal at Fort St. John or Hudson's Hope Landfill. Beverage containers will be collected and removed from the camp via grocery truck and recycled at their distribution hub.

EMERGENCY MANAGEMENT

ARC has comprehensive health and safety policies in place that govern the conduct at its camps. Further, ARC has in place with the BCER a Corporate Emergency Response Plan (ERP) which outlines their responses to emergency situations, whether they be oilfield related, or personal injury. In accordance with that plan, if required, notification to the local or provincial government agency would be communicated. ARC has obtained certification that all fire extinguishers and hood suppression systems meet provincial fire code.

COMMUNICATION

ARC's proposed camp would use satellite internet as well as a cell signal booster tower which would help to facilitate safe communications in the area. Further, contractors and employees are equipped with radio communications, which is the dominant form of communication in the area. Since radio is the dominant form of communication and the internet is satellite provided, there is minimal impact to local communication infrastructure.

BC ASSESSMENT

Notification has been sent to the BC Assessment office informing them of the proposed camp, the size of the camp and the intent to apply for a TUP with the PRRD.

We hope that the above explanation satisfies any questions that you may have with respect to ARC's proposed camp. Should you have further questions or require additional information, please contact Kevin Krall at:

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Yours truly,
ARC Resources Ltd.

[REDACTED]

Kevin Krall
Senior Indigenous Relations Advisor/ Surface Land Negotiator

Agricultural

SW 1/4
SEC 24

Owner: ARC RESOURCES LTD.,
INC.NO. A0118087
Title: CA9497651
PID: 014-745-950
Campsite Area = 0.06 ha

PROPOSED
ARC DECKING
SITE AD# 100114057

PROPOSED
ARC BORROW
PIT
AD# 100114057

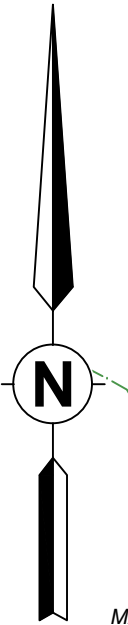
PROPOSED
ARC FACILITY SITE
AD# 100114057
(McElhanney Job
311126570)

PROPOSED ARC PIPELINE AD# 100114117
(McElhanney Job 311126571)

PROPOSED ARC ROAD
AD# 100117065
(McElhanney Job 311126782)

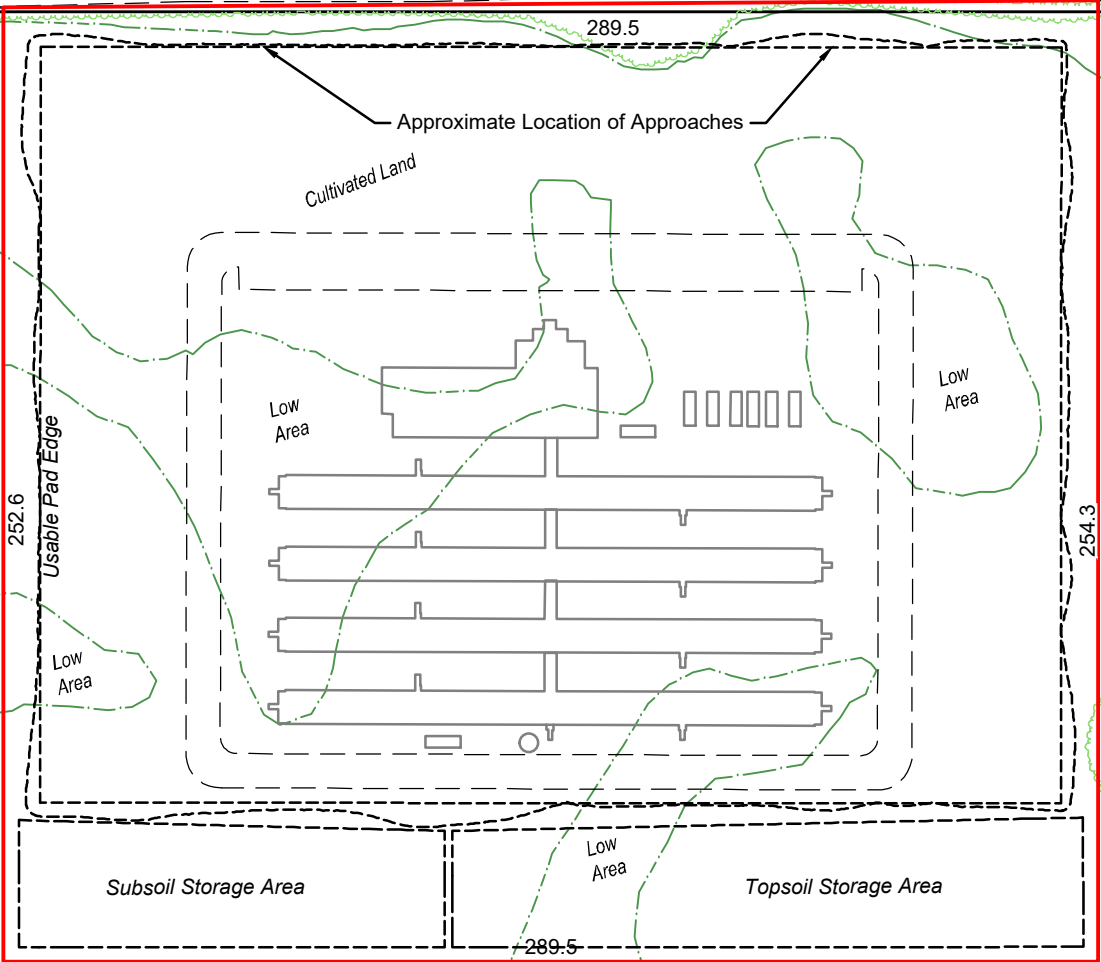
ARC PLAN EPP79857
ARC ROAD R01791 PLAN 29509

