



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 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	\$ 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 BGR Properties Inc	Authorized Agent of Owner (if applicable) WL Construction Ltd.
Address of Owner 501-9809 Seaport Pl	Address of Agent 6494 Airport Rd. - Po box 6357
City/Town/Village: Sidney, BC	City/Town/Village: Fort St. John, BC
Postal Code: V8L 0A5	Postal Code: V1J 4H8
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>
Lot 1 SW 1/4 BCP19105 Sec 4 TP 84 RG 18	026381419	5.288 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 6534 Airport Rd.

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:

BCER office building

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

Warehouse addition to be added to the North Side of existing warehouse which will maintain core sample storage

8. Describe the landscaping being proposed on the property:

Existing landscaping will remain in place only parking lot adjustments will occur

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

This addition has been planned for the building since it was originally built in 2012. It will not increase occupancy load of the building

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

Existing Lagoon to remain - no additional sanitary facilities to be added

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

Existing Fiberglass water tank - hauled water. No additional water lines proposed for the warehouse addition.

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 [redacted] knowledge, a true statement of the facts related to this application.

Signature of Owner

Date signed Nov 7/25

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>BRUCE REID</u> and _____ hereby authorize	
(name of landowner) (name of landowner)	
<u>WL Construction Ltd.</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: [redacted]	Date: <u>Nov 7/25</u>
Signature of Owner:	Date:



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

LOT 1 SW 1/4 BCP19105 Sec 4 TP84 RG18
PID 026-38-419

☒ 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.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

Owner/Agent 07/11/2025
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

INDUSTRIAL DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST	
Guidelines	Comments
Building Siting and Design	
1. Where industrial buildings or structures are sited on parcels adjacent to controlled access highways they shall be located towards the front parcel line, with parking and loading areas located to the side or rear of the parcel.	Existing building layout on lot will not be changed. Addition is only on the North side of the existing building - closer to the rear property line
2. Accessory buildings and uses including storage, repair, and maintenance areas shall be located at the rear or side of the parcel, away from the highway and road right-of-way, in order to enhance the appearance of the development along any such highway or road right-of-way.	This addition will look identical to the existing building. No accessory buildings, or maintenance areas.
3. Building entrances shall be oriented towards the front parcel line and be clearly identifiable. Architectural features such as canopies, lighting and building articulation which highlight entrances are encouraged.	Existing meets this criteria
4. Buildings and parking areas shall incorporate universal design principals.	
5. Buildings, accesses and parking areas should be designed in a manner that is easy to understand and navigate while ensuring pedestrian safety.	

6. No buildings or structures shall be located within the sight triangle, as shown in Figure 8 Sight Triangle.

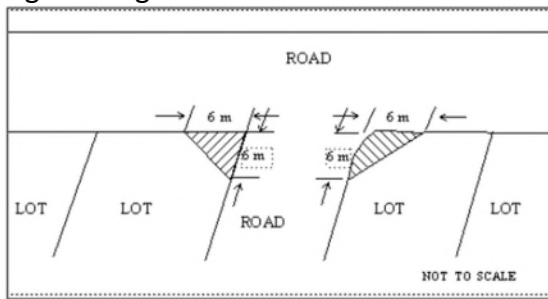


Figure 8 Sight Triangle

Winter Design Considerations

7. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
8. Building roofs and eaves should be designed to prevent snow from accumulating and sliding on to the ground below.
9. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow and generally be out of site from highway and road right-of-ways.
10. Snow storage areas should be located and designed to minimize runoff from snow melt entering naturalized areas or adjacent agricultural lands.

Materials

11. Exterior building materials shall be durable and of high quality.
12. Buildings adjacent to controlled access highways are encouraged to include a mixture of exterior building cladding materials, such as brick, stone, wood, or other durable and aesthetically pleasing material.

Parking, Loading, and Circulation	
13. Parking areas should be well-identified from the highway and from major roads.	
Landscaping	
14. All work, including landscaping, planning, design, installation and maintenance shall be executed to the Canadian Landscape Standards or other applicable trade associations.	
15. Parcels abutting lands zoned Agriculture shall provide a buffer as per the Ministry of Agriculture's Guide to Edge Planning.	
16. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.	
17. Landscaping should be designed to shield buildings from strong winds and to not block solar access for south facing walls and windows.	
18. Landscaping designs should maximize the retention of existing vegetation or the use of new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.	
19. Parking areas shall be screened from adjacent highway or road right-of-ways by placing on private property trees at a ratio of 3:1 coniferous to deciduous, at least 6 cm in diameter at breast height at the time of planting and spaced at maximum 10 m intervals.	
20. Landscaping shall be designed so that no plantings occur within the required sight triangle, as shown in Figure 8 Sight Triangle.	

