



PEACE RIVER REGIONAL DISTRICT

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Dawson Creek, BC
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Fort St John
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For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes [] No [] N/A []

Application for Development

1. TYPE OF APPLICATION

- Official Community Plan Bylaw Amendment* \$ 1,500.00
Zoning Bylaw Amendment* # \$ 1,000.00
Official Community Plan / Zoning Bylaw Amendment combined* # \$ 2,000.00
Temporary Use Permit* # \$ 750.00
[checked] Temporary Use Permit Renewal \$ 350.00
Development Permit # \$ 250.00
Development Permit Amendment # \$ 200.00
Development Variance Permit \$ 500.00
Liquor Licence Referral Application \$ 150.00
* Sign is required for this application type.
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

Table with 2 columns: Property Owner's Name, Address of Owner, City/Town/Village, Postal Code, Telephone Number, E-mail; and Authorized Agent of Owner (if applicable), Address of Agent, City/Town/Village, Postal Code, Telephone Number, 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 **each property** under application

<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
Block A, District Lot 1664, Peace River Land Disgtrict	030-430-381	6.25/15.45 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: HIGHWAY 97N, Mile 147

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:
200-300 Man Work camp - RENEWAL of previous permit NO. 23-02

Development Permit or Development Permit Amendment

Liquor Licence Referral Application

6. Describe the existing uses and buildings on the subject property:
200-300 Man Work camp Lodge consisting of 5r5211 square feet (incl dorm rooms, kitchen/diner, rec/gym and entrance.

7. Describe your proposal. Attach a separate sheet if necessary:
Continue to provide camp accommodation for industries working in and serving the northern Peace River area. Please see site maps (boundaries, overview, floor plan, traffic flow, evacuation routes, etc.)

8. Describe the landscaping being proposed on the property:
Maintain existing landscaping done for previous permit.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
Safety - eliminates need for long distance travel on 97 North for work crews and service industries; provides choice for accommodation to same; supports local.

10. Describe the proposed and/or existing means of sewage disposal for the property:
Maintain existing septic field installed during previous temporary permit. Please see site services drawings.

11. Describe the proposed and/or existing means of water supply for the property:
Maintain existing wells drilled during previous temporary permit. Please see site services drawings.

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

January 22, 2026

Date signed

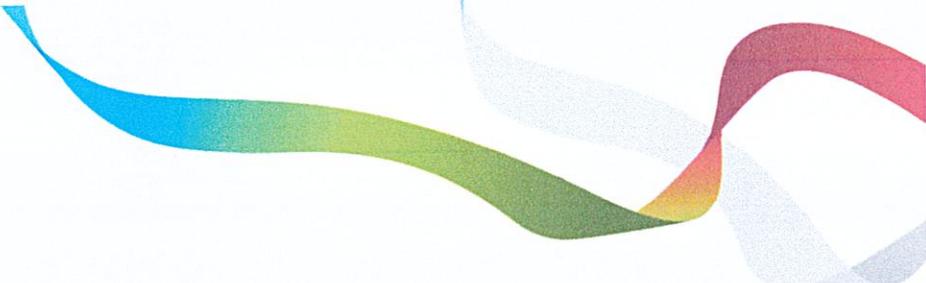
Signature of Owner

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

Legal Description(s):

Highway 97N - Block A, District Lot 1664, Peace River Land District (PID: 030-430-381)

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.

 James Gordon 22 / 01 / 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



Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Water	Use of local government water source	Pre-approval from local government	Water well approved - drilled in 2024.
	Use of river or other natural water resource	Permitting or agreement in place	N/A
Sewer	Use local government sewer receiving facility	Pre-approval from local government	N/A
	Use of on-site treatment	Pre-approved from Ministry of Health/Ministry of Environment	On-site treatment with discharge field approved and installed in 2024.
Solid Waste/ recycling	What is the plan for waste generated on site?	Solid waste plan for waste disposal	Store on site in bear-proof containers and haul to local landfill.
	What is the plan for waste diversion? Ex: Recycle, food waste, demolition and Construction. Certain items have limited disposal options in PRRD – ex: cooking oil, fluids	Part of the Plan for waste disposal. Stewardship memberships	Recyclables are collected and returned for deposit.

diverse. vast. abundant.

