

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 Prince Rupert Gas Transmission Ltd.	Authorized Agent of Owner (if applicable) AiM Land Services Ltd.
Address of Owner Suite #522, 1811 4 Street SW	Address of Agent 207, 10139 – 100 Street
City/Town/Village: Calgary, AB	City/Town/Village: Fort St. John, BC
Postal Code: T2S 1W3	Postal Code: V1J 3Y6
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>
Units 57 & 58, Block D, Group 93-0-9	N/A	ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: N/A

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: Multi Use Site (Storage Site and Laydown Area)

☒ Development Variance Permit – describe proposed variance request:

The site falls within the Peace River Regional District's (PRRD) building Bylaw #2131, 2014.

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

Proposed storage and laydown area.

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

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

Existing, partially cleared Woodlot Area (W0263)

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

PRGT wishes to apply for use of the area as a storage/laydown yard to support the construction of the PRGT pipeline. Various vehicles, equipment and materials will be stored on site. The area may also be used for construction offices.

8. Describe the landscaping being proposed on the property:

Area will be cleared as required for the construction of the site.

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

PRGT is currently in negotiations with the woodlot holder. A BCER permit is already in place for the use of the area.

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

N/A

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

N/A

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.

P [REDACTED] mission Ltd.

B [REDACTED]

Signature of Owner

12/19/2025 PST

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 Prince Rupert Gas Transmission Ltd. and _____ hereby authorize (name of landowner) (name of landowner)	
Aim Land Services Ltd. _____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: Prince Rupert Gas Transmission Ltd. By [REDACTED]	Date: 12/19/2025 PST
Signature of Owner:	Date:



PEACE RIVER REGIONAL DISTRICT



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Units 57 & 58, Block D, Group 93-0-9

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

15 / 01 / 2021
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

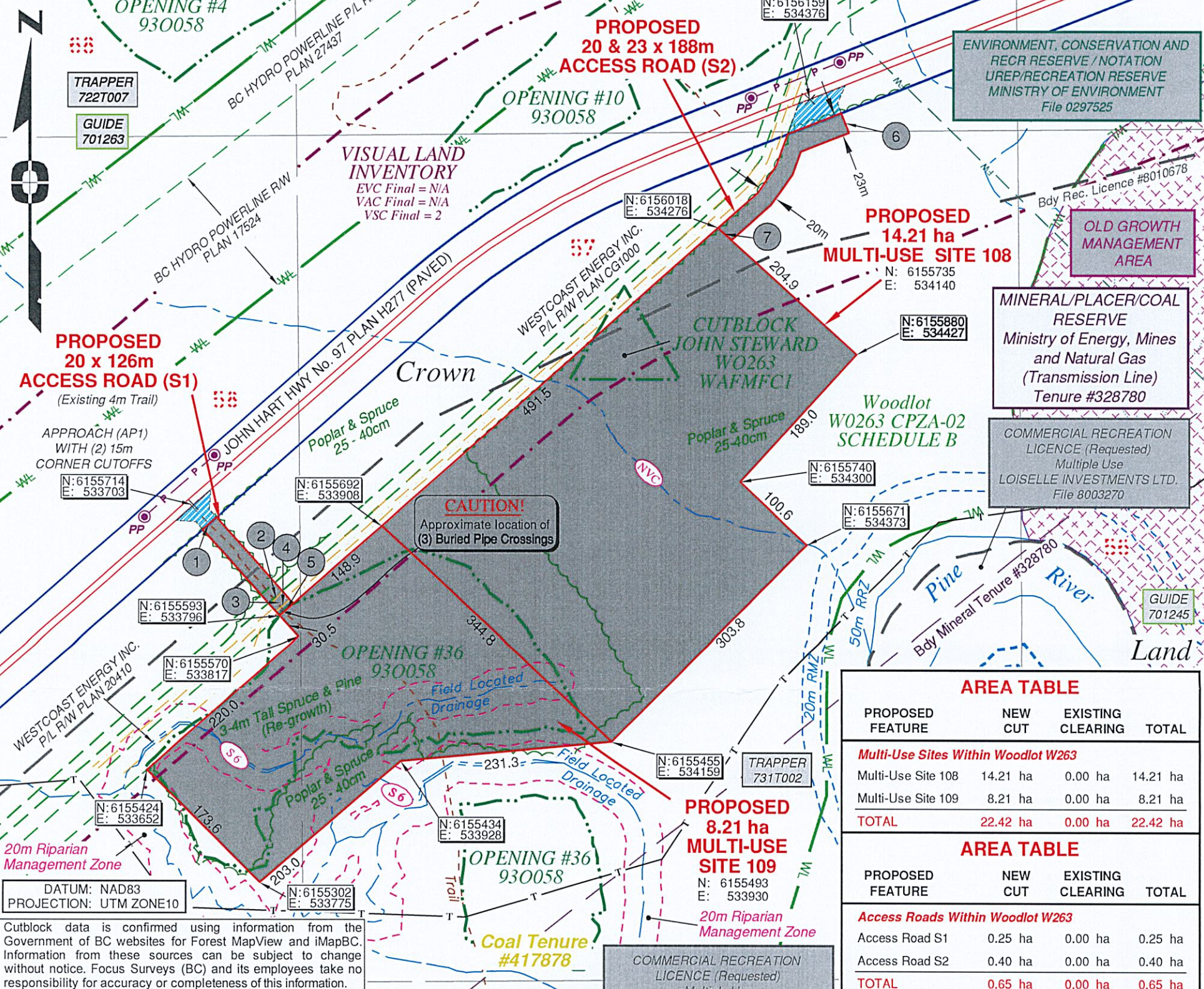
NOTES:
Project to be flagged at time of construction.
Distances shown are in metres and decimals thereof.
Proposed access approaches have not been swept for buried facilities.
The nearest Residence is 1.28 km Southwest.
This project is not within the Agricultural Land Reserve.
Stream Classifications were compiled by Stantec during environmental field assessments.
The Stantec field verified wetlands and classifications data set (2014/08/08), covers an assessment area 100m beyond the proposed features.