Screening and Buffering	
21. Off-street parking, loading, and storage areas shall be separated from adjacent residential or agricultural designated parcels, by a landscape buffer at least 6 m in width.	
22. Parcels abutting natural areas or lands designated as residential or park, open space, natural environment, shall provide a landscape buffer.	
23. Whenever possible, retain existing vegetation to serve as a landscape buffer between adjacent properties. In situations where this is not possible, existing vegetation may be removed and a new landscape screen may be planted in accordance with General Development Permit Area Policy 9 and other policies of this section.	
24. Buildings and structures fronting Highway No. 97 and Highway No. 29 shall be separated from the highway by a landscape buffer. Such areas may be broken only for driveways.	
25. Industrial uses abutting residential or agricultural uses should provide opaque fencing, such as wood fencing, at the property line with a minimum height of 1.8 m.	
26. Industrial uses abutting other industrial uses or commercial uses may utilize chain link fencing with a minimum height of 1.8 m.	

27. Alternative buffers may be considered, including earth berms that block the line of sight between industrial and residential, agricultural, or natural areas, consisting of soil, seeded to grass in the same year the berm is built, with optimal vegetative growth such as shrubs planted along the top of the berm. Such berms should be a height of approximately 3 m above adjacent grades and have a base of approximately 9 m.	
Lighting	
28. Light pollution and over-spill illumination into adjacent properties should be minimized. Where lighting occurs in parking areas, it should be designed without glare to the adjoining land parcels or public right-of-way.	
29. All parking lots, loading bays and other semi-private spaces should be well lit during the nighttime and winter months.	
Environmental Protection	
30. If proposed development or works may potentially affect natural features, slopes, water, or riparian areas, or environmentally sensitive areas such as fish habitat or wildlife habitats, the applicant may be required to submit, at the applicant's expense, further documentation, technical studies, plans, and recommendations with respect to the effects of the proposed development or works including any of the following: <ul style="list-style-type: none"> a) An environmental assessment report prepared by a registered professional biologist b) An erosion and sediment control plan c) A vegetation management plan 	

31. A vegetative buffer separation is encouraged between development and natural, undeveloped areas.	
32. Whenever possible, natural vegetation should be maintained.	
33. Development should be sited in order to protect natural watercourses, riparian corridors and floodplains from erosion, channel migration and flooding.	
34. Protect natural flora and fauna habitat, including nesting, denning, and breeding sites.	

All drawings and related documents are the property and copyright of Faction Architecture Inc. Reproduction by any means, in whole or in part, is forbidden without the Architect's written consent.

DRAWINGS ARE NOT TO BE SCALED. Confirm all dimensions on site. Any apparent discrepancies in the Drawings shall be brought to the Architect's attention with time being of the essence.

NOTES:

-

NOT FOR CONSTRUCTION

SEAL:



ISSUED FOR:

NO.	DATE	DESCRIPTION
01	2023-11-28	ISSUED FOR REVIEW
02	2025-11-25	ISSUED FOR DEVELOPMENT PERMIT

CONSULTANTS:

PROJECT FOR:

BC ENERGY REGULATORS

PROJECT NAME:

WAREHOUSE ADDITION

PROJECT ADDRESS:

6534 100 AVE
FORT ST. JOHN, B.C. V1J 8C5

DRAWING DESCRIPTION:

SITE CONSTRUCTION PLAN

PROJECT NO.:

23-223

PLOT SCALE:

1/32" = 1'-0"

DATE ISSUED:

2025-11-25

DRAWN BY:

KA

REVIEWED BY:

AFL

A1.2

100 AVENUE

FRONT
SETBACK =
23'-0"EXISTING
BUILDING

NEW WAREHOUSE ADDITION

KIRK STREET

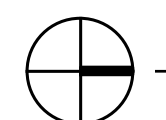
INTERIOR SIDE
SETBACK
(ADJOINED TO
L-1) = 15'-6"

REAR SETBACK = 23'-0"

STORM WATER RETENTION POND

BERM

LAGOON

EXTERIOR SIDE
SETBACK = 17'-0"

1 SITE CONSTRUCTION PLAN

A1.2

1/32" = 1'-0"

SITE CONSTRUCTION LEGEND

--- LINE OF SETBACK

--- PROPERTY LINE

EXISTING BUILDING

NEW BUILDING

NEW LANDSCAPING

EXISTING LANDSCAPING TO REMAIN

EXISTING TREES TO REMAIN

NEW TREES

NOTES:

- COORDINATE DEMOLITION WITH MECHANICAL, ELECTRICAL, AND STRUCTURAL PRIOR TO COMMENCEMENT OF WORK.

