



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
☐ 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
☐ 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

Property Owner's Name Catch Holdings Inc	Authorized Agent of Owner (if applicable) Steve Troyer
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		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
Lot A Sec 10 Twp 84 R19 W6	006-365-574	3.56 ac ha./acres
		ha./acres
		ha./acres
		TOTAL AREA 3.56 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 11841 Chevron Frontage 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:

~~Truck parking, repair shop and office space for oilfield service company.~~

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

~~Portable cardlock fuel sales. See attached.~~

8. Describe the landscaping being proposed on the property:

~~Minor fencing changes. Proposed improvements to street side landscaping in front of cardlock.~~

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

~~There is a lack of truck accessible cardlocks on the north side of Fort St. John. This would serve the trucks and equipment working north of town during the busy pipeline construction season the next couple years.~~

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

~~No change to current sewage disposal. Proposed project will not be connected to water.~~

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

~~No change to current water supply. Proposed project will not be connected to water.~~

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

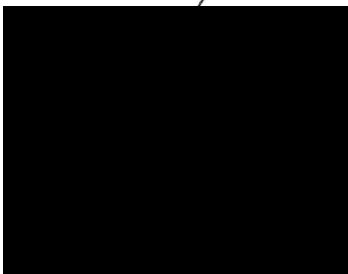
Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- 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.



by declare that the information provided in this application is complete and knowledge, a true statement of the facts related to this application.

June 8, 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 <u>Catch Holdings Inc.</u> and <u>Don Smith</u> hereby authorize	
(name of landowner)	(name of landowner)
<u>Steve Troyer</u> _____ on my/our behalf regarding this application. (name)	
Signature of Owner: _____	Date: <u>June 8, 2026</u>
Signature of Owner: _____	Date: _____



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Lot A Sec 10 Twp 84 R19 W6

PID 006-365-574

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

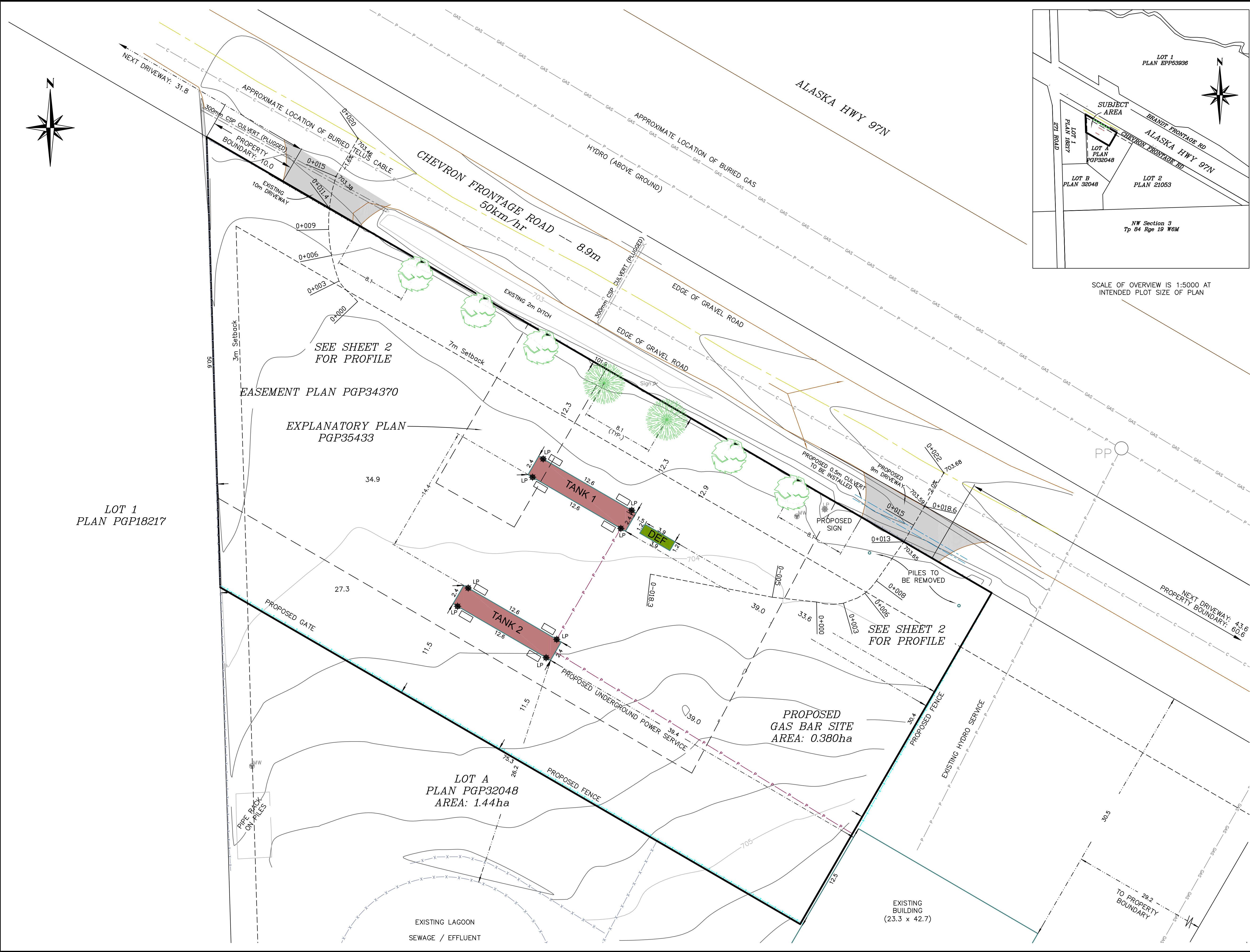
that this declaration does not remove any liability, which may otherwise be
legislation.