Unsurveyed
Woodlot
W0263 CPZA-01
SCHEDULE B

MINERAL/PLACER/COAL
RESERVE
Ministry of Energy, Mines
and Natural Gas
Tenure #330209

OPENING #6
930058
BLOCK D
PANG GROUP
93-0-9

ACCESS LINE OF SIGHT DISTANCES		
ACCESS POINT	DISTANCE	EXISTING APPROACH
AP1	±600m (N) / ±1300m (S)	Yes
AP2	±1130m (E) / ±430m (W)	No



7	(S2) 0+188	End Of Proposed Access Road	N: 6156012	E: 534284	PRGT
6	(S2) 0+000	Start Of Proposed Access Road	N: 6156133	E: 534415	PRGT
5	(S1) 0+126	End Of Proposed Access Road	N: 6155600	E: 533804	PRGT
4	(S1) 0+120	Pipeline R/W, Plan CG515	N: 6155605	E: 533800	Westcoast
3	(S1) 0+116	Pipeline R/W, Plan CG1000	N: 6155608	E: 533797	Westcoast
2	(S1) 0+109	Pipeline R/W, Plan 20410	N: 6155613	E: 533793	Westcoast
1	(S1) 0+000	Start Of Proposed Access Road	N: 6155695	E: 533721	PRGT
No.	STATION	DESCRIPTION	NAD 83 UTM ZONE10		OWNER