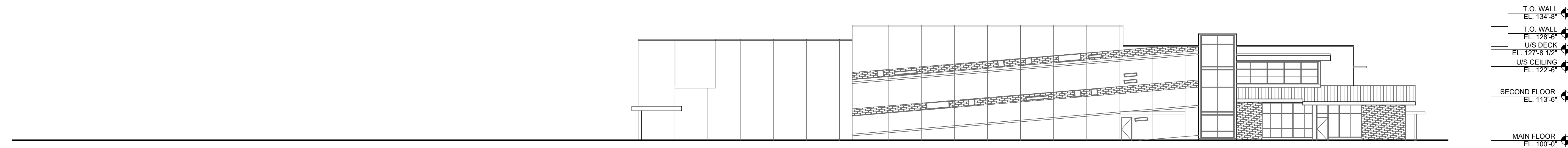


ISSUED FOR:		
NO.	DATE	DESCRIPTION
01	2023-11-28	ISSUED FOR REVIEW
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CONSULTANTS:

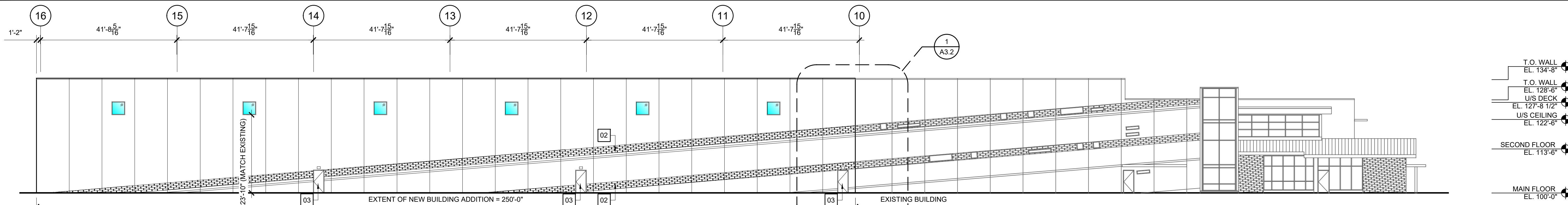
PROJECT FOR:
BC ENERGY REGULATORSPROJECT NAME:
WAREHOUSE ADDITIONPROJECT ADDRESS:
6534 100 AVE
FORT ST. JOHN, B.C. V1J 8C5DRAWING DESCRIPTION:
EXTERIOR ELEVATIONS

PROJECT NO.:	DRAWING NO.:
23-223	A3.1
PLOT SCALE:	1/16" = 1'-0"
DATE ISSUED:	2025-11-25
DRAWN BY:	KA
REVIEWED BY:	AFL



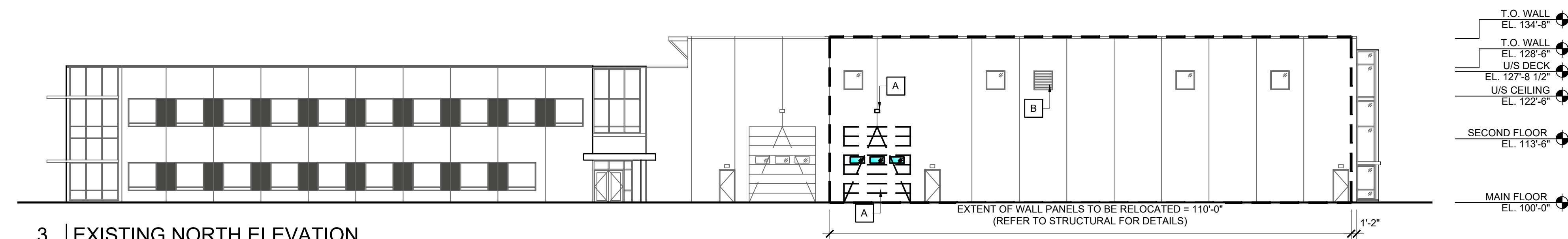
1 EXISTING WEST ELEVATION

A3.1 1/16" = 1'-0"



2 NEW WEST ELEVATION

A3.1 1/16" = 1'-0"