Transportation Roads	Ministry of Transportation Traffic Impact Study or Traffic Impact Study completed by a Ministry approved company	Completion of Traffic Impact Study	N/A
	Noise and Dust Address the concern about Noise and Dust	Provide a copy of the Operational Impact Plan that addresses how noise and dust concerns will be addressed.	The camp is located adjacent to a paved highway and will not bring additional noise or dust to the area.
Transportation Travel	Will the camp be fly in, fly out Will employees be bused to work area, will a shuttle from a municipal centre operate	Explanation on whether it is an open or closed camp and the Company's plan for worker Transportation	This is a closed camp. Employees will be bussed in and work a 21 days on and 7 days off rotation.
Housing	Will all employees be housed at the work camp	Explanation on whether other accommodation will be used (i.e. hotels, RV camps)	Camp employees will all be housed at the work camp.
Recreation	What is being planned for employee recreation activities	Confirmation of discussion with municipalities around recreation if not using on-site recreation	Recreation and fitness areas are located inside the camp - see drawings.

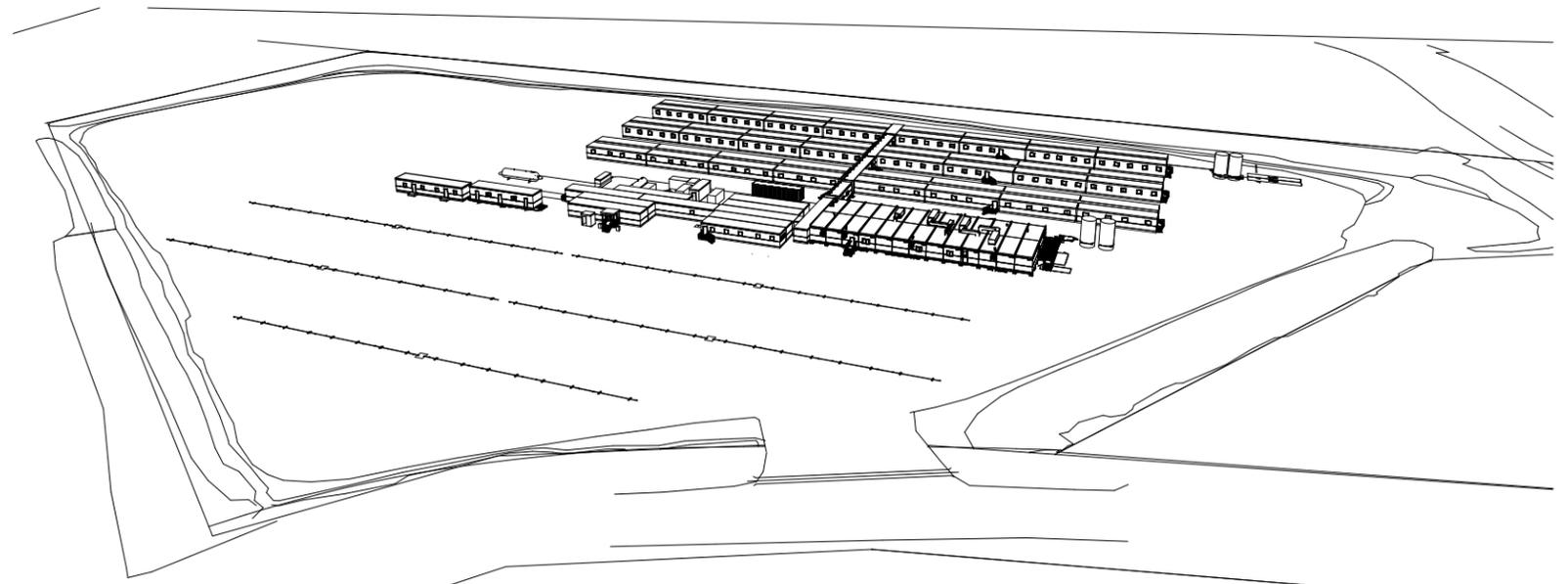
Policing	What is planned for on-site security (policing)	Confirmation details for site security	Security will be provided in-house by Horizon North.
	What is the camp's plan around crime prevention	Confirmation of open or dry camp and policies on, alcohol, drugs, hunting, trespassing, offsite behaviour, etc.	All Horizon North camps are dry; alcohol, drugs, weapons and hunting are strictly prohibited.
Social	What is being planned for on-site health services	Information of level of on-site health service	Horizon North ensures that all Occupational Health and Safety requirements for health services are met.
Reclamation	Demobilization	Documentation of site remediation plans	Upon completion of the project, the site will be returned to its natural state.
Emergency Management	Safety	Information on Emergency Management Procedures including notification process to local and provincial government agencies	Horizon North has a robust safety management system. A site-wide safety plan along with emergency management plans are in place.
Communications	Internet/Cell Phone	Information on mitigation plans to local communication infrastructure as a result of additional demand	Horizon North uses satellite-based Wi-Fi and cellular enhancement.
BC Assessment	Notification	Communication of Work Camp to BC Assessment	Horizon North will ensure BC Assessment Regulations are followed.

