



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*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input checked="" type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ 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 J & H Taylor Holdings	Authorized Agent of Owner (if applicable)
Address of Owner 7219-265 Road	Address of Agent
City/Town/Village: Fort St. John, BC	City/Town/Village:
Postal Code: V1J 4M7 8K4	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	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

Full legal description and PID of each property under application	Area of each lot
7219-265 Road Fort St. John	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

5. PARTICULARS OF PROPOSED AMENDMENT

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

Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

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:

Storage of Oil Well Explosives in a Walker Gun Loading Facility

☐ Development Permit:

Bylaw No. _____ Section No. _____

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

Two shops are used for oil well service equipment and vehicles. A modular home is on the location which is currently empty but maybe utilized as an office in the future.

A Walker's Gun Loading Facility will be utilized to store oil well explosives, a max of 25 kg NEQ

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

(a) North Elite Auto Detailing

(b) East Catiayst Production Systems / provides chemical solutions to oil and gas

(c) South Maxim Industries / provides industrial solutions

(d) West Residence

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

See attached.

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

The location meets or exceeds all NRCan ERD explosive regulations and requirements.

Versa-Line is currently servicing the Oil and Gas industry in Northeastern BC from outside the province.

Versa-Line would like to expand its business by using local BC resources such as personnel, shop, merchants and repair shops.

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

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

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.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

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

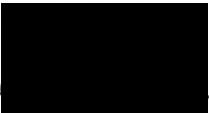
Oct 28/25
Date signed

Signature of Owner

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	<u>Jason Taylor</u>	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: <u>Oct 28/25</u>
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 the 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

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

Owner/Agent

28/10/2025
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



Versa-Line Services Inc.

#100, 203 Clearview Drive
Red Deer County, Alberta T4E 0A1
PH: 403-346-7358 FX: 403-346-6665

Anastasia Morea
Planner 2
Peace River Regional District
PO Box 810
1981 Alaskan Avenue Nov 25, 2025
Dawson Creek, BC V1G 4H8

Dear Ms Morea,

This letter is in response to the information you requested in your Nov 19, 2025 email.

Section 8 additional information is included below this letter.

The dimensions of the Walker Gun Loading Facility (GLF) is 4.88 wide meters x 17.68 meters long. It is a skid unit and can be moved with heavy haul equipment.

Natural Resources Canada ERD requires the GLF to be 27.5 meters on the sides and 36 meters on the ends from any dwelling, work place or gathering building such as a church or hall. The ends also require 11 concrete blocks weighing 2000 kg each placed in front of the entry doors. Natural Resources Canadian ERD also requires an alarm system installed in the GLF for security, which is already installed. This location meets all the required conditions for an explosive license and one has already been approved.

The future plans for the GLF is to apply for a Temporary Permit renewal in 2 ½ years. Versa-Line will not be adding any other GLFs on this property.

An updated property map with the GLF in position is attached below this letter and include distances to the property lines.

I am working on a written quote from Downton's Transport Ltd. (Rocky@downtons.com 403-782-1325) to move the GLF off the property which was quoted at [REDACTED] over the phone.

If you have any questions, please contact me.