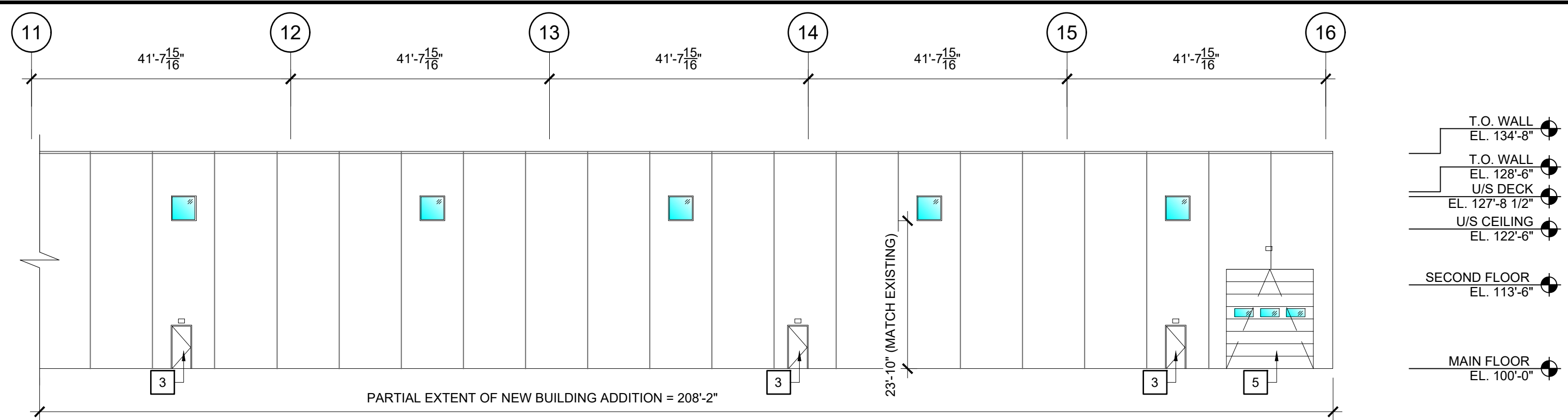
3 EXISTING NORTH ELEVATION

A3.1 1/16" = 1'-0"



4 NEW NORTH ELEVATION

A3.1 1/16" = 1'-0"



5 NEW EAST ELEVATION

A3.1 1/16" = 1'-0"

DEMOLITION GENERAL NOTES

- REMOVE AND RELOCATE EXISTING MECHANICAL, ELECTRICAL AND OTHER RELATED WALL-MOUNTED EQUIPMENT PRIOR TO DEMOLITION. COORDINATE WITH ELECTRICAL AND MECHANICAL FOR DETAILS.
- CONTRACTOR MUST PROTECT ALL EXISTING FINISHES WITHIN THE AREA OF RENOVATION FROM CONSTRUCTION DEBRIS DURING DEMOLITION AND CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO ALL EXISTING WALL, FLOORING, AND ROOF SURFACES.
- ALL AFFECTED ADJACENT SURFACES ARE TO BE PATCHED, REPAIRED, AND/OR REPLACED WITH LIKE TO ENSURE SEAMLESS FINISH TO EXISTING OR NEW WALL. FINISH TO MATCH EXISTING.

ELEVATION - DEMOLITION LEGEND

- | | |
|---|--|
| A | REMOVE AND RELOCATE EXISTING OVERHEAD DOOR AND ASSOCIATED LIGHT FIXTURE. |
| B | EXISTING MECHANICAL GRILLE |

CONSTRUCTION GENERAL NOTES

- COORDINATE PRECAST PANEL DETAILS WITH STRUCTURAL.
- COORDINATE ALL WALL-MOUNTED EXTERIOR LIGHTING WITH ELECTRICAL.
- COORDINATE ALL NEW HOSE-BIB LOCATIONS WITH MECHANICAL.
- ALL NEW PREFINISHED METAL FLASHING TO MATCH EXISTING.
- INSULATED EXTERIOR DOOR FINISH TO MATCH EXISTING.
- ALL EXTERIOR MAN DOORS AND OVERHEAD DOORS TO HAVE A WALL-MOUNTED LIGHT FIXTURE. MOUNTING HEIGHT TO MATCH EXISTING. REFER TO ELECTRICAL FOR DETAILS.
- ALL NEW CLERESTORY WINDOWS TO MATCH EXISTING FINISH.

ELEVATION - CONSTRUCTION LEGEND

- | | |
|----|---------------------------------|
| 01 | 1/2" REVEAL |
| 02 | "ALPINE STONE" CONCRETE FEATURE |
| 03 | INSULATED METAL DOOR - PAINTED |
| 04 | PRECAST CONCRETE FILLER PANEL |
| 05 | RELOCATED OVERHEAD DOOR |
| 06 | NEW OVERHEAD DOOR |

NOTES:

- CONTINUE EXISTING EXTERIOR WALL DETAIL WITH BRICK INLAY ACROSS ALL THE NEW PRECAST CONCRETE PANELS TO THE WEST.