TABLE OF CROSSINGS

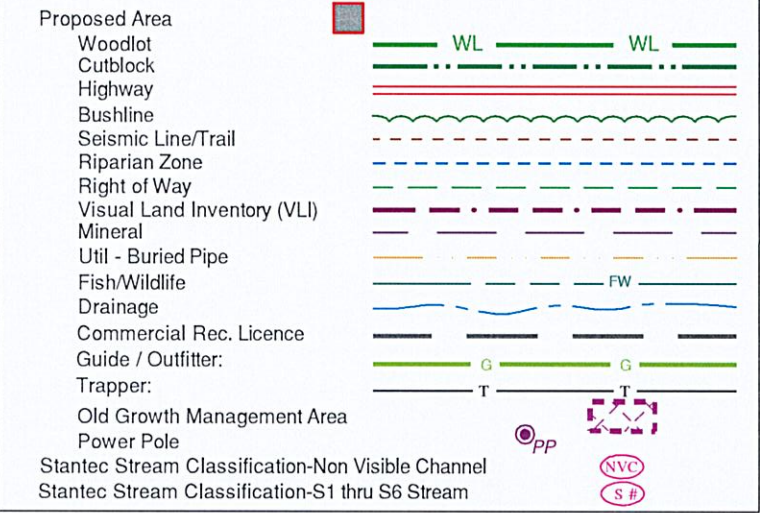
AREA TABLE			
PROPOSED FEATURE	NEW CUT	EXISTING CLEARING	TOTAL
Multi-Use Sites Within Woodlot W263			
Multi-Use Site 108	14.21 ha	0.00 ha	14.21 ha
Multi-Use Site 109	8.21 ha	0.00 ha	8.21 ha
TOTAL	22.42 ha	0.00 ha	22.42 ha

AREA TABLE			
PROPOSED FEATURE	NEW CUT	EXISTING CLEARING	TOTAL
Access Roads Within Woodlot W263			
Access Road S1	0.25 ha	0.00 ha	0.25 ha
Access Road S2	0.40 ha	0.00 ha	0.40 ha
TOTAL	0.65 ha	0.00 ha	0.65 ha

AREA TABLE			
PROPOSED FEATURE	NEW CUT	EXISTING CLEARING	TOTAL
Approaches Within John Hart Hwy No. 97 Plan H278			
Approach (AP1)	0.00 ha	0.08 ha	0.08 ha
Approach (AP2)	0.00 ha	0.15 ha	0.15 ha
TOTAL	0.00 ha	0.23 ha	0.23 ha
TOTAL AREAS	23.07 ha	0.23 ha	23.30 ha

This plan represents the best information available at the time of survey. Focus Surveys and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

LEGEND:



Prince Rupert
Gas Transmission Project



PRINCE RUPERT GAS TRANSMISSION LTD.

SKETCH PLAN SHOWING PROPOSED MULTI-USE SITE 108 (14.21 ha), MULTI-USE SITE 109 (8.21 ha), PROPOSED 20 x 126m ACCESS ROAD (S1) FROM d-58-D, 93-O-09 TO a-58-D, 93-O-09, PROPOSED 20 & 23 x 188m ACCESS ROAD (S2) FROM a-67-D, 93-O-09 TO d-57-D, 93-O-09, ALL WITHIN UNITS 57, 58 & 67, BLOCK D, 93-O-9 Unsurveyed Crown Land, Peace River District



The intended plot size of this plan is 432mm in width by 280mm in height when plotted at a scale of 1: 5000 (use B size sheet)

BCGS: 930.058

Rev	Revision Description	Date(Y/M/D)	By
0	Original Plan Prepared	2014/06/09	RD/JM
2	Revised Site Names, Area Table, and ePASS for Multi-Use Application	2014/09/09	JM

FOCUS
Focus Surveys (BC) Limited Partnership
10716 - 100th Avenue Fort St John BC
V1J 1Z3 250.787.0300 www.focus.ca

FOCUS:	131214SK02R2	REV. 2
ePASS:	10048705	
ePASS (ROAD):	10048149	
SHEET:	1 of 1	

NOTES:
Project to be flagged at time of construction.
Distances shown are in metres and decimals thereof.
Proposed access approaches have not been swept for buried facilities.
The nearest Residence is 1.28 km Southwest.
This project is not within the Agricultural Land Reserve.
Stream Classifications were compiled by Stantec during environmental field assessments.
The Stantec field verified wetlands and classifications data set (2014/08/08), covers an assessment area 100m beyond the proposed features.

Cutblock data is confirmed using information from the Government of BC websites such as Forest MapView and iMapBC. Information from these sources can be subject to change without notice. WSP Canada Inc. and its employees take no responsibility for accuracy or completeness of this information.