30.480 UPPER CACHE ROAD



W 1/2
SEC 13

Owners:
LARRY DEAN JARNAGIN,
LINDA JEAN JARNAGIN,
MATTHEW DEAN JARNAGIN,
JOSHUA MARK JARNAGIN,
LORI JEAN JARNAGIN,
JENNIFER LIN JARNAGIN
Title: CA1820616
PID: 014-662-922
Campsite Area = 7.28 ha



Land

CAMPSITE
AREA = 7.34 ha
N 6239235±, E 592794±
(Partial Clearing)

Tp 84

Rge 23

W6M

Reserve

NOTES:

All coordinates shown are NAD 83 (CSRS) UTM Zone 10.
All coordinates shown for ancillary sites are for the centroid.
All dimensions are in metres and decimals thereof.
The proposed disturbances do not fall within the Enhanced
Management or Regulatory Policy areas of Area Based Analysis.

AREAS (MAXIMUM DISTURBANCE)			
PRIVATE LAND	NEW CUT	EXISTING CLEARING	TOTAL
CAMPSITE	0.10 ha	7.24 ha	7.34 ha
TOTAL DISTURBANCE =	0.10 ha	7.24 ha	7.34 ha

PROPOSED DISTURBANCE FALLS WITHIN THE AGRICULTURAL LAND RESERVE
Sec 13, Tp 84, Rge 23, W6M
EXISTING NON-FARM USE = 0.16 ha
PROPOSED NON-FARM USE = 7.28 ha
TOTAL AREA = 7.44 ha
Sec 24, Tp 84, Rge 23, W6M
EXISTING NON-FARM USE = 8.51 ha
PROPOSED NON-FARM USE = 0.06 ha
TOTAL AREA = 9.02 ha

LEGEND:

- Road Shoulder
- ~~~~~ Tree Line
- x-x- Fence

SCALE 1:2000



0	Original Plan Prepared	30/07/25		LFM	SCK
REV.	REVISIONS	DD/MM/YY	PC	CAD	CHKD

ARC RESOURCES LTD.

SKETCH PLAN SHOWING PROPOSED CAMPSITE
WITHIN THE WEST 1/2 OF SECTION 13 AND THE SW 1/4 OF SECTION 24
TOWNSHIP 84 RANGE 23 W6M
PEACE RIVER DISTRICT

FILE:	AFE:	BCGS: 94A . 023	REVISION
 McElhanney Associates Land Surveying Ltd. 8808 - Northern Lights Drive Fort St. John, BC		SHEET: 1 OF 1 PLAN ID: 31112737500-VO-SKCH-003	0