



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 Scott Pomeroy - Recon Ventures Inc. (BC9825038)	Authorized Agent of Owner (if applicable) Brian Elliott - WolfPro Engineering & Land Surveying
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>
Parcel A Section 25 Tp 83 Rg 19 W6M Plan EPP56555	032-496-401	3.66ha ha./acres
Lot 5 Section 25 Tp 83 Rg 19 W6M Plan EPP56555	030-761-361	1.83ha ha./acres
		ha./acres
		TOTAL AREA 5.49 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 10534 Enterprise Way

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:

Fabrication and painting services.

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

The proposal is in support of fabrication and painting services. Please see the attached site plan.

8. Describe the landscaping being proposed on the property:

Landscaping following industrial development permit area guidelines. Please see attached 4a.

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

New application to capture parking extending onto Lot 5 and the addition of accessory buildings on Parcel A.

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

Existing septic tank.

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

Existing cistern.

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

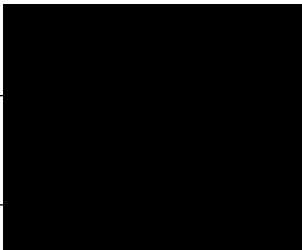
- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture 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.

_____ Sig		_____ Sept 28 2026 Date signed
_____ Sig		_____ Sept 28 2026 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>Scott Pomeroy</u> and <u>Recon Ventures Inc</u> hereby authorize (name of landowner) (name of landowner)		
<u>Brian Elliott of WolfPro Engineering & Land Surveying</u> to act on my/our behalf regarding this application. (name of agent)		
Signature of Owner:		Date: Sept 28 2026
Signature of Owner:		Date: Sept 28 2026



CONTAMINATED SITE DECLARATION FORM

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

Legal Description(s):

Parcel A Section 25 Tp 83 Rg 19 W6M Plan EPP56555 PID 032-496-401

Lot 5 Section 25 Tp 83 Rg 19 W6M Plan EPP56555 PID 030-761-361

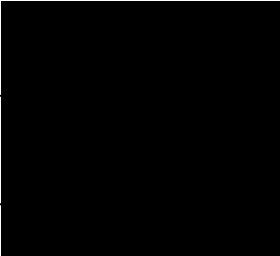
Please check only one:

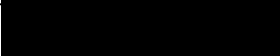
☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a '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.

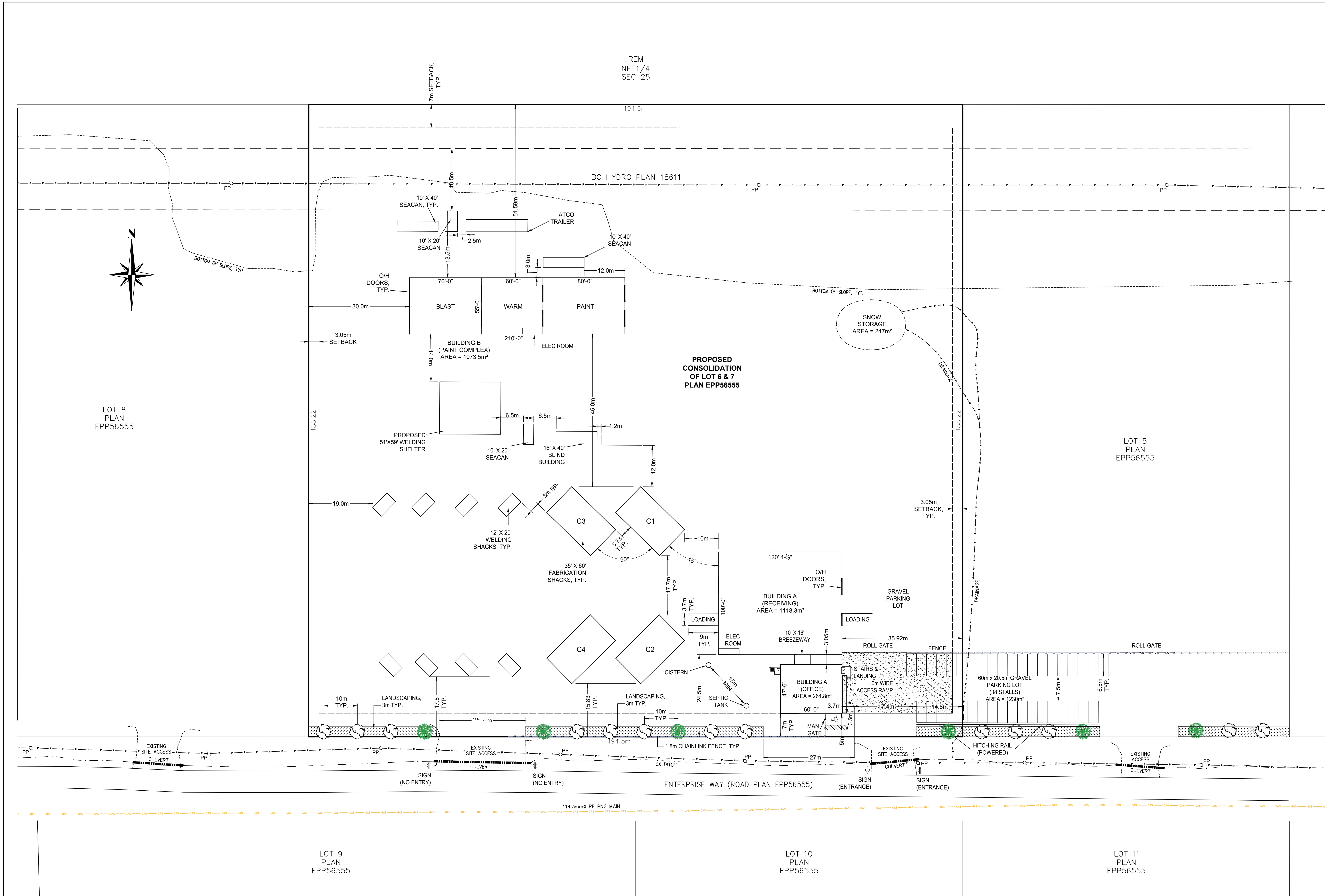
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