Yours sincerely,

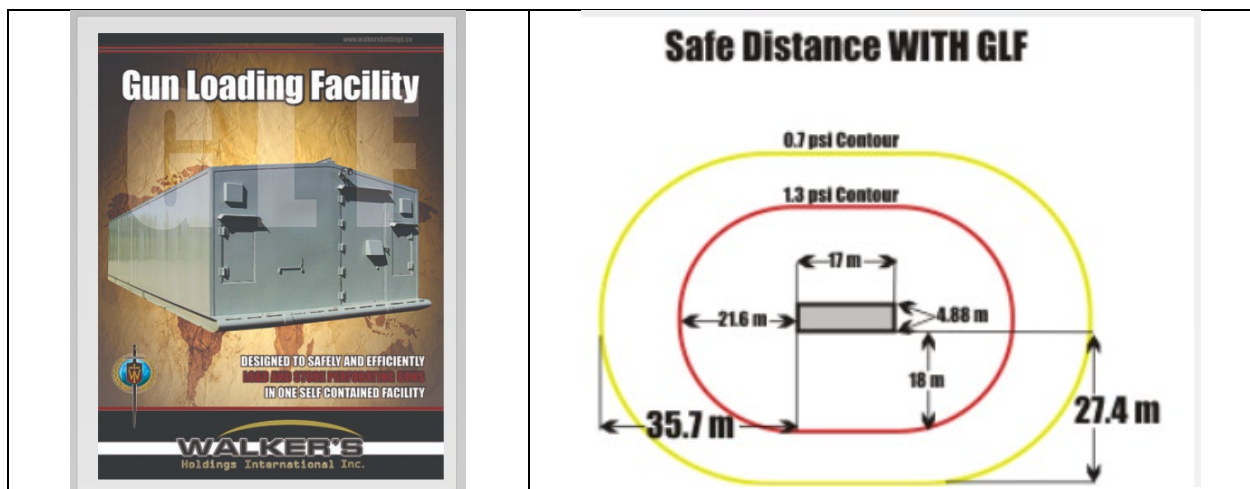
[REDACTED]
Russell Hayden
HSE / Transportation Manager
[REDACTED]

Section 8 Additional Information

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 composted of thick steel, loaded with gravel in the walls and $\frac{3}{4}$ 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
-
- 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)

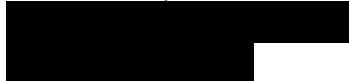
Property

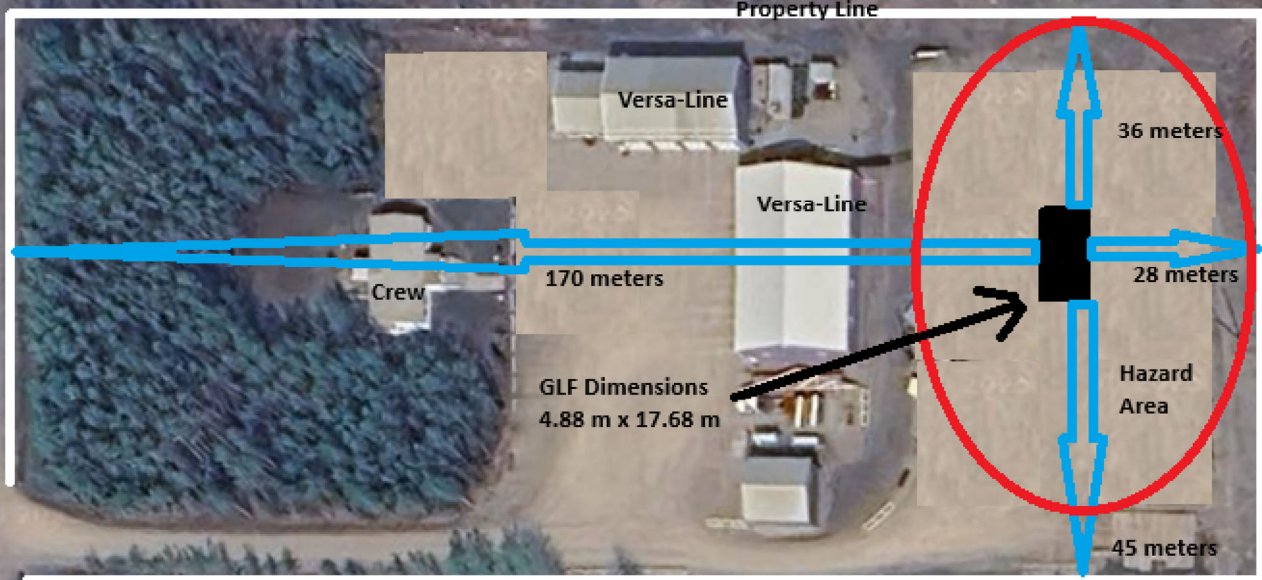
The Walker Gun Loading Facility is placed in the rear of the lot behind buildings and the safe distance (27.5 / 36 meters) requirement lands completely on the property. This area will be controlled by Versa-Line employees.