08 / 06 / 2020
dd mm yyyy

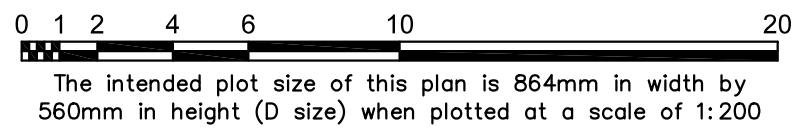
Owner/Agent

 / /
dd mm yyyy

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



SITE PLAN
SHOWING PROPOSED CARDLOCK
WITHIN A PORTION OF LOT A
SECTION 10 TOWNSHIP 84 RANGE 19 W6M
PEACE RIVER DISTRICT PLAN 32048
BCGS 94A.028
P.I.D. 006-365-574
11841 Chevron Frontage Rd



WESTERN DIRECT FUELS LTD.

- NOTES:
- Project consists of (2) 90,000 L aboveground Envirotanks (ULC-S601), double-wall, compartmentalized 15,000 / 15,000 / 10,000 / 50,000L; products - dyed diesel, clear diesel, gasoline.
 - Collision, signage, fire protection, and proposed lighting will be specified during the engineering phase.
 - Parking will be minimal. There are no planned traffic control devices.
 - No existing vegetation other than grasses will be removed. There is no proposed landscaping plan.

- NOTES ABOUT THE PLAN
- This plan was prepared for planning purposes and is for the exclusive use of Western Direct Fuels Ltd.
- Dimensions of parcel boundaries are derived from existing LTSA records.
- This plan lies within the jurisdiction of Peace River Regional District.
- Zoning information derived from Peace River Regional District online GIS map.
- Zoning = I-1 (Light Industrial)
O.C.P. Designation = LSI (Light Service Industrial)
- Underground services and utilities shown on this plan are approximate locations only and need to be confirmed in the field by excavation. The locations have been derived from sketches and drawings received from the following: BC Hydro, PNG, Telus
- Features have been derived from existing satellite imagery and field survey.
- Contour interval = 0.2m
- Water source is supplied via public utilities.