ACCESS LINE OF SIGHT DISTANCES		
ACCESS POINT	DISTANCE	EXISTING APPROACH
AP1	±600m (N) / ±1300m (S)	Yes
AP2	±1130m (E) / ±430m (W)	No

DATUM: NAD83
PROJECTION: UTM ZONE10

Unsurveyed

Woodlot
W0263 CPZA-01
SCHEDULE B

MINERAL/PLACER/COAL
RESERVE
Ministry of Energy, Mines
and Natural Gas
Tenure #330209

OPENING #4
930058

TRAPPER
722T007
GUIDE
701263

BC HYDRO POWERLINE P/L RW
PLAN 27437

BC HYDRO POWERLINE P/L RW
PLAN 17524

VISUAL LAND
INVENTORY
EVC Final = N/A
VAC Final = N/A
VSC Final = 2

PROPOSED
20 x 126m
ACCESS ROAD (S1)
(Existing 4m Trail)

APPROACH (AP1)
WITH (2) 15m
CORNER CUTOFFS
N: 6155714
E: 533703

PROPOSED
20 & 23 x 188m
ACCESS ROAD (S2)

OPENING #10
930058

APPROACH (AP2)
WITH 15m
CORNER CUTOFF
N: 6156159
E: 534376

OPENING #6
930058

WESTCOAST ENERGY INC. P/L RW
PLAN CG1000

WESTCOAST ENERGY INC. P/L RW
PLAN CG515

ENVIRONMENT, CONSERVATION AND
RECR RESERVE / NOTATION
UREP/RECREATION RESERVE
MINISTRY OF ENVIRONMENT
File 0297525

OLD GROWTH
MANAGEMENT
AREA

MINERAL/PLACER/COAL
RESERVE
Ministry of Energy, Mines
and Natural Gas
(Transmission Line)
Tenure #328780

COMMERCIAL RECREATION
LICENCE (Requested)
Multiple Use
LOISELLE INVESTMENTS LTD.
File 8003270

CUTBLOCK
JOHN STEWARD
W0263
WAFMFCI

Woodlot
W0263 CPZA-02
SCHEDULE B

N: 6155740
E: 534300

N: 6155671
E: 534373

CAUTION!
Approximate location of
(3) Buried Pipe Crossings

OPENING #36
930058

Field Located
Drainage

Field Located
Drainage

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Drainage

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Field Located
Drainage

PROPOSED
8.21 ha
MULTI-USE
SITE 109
N: 6155493
E: 533930

20m Riparian
Management Zone

COMMERCIAL RECREATION
LICENCE (Requested)
Multiple Use
PEACE REACH ADVENTURES LTD.
File 8010573

Land use Plans Within Proposed Project:
(Layers not shown on sketch Plan)
-Dawson Creek LRMP

REFER TO WSP FILE
131214SK02R2_RSR FOR
PROPOSED ROAD SEGMENT
INFORMATION

9	Site 109	Drainage-S6 Classification	N: 6155420	E: 533869	Crown
8	Site 109	Drainage-S6 Classification	N: 6155447	E: 533826	Crown
No.	STATION	DESCRIPTION	NAD 83 UTM ZONE10		OWNER

SITE IMPACT TABLE

7	(S2) 0+188	End Of Proposed Access Road	N: 6156012	E: 534284	PRGT
6	(S2) 0+000	Start Of Proposed Access Road	N: 6156133	E: 534415	PRGT
5	(S1) 0+126	End Of Proposed Access Road	N: 6155600	E: 533804	PRGT
4	(S1) 0+120	Pipeline R/W, Plan CG515	N: 6155605	E: 533800	Westcoast
3	(S1) 0+116	Pipeline R/W, Plan CG1000	N: 6155608	E: 533797	Westcoast
2	(S1) 0+109	Pipeline R/W, Plan 20410	N: 6155613	E: 533793	Westcoast
1	(S1) 0+000	Start Of Proposed Access Road	N: 6155695	E: 533721	PRGT
No.	STATION	DESCRIPTION	NAD 83 UTM ZONE10		OWNER

TABLE OF CROSSINGS

This plan represents the best information available at the time of survey. WSP Canada Inc. and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