Horizon North Camps & Catering

LIST OF DRAWINGS

Pink Mountain Lodge

Sheet Number	Sheet Name
Cover	
G100	Cover sheet with drawing index
Civil	
C101	Site Plan
Architecture	
A101	Plan



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N°	Description	Date

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Date	2025-10-29
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Drawn by	S.R.
Checked	T.H.

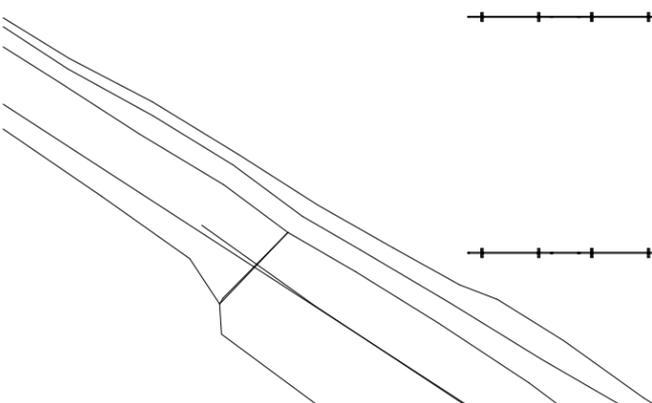
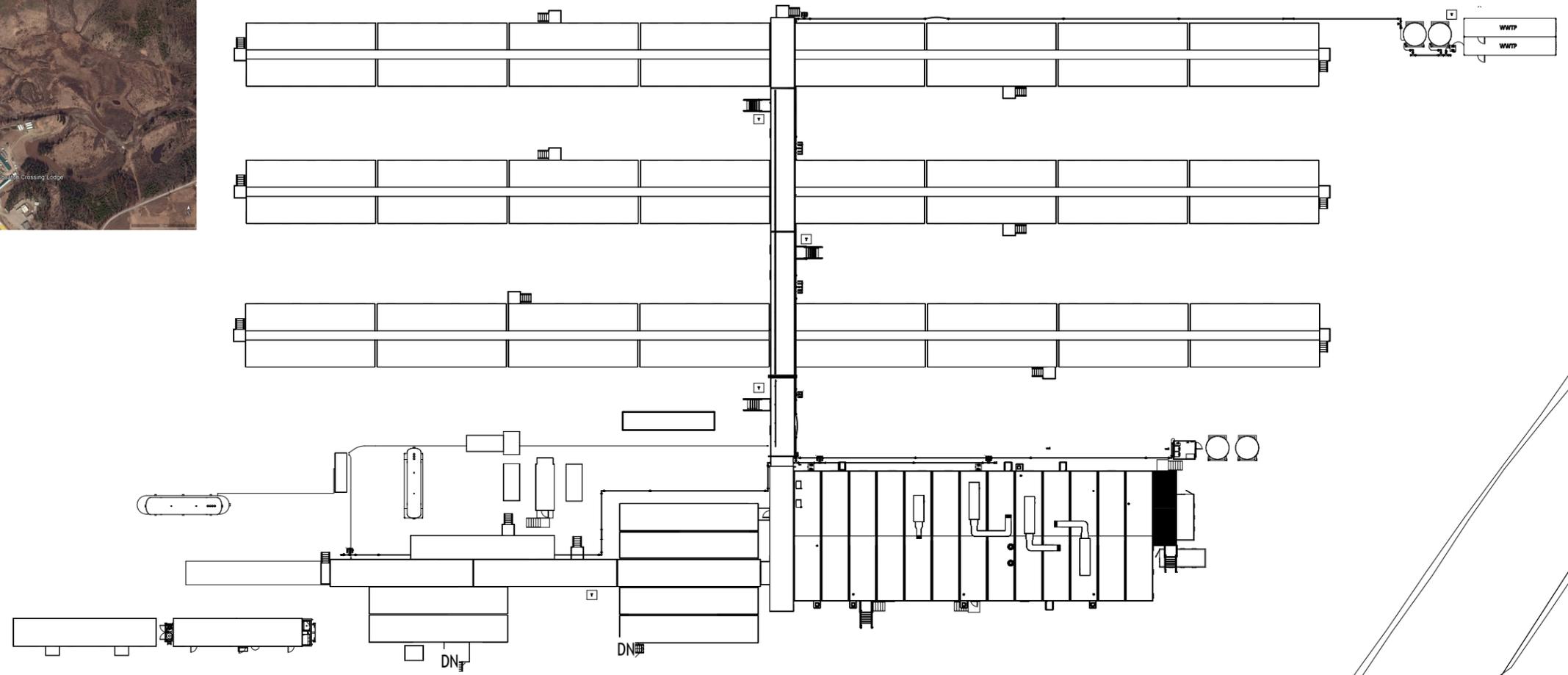
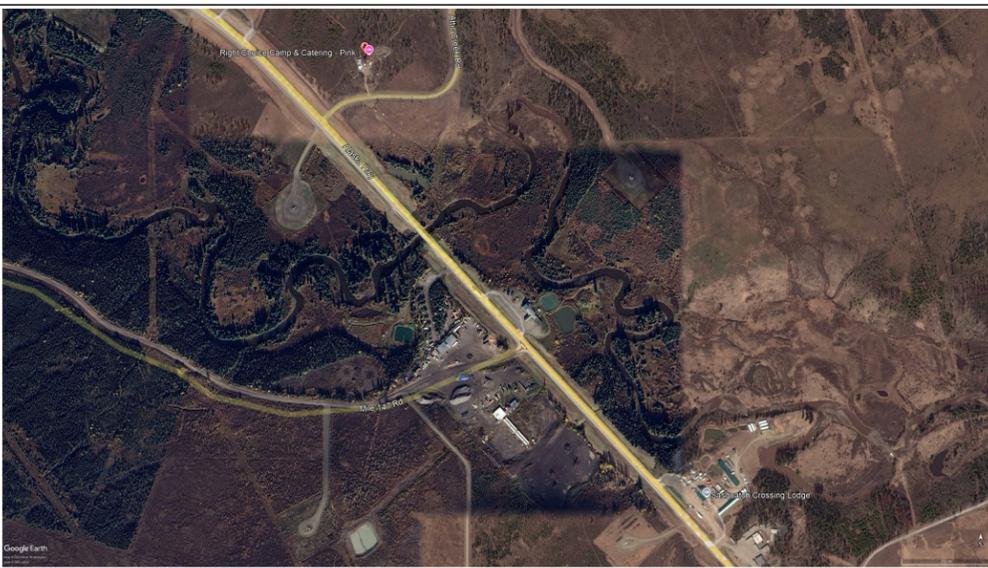
Pink Mountain Lodge