- LEGEND:
- Subject Property
 - Lotline
 - Proposed Gravel Pad
 - Building
 - Proposed Envirotank: 2.4 x 12.6
 - Proposed or Existing Driveway
 - Proposed Exhaust Fluid Dispenser
 - Edge of Gravel
 - Overhead Powerline
 - Buried Powerline
 - Buried Gas
 - Existing Fence
 - Proposed Fence
 - Centre Line
 - Existing Culvert
 - Proposed Culvert
 - Power Pole
 - Lamp Post
 - Monitoring Well
 - Proposed Lamp Post
 - Proposed kiosk (card reader)
 - Spot level
 - Trees Planted
 - DBH
 - ESTABLISHED SIZE OF CANOPY AS SHOWN ON PLAN = 4.6m
 - Denotes New Deciduous Planting
 - Denotes New Coniferous Planting

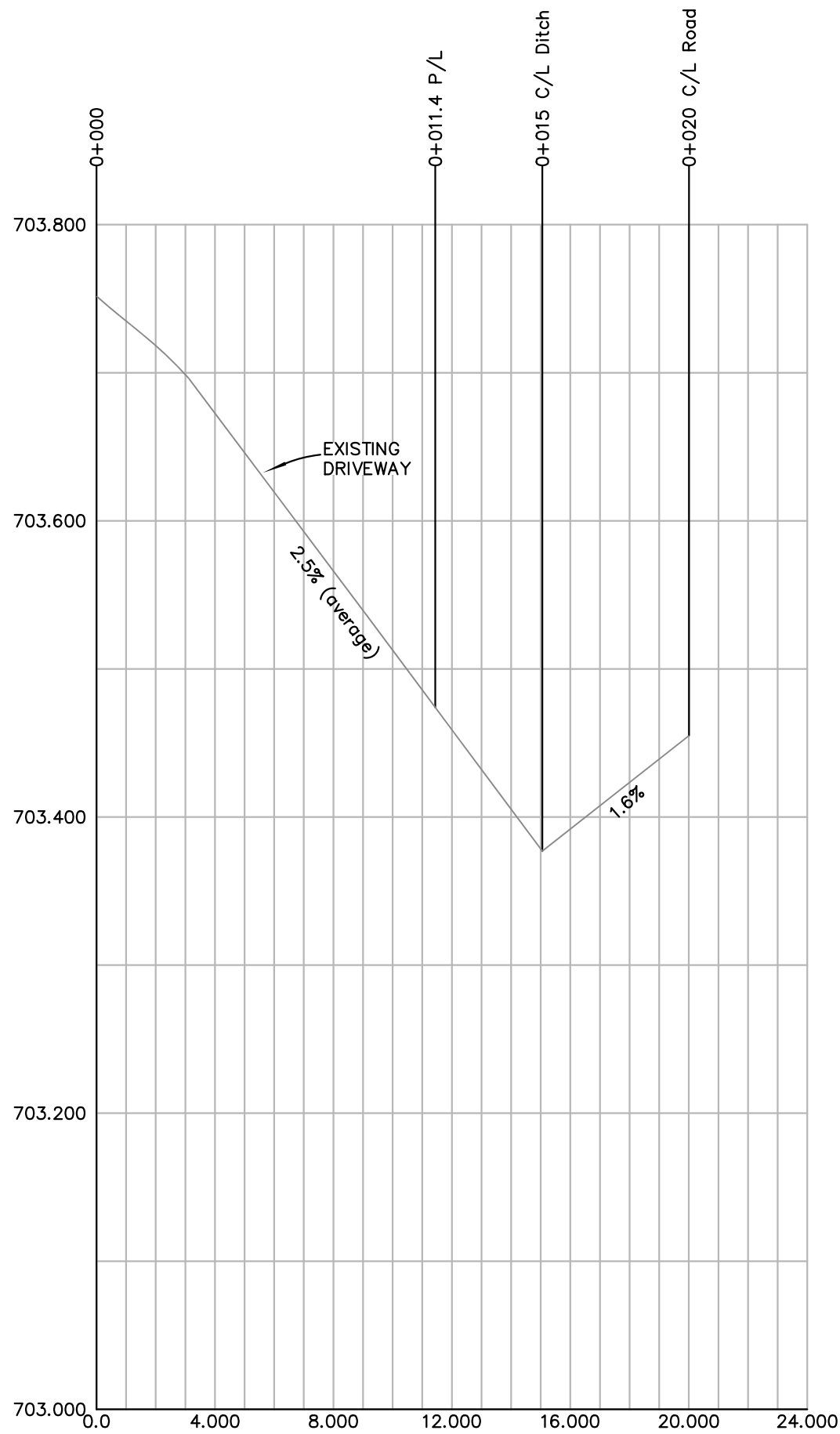
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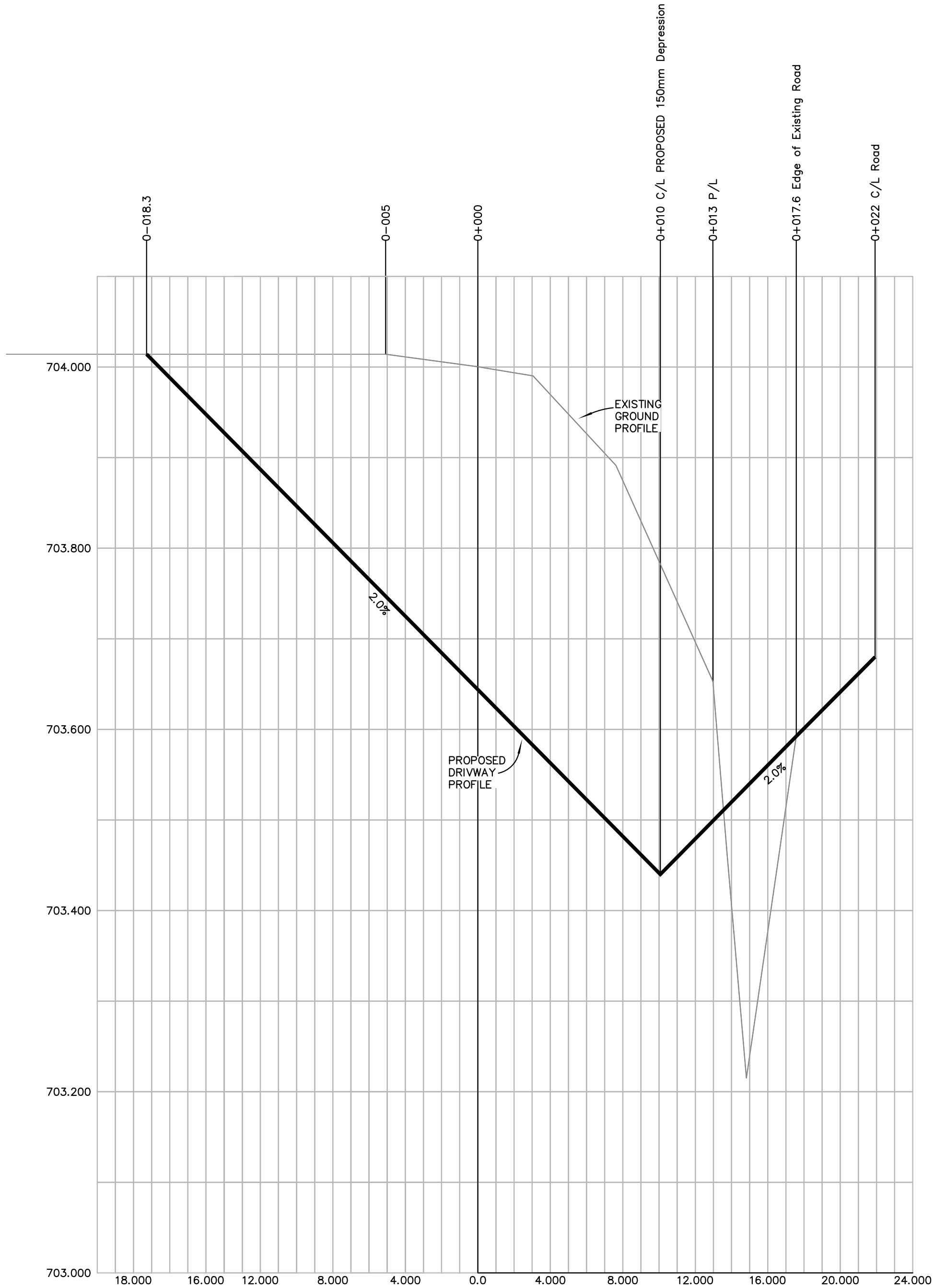
This document is not valid unless originally signed and sealed or digitally authenticated by Brian Elliott.