LEGEND:

Proposed Area	WL	WL
Woodlot	WL	WL
Cutblock	WL	WL
Highway	WL	WL
Bushline	WL	WL
Seismic Line/Trail	WL	WL
Riparian Zone	WL	WL
Right of Way	WL	WL
Visual Land Inventory (VLI)	WL	WL
Mineral	WL	WL
Util - Buried Pipe	WL	WL
Fish/Wildlife	WL	WL
Drainage	WL	WL
Commercial Rec. Licence	WL	WL
Guide / Outfitter:	WL	WL
Trapper:	WL	WL
Riparian:	WL	WL
Old Growth Management Area	WL	WL
Power Pole	WL	WL
Stantec Stream Classification-Non Visible Channel	WL	WL
Stantec Stream Classification-S1 thru S6 Stream	WL	WL

Prince Rupert
Gas Transmission Project

TransCanada
In business to deliver

PRINCE RUPERT GAS TRANSMISSION LTD.

SKETCH PLAN SHOWING PROPOSED MULTI-USE SITE 108 (14.21 ha),
MULTI-USE SITE 109 (8.21 ha), PROPOSED 20 x 126m ACCESS ROAD (S1)
FROM d-58-D, 93-O-09 TO a-58-D, 93-O-09, PROPOSED 20 & 23 x 188m
ACCESS ROAD (S2) FROM a-67-D, 93-O-09 TO d-57-D, 93-O-09,
ALL WITHIN UNITS 57, 58 & 67, BLOCK D, 93-O-9
Unsurveyed Crown Land, Peace River District

100 0 100 200 300 400

The intended plot size of this plan is 432mm in width by 280mm in height when plotted at a scale of 1: 5000 (use B size sheet)