Camp

Cover sheet with drawing index

Sample drawing, to be used as a guide only

G100



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N°	Description	Date



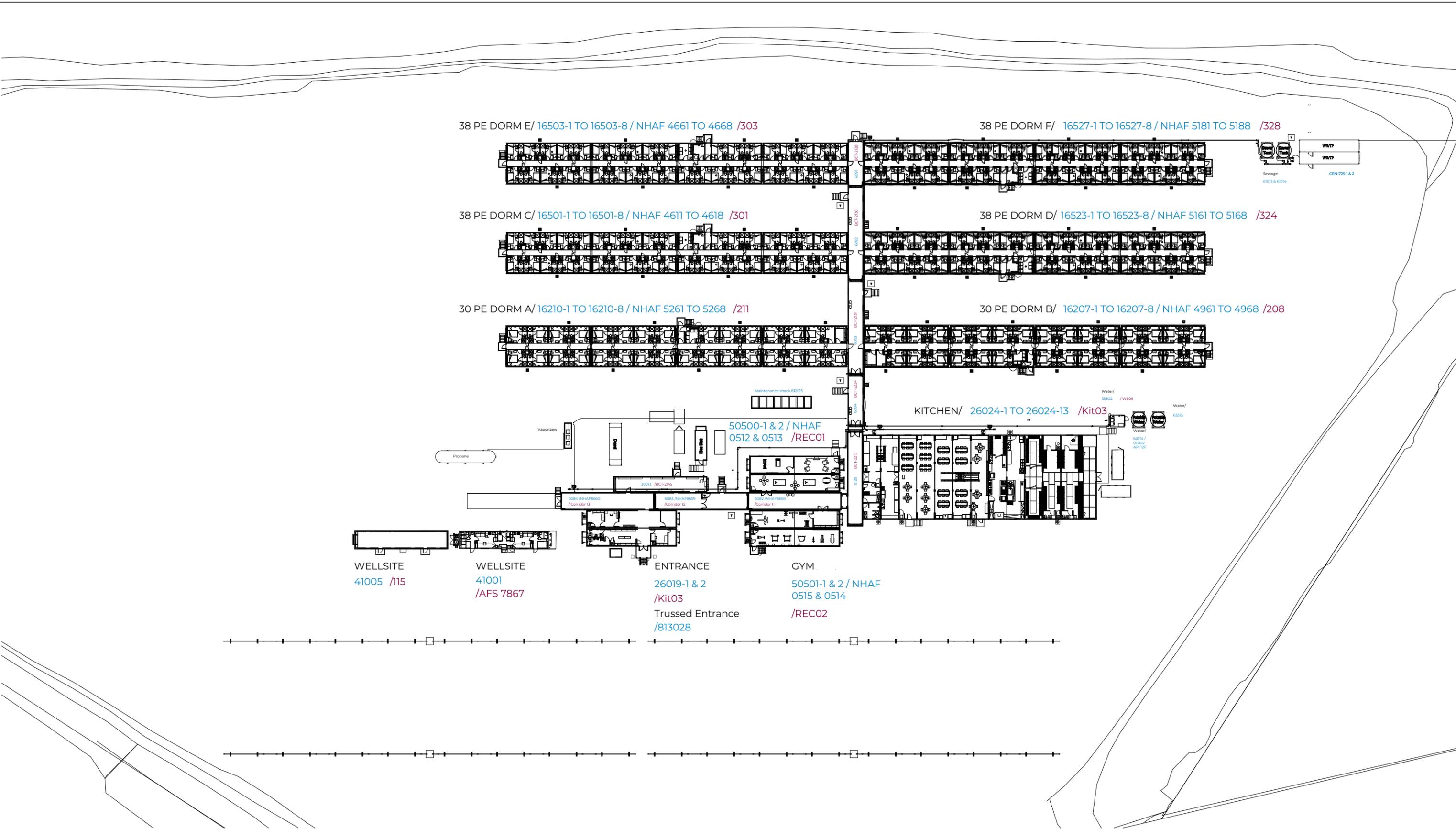
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Checked	T.H.