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

0  / 09 / 2026 /
dd mm yyyy

0  / 09 / 2026 /
dd mm yyyy

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



CLIENT LOGO:

WOLFPRO ENGINEERING & LAND SURVEYING INC.

Dawson Creek Office:
10201 - 17 Street,
Dawson Creek, B.C. V1G 4C3
Phone: 250-782-5868
Fax: 250-782-6029

Fort St. John Office
11320 - 100th Avenue,
Fort St. John, B.C. V1J 1Z9
Phone: 250-262-0031

EGBC PERMIT NO. 1003470

NOTES:
SITE ACCESS TO BE CONFIRMED WITH MUNICIPALITY.
PROPERTY LINES SHOWN ARE APPROX. TO BE CONFIRMED WITH SURVEY.
DISTANCES ARE METRIC UNLESS OTHERWISE NOTED.
TOTAL PARKING = 39 SPACES ALL LOTS.
TREES PLANTED @ 6 cm DBH ESTABLISHED SIZE OF CANOPY AS SHOWN ON PLAN = 4.6m
DENOTES 3m MASSED PLANTING (TYPICAL)
DENOTES NEW DECIDUOUS PLANTING
DENOTES NEW CONIFEROUS PLANTING

STAMP:

ENGINEER OF RECORD
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS countersigned BY THE ENGINEER.

REVISIONS

Rev.	DATE	DESCRIPTION
0	2025/03/07	IFC
1	2025/05/06	RE - IFC
2	2026/07/17	REVISED

Project: 24-0286
CIVIL DESIGN
10534 ENTERPRISE WAY
FORT ST JOHN, BC
LOT 6 PLAN EPP56555
PID: 030-761-379 &
LOT 7 PLAN EPP56555
PID: 030-761-387
SE 1/4 SEC 25
TP 83 RGE 19 W6M
PEACE RIVER DISTRICT

Drawing Title:
SITE PLAN & LANDSCAPING REQUIREMENTS

Drawing Scale: 1:500

DESIGNED	D. KLASSEN	2026/07/17
QUALITY CONTROL	K. LUSH	2026/07/17
QUALITY ASSURANCE	B. ELLIOTT	2026/07/17
DRAWN BY	D. KLASSEN	2026/07/17

Drawing No.:
C1
Sheet #: 1 of 1

ISSUED FOR CONSTRUCTION