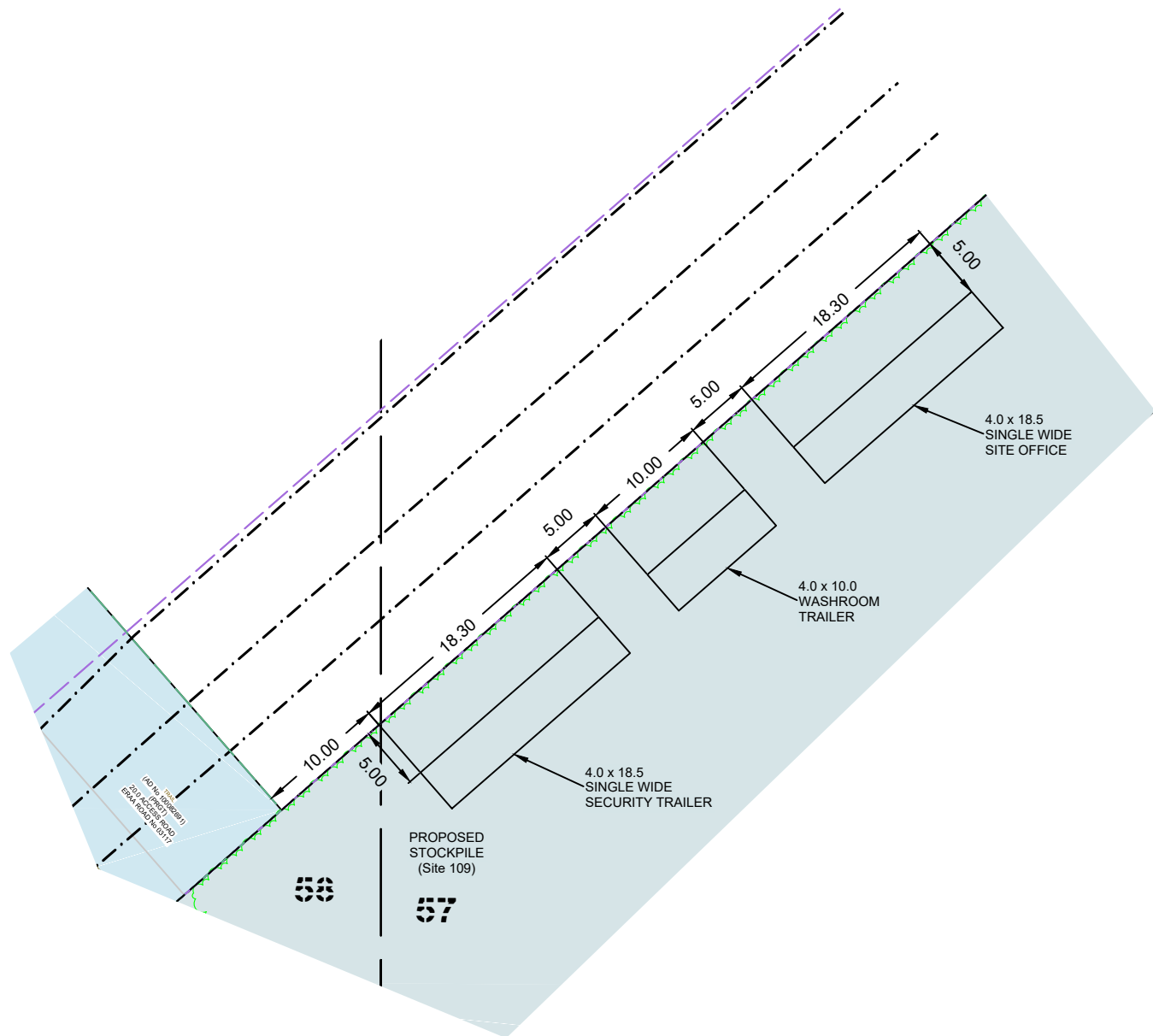
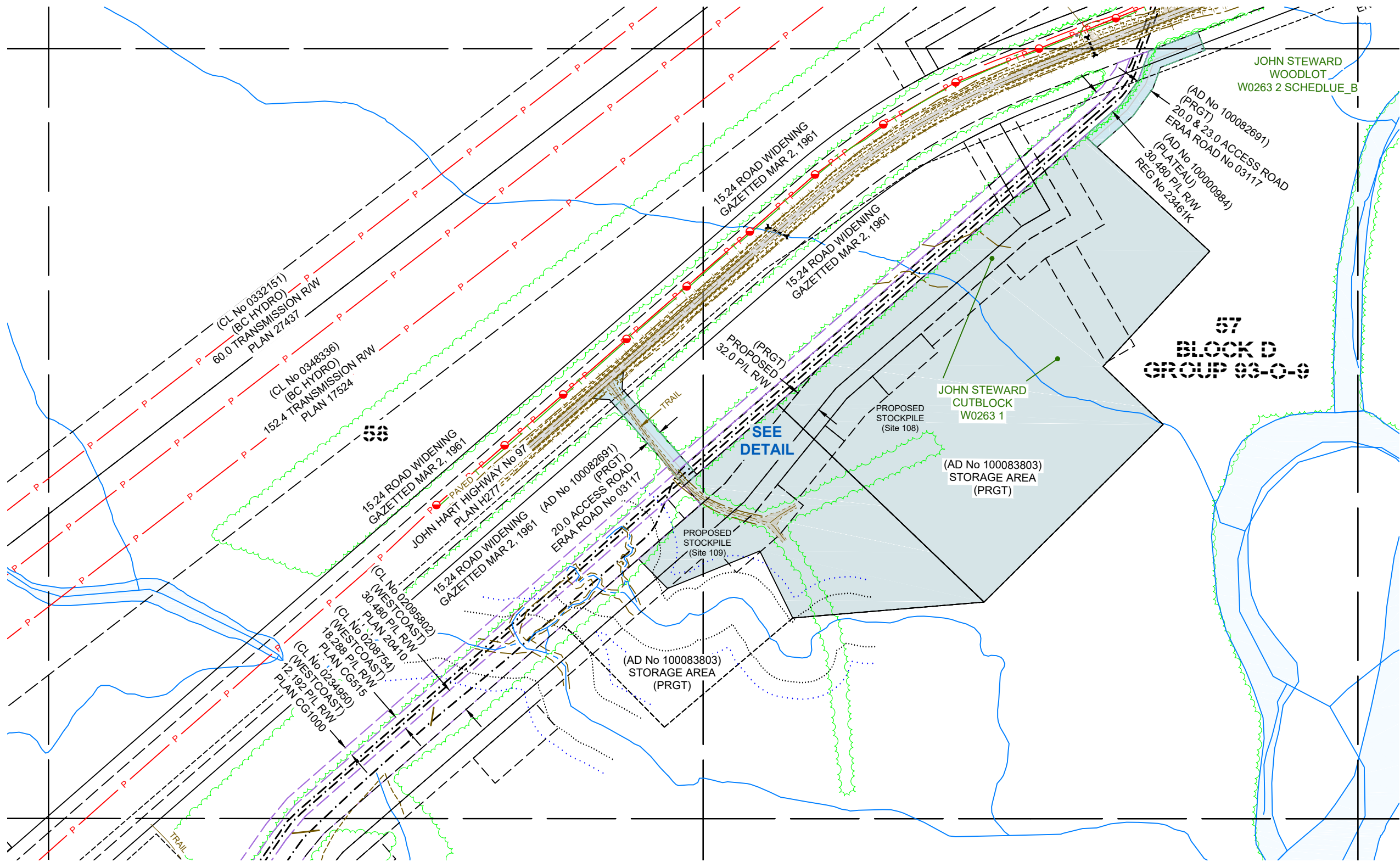
BCGS: 930.058