Pink Mountain Lodge

Camp
Site Plan

Sample drawing, to be used as a guide only

C101



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N°	Description	Date



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Manuf.#	
Date	2025-10-29
Scale	1 : 700
Drawn by	S.R.
Checked	T.H.

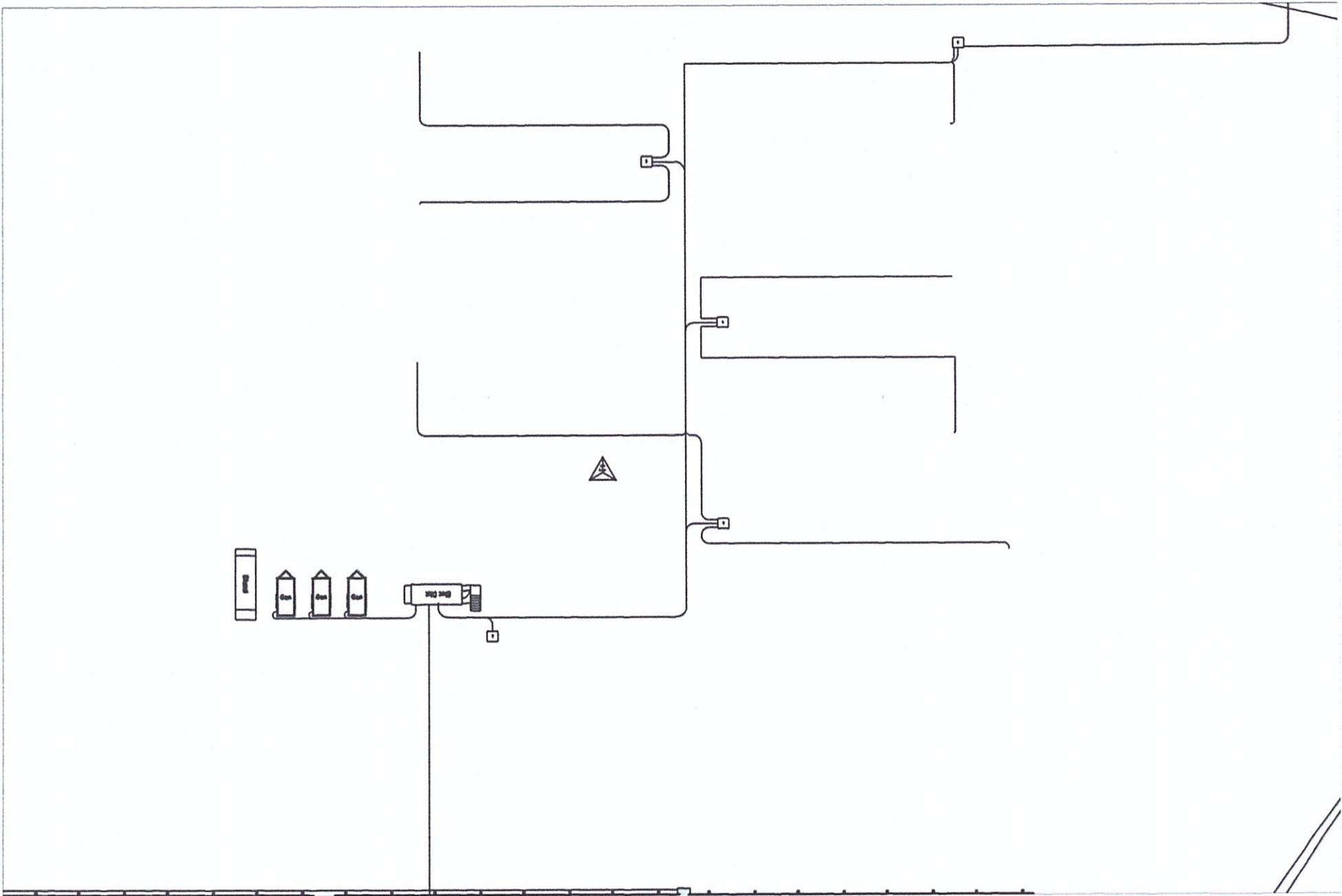
Pink Mountain Lodge

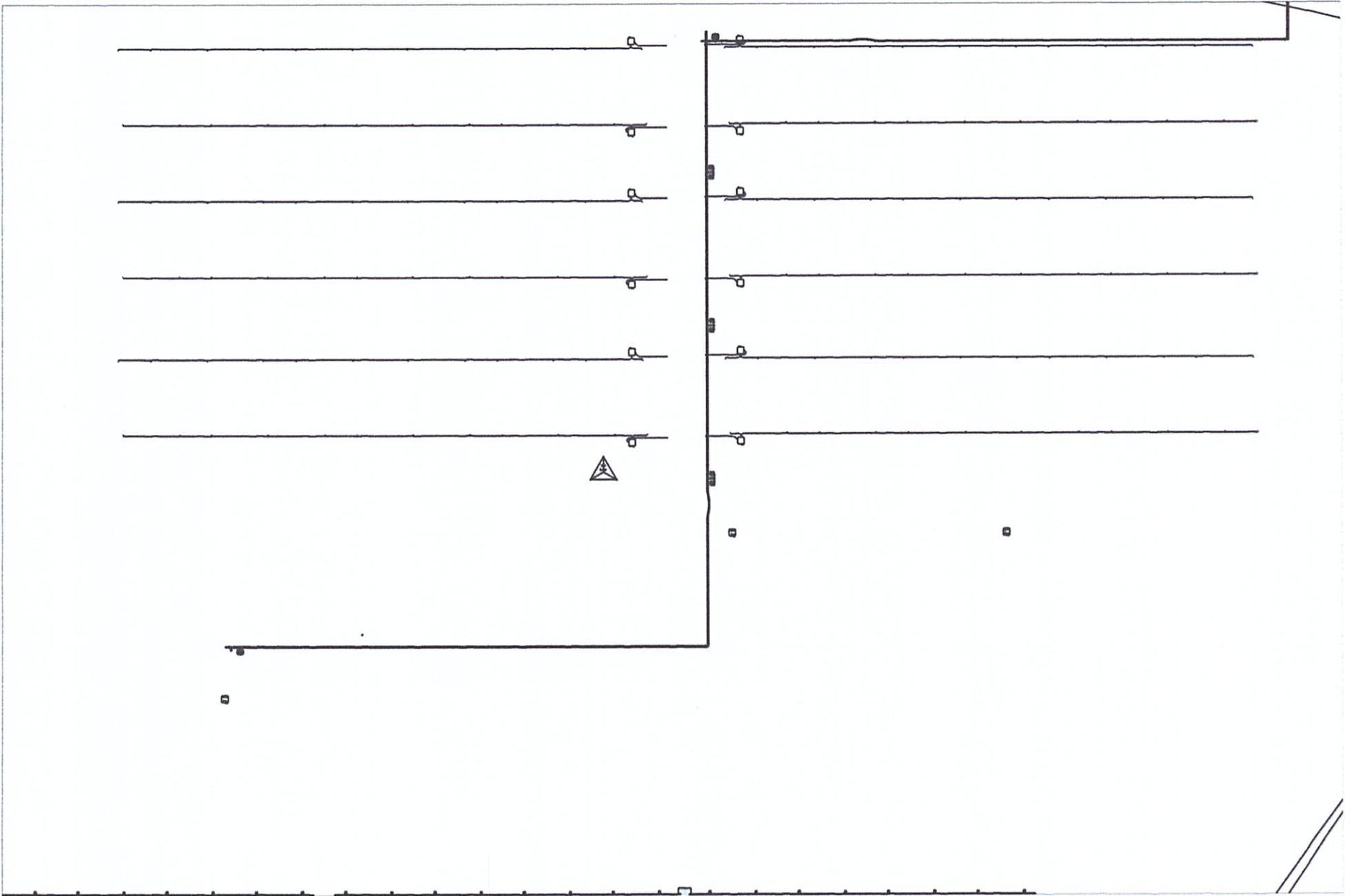
Camp

Plan

Sample drawing, to be used as a guide only

A101





Pink Mountain Lodge