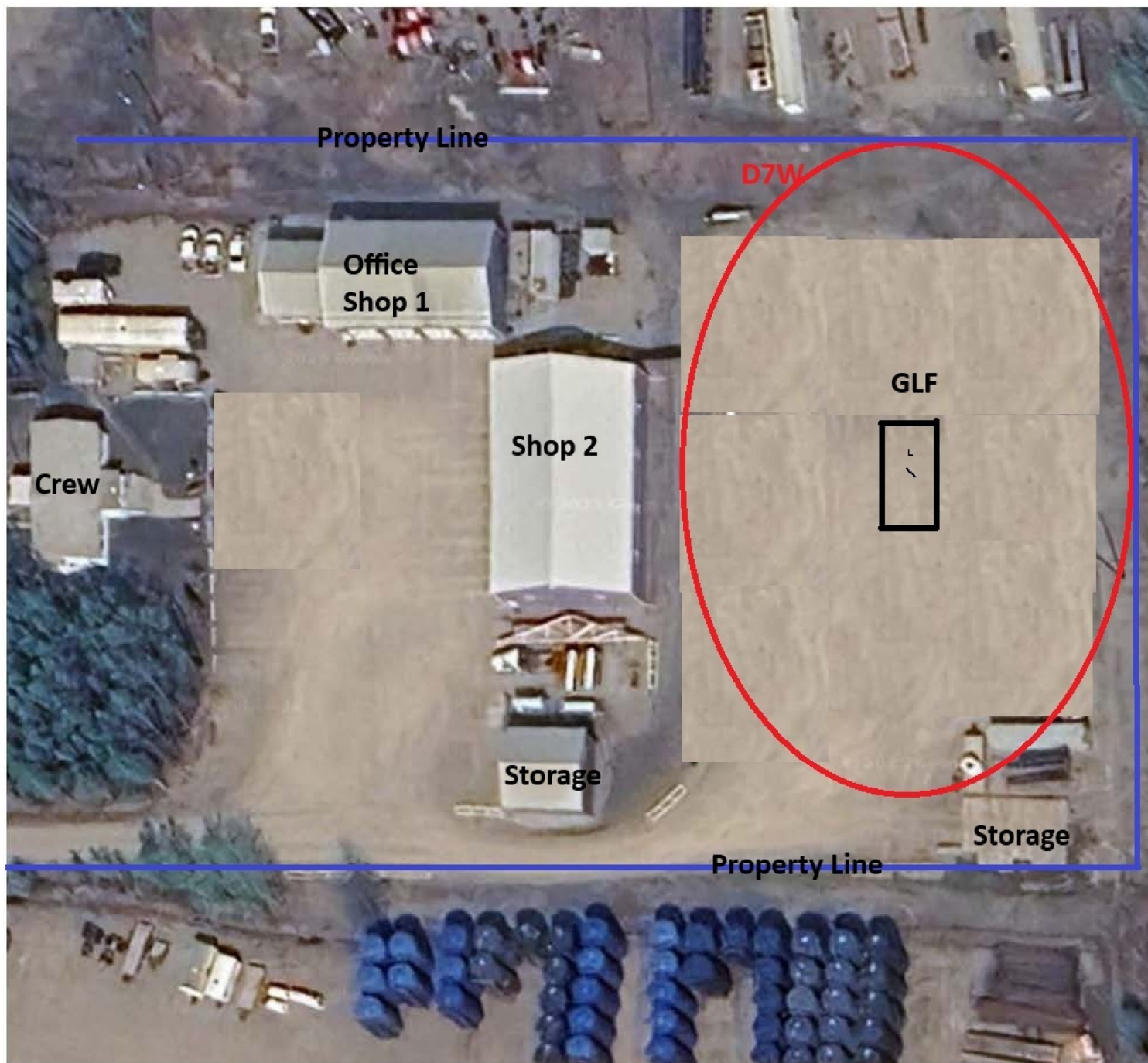
Versa-Line Services Contact

Russell Hayden

HSE / Transportation Manager







**Versa-Line Services Charlie Lake Facility
Yard Diagram**

**Updated: Jun 25, 2025
Rev 0**