Rev	Revision Description	Date(Y/M/D)	By
0	Original Plan Prepared	2014/06/09	RD/JM
3	Revised ePASS for Multi-Use Application	2015/10/23	SS

WSP	WSP: 131214SK02R3	REV.
Fort St John BC	ePASS: 10054195	3
(250) 787-0300	ePASS (ROAD): 10048149	
	SHEET: 1 of 1	

9640909

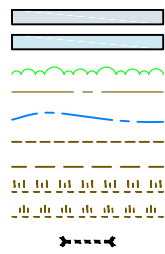
11/2/2015 6:37:28 AM



DETAIL
SCALE - 1:500

LEGEND:

- Stockpile Site:
Temporary Access:
Tree / Bush Line:
C/L Road:
Watercourse:
Toe of Bank:
Top of Bank:
Toe of Slope:
Top of Slope:
Culvert:

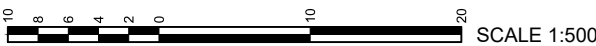


NOTES:

Distances are ground and in metres and decimals thereof.
Project is not within the Agricultural Land Reserve.
Project is located within the South East BCER Zone.
Project to be flagged at time of construction.
Buried pipes to be located prior to construction.

NOTE: The information shown on this plan is obtained from various sources including Government of British Columbia. Information from these sources may change without notice and may not reflect the status as shown on this plan. Midwest takes no responsibility for the accuracy or completeness of this information, spatially or otherwise.

NOTE: Positions of buried facilities shown are derived from interpretations of signals from electronic devices. Reception of electronic signals is subject to interference and has limitations, therefore it should not be assumed that all buried facilities are shown, and facilities which are shown should not be construed as "located" until physically exposed. All underground installations should be marked by the respective authorities prior to excavation or construction. [British Columbia One Call: 1-800-474-6886](tel:1-800-474-6886)



PLAN SHOWING:

PRINCE RUPERT GAS TRANSMISSION LTD.

Stockpile Site 108 and Stockpile Site 109 Trailer Sketch

Within

Unit 57 & Unit 58, Block D, 93-O-9

PEACE RIVER DISTRICT

PROJECT NAME: PRINCE RUPERT GAS TRANSMISSION PROJECT (NPS 48)

PROJECT No.: M.002282

MIDWEST
2827 Sunridge Boulevard N.E.
Calgary, Alberta
403-244-7471
www.midwest.ca

No.	DATE	REVISION / ISSUED	STATUS	JOB No.	SHEET 1.0
00	AUG 19, 2025	PLAN ISSUED	IFU	PB-0009-23	00
					REVISION

Document No.: TRAILER_SKETCH_00

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