Brian Elliott, B.C.L.S #838
Certified correct for planning purposes
The 9 day of June 2026.

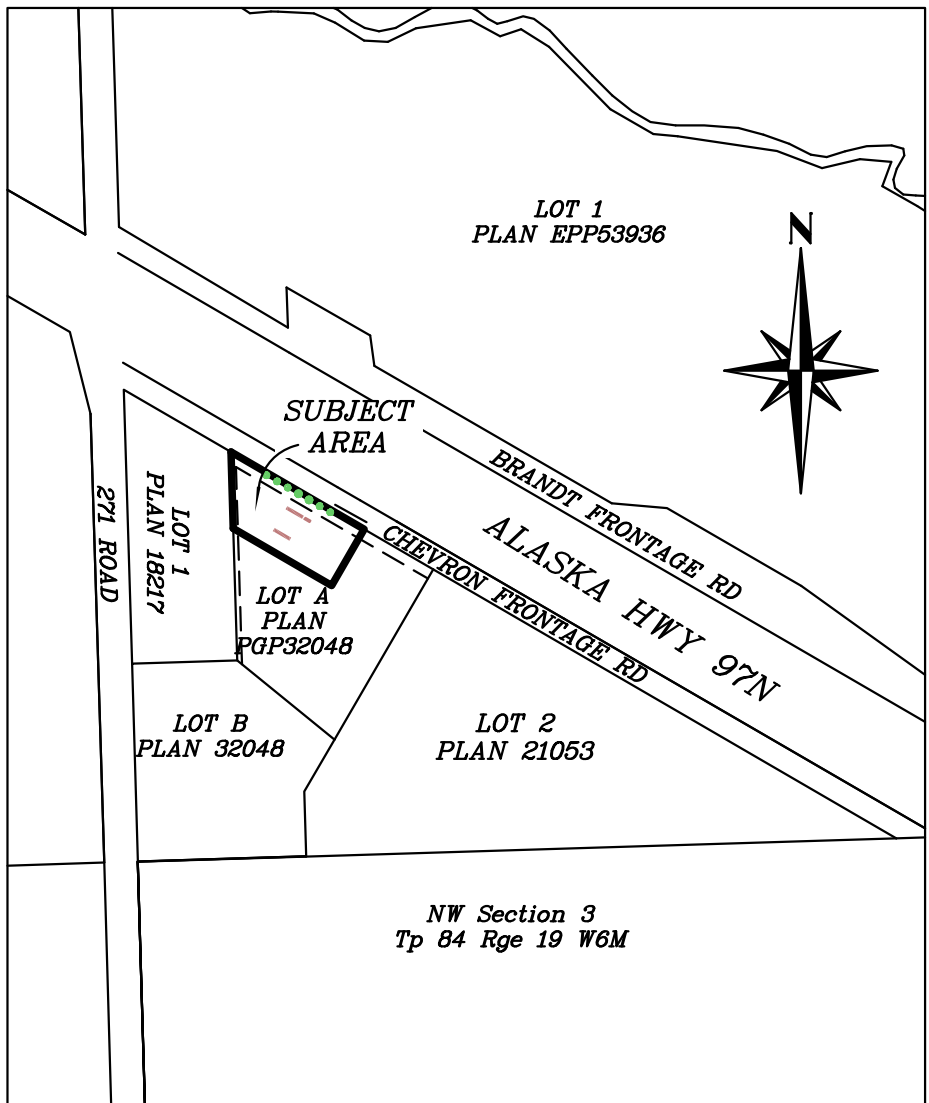
2	Added DEF dispenser & landscaping details	2026/06/11	MF	BP
1	Added details	2026/06/03	MF	BP
0	Original Plan Prepared	2026/04/08	KL	MF
Rev	Revision Description	Date(y/m/d)	Dr	Chk



EXISTING
10m DRIVEWAY
SCALE = 1:200
VERTICAL EXAGGERATION = 50:1

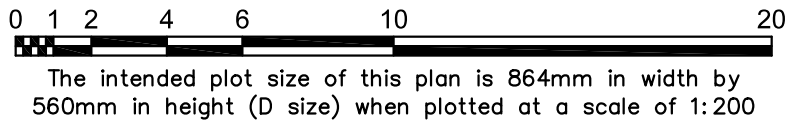


PROPOSED
9m DRIVEWAY
SCALE = 1:200
VERTICAL EXAGGERATION = 50:1



SCALE OF OVERVIEW IS 1:5000 AT
INTENDED PLOT SIZE OF PLAN

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