



Report to Council

Date: July 21, 2026
To: Mayor and Council
From: Jeanette McDougall, Chief Administrative Officer
Subject: **Four Rivers Co-operative - 800 Frontage Road, McBride
Development Variance Permit - Signage**

RECOMMENDATIONS:

***THAT** Council direct Staff to issue notice to adjacent properties as per sections 498 and 499 of the Local Government Act; and*

***THAT** Council direct Staff to bring a report to Council on August 11, 2026, for Council consideration of feedback received from adjacent property owners, if any, and final approval.*

INFORMATION:

Four Rivers Co-op is in the process of relocating their Fuel Cardlock facility from outside of the Village of McBride boundaries to within its boundaries, located at 800 Frontage Road, and is well underway with construction of the new facility. This request for a Development Variance permit pertains to the following signs that vary from the Village of McBride's Sign Bylaw No. 691, 2009 (Sign Bylaw):

1) Point of Purchase (POP) Signs:

- a) Schedule B of the Sign Bylaw specifies the maximum size of the Fascia Signs as follows:
 - Does not occupy more than 15% in area of the building frontage.
- b) Variance Requested:
 - Does not occupy more than 21.4% in area of the building frontage.
- c) Rationale (*as provided by Four Rivers Co-op, and supported by Staff*)
 - These POP signs are mass manufactured in a standard size and are not easily modified. Artwork for these frames are designed and produced for all location



Report to Council

across Western Canada. This is the only location on site for the business to convey information to clients, hence the reason two are proposed.

2) Free Standing Sign:

- a) Schedule C of the Village's Sign Bylaw specifies the maximum size of the Free-Standing Sign as follows:

- *Sign area: 2.93 m²*

- b) Variance Requested:

- *Sign area: 10.69 m²*

- c) Rationale (as provided by Four Rivers Co-op, and supported by Staff)

- This site provides critical services for long-haul commercial operators. The information displayed on the freestanding sign enables drivers to identify available services from a distance, allowing them to safely reduce speed and prepare to exit the highway. For many commercial transport companies, the fuel station brand is also important, as drivers are often required to use company-issued fuel cards that are accepted only at specific retailers.
- The inclusion of washroom and shower symbols also communicates that overnight parking is available, providing drivers with a safe place to rest and comply with mandatory hours-of-service requirements while ensuring the security of their vehicles and cargo. In addition, the sign identifies the availability of Diesel Exhaust Fluid (DEF), an essential fluid used to reduce emissions from diesel engines that is not commonly available at standard gas stations.
- Given the amount of essential information that must be communicated and the Ministry of Transportation's recommendation that lettering be a minimum of 15 cm in height to ensure legibility and safe viewing at highway speeds, the required sign area will exceed the maximum size permitted under the current bylaw.

3) Total Sign Size:

- a) Schedule C of the Village's Sign Bylaw specifies the total sign area permitted as follows:

- *Total sign area permitted: 15 m²*

- b) Variance Requested:

- *Total sign area permitted: 16.84 m²*



Report to Council

d) Rationale *(as provided by Four Rivers Co-op, and supported by Staff)*

- All of the signs proposed on the property convey necessary information to the clients on this site. These signs have been designed with visibility and safety in mind, and most are the brand standard size for Co-op.

4) Total Sign Size:

a) Schedule C of the Village's Sign Bylaw specifies the total number of Fascia Signs permitted as follows:

- Is limited to one sign per advertised business.

b) Variance Requested:

- Is limited to three signs per advertised business.

c) Rationale *(as provided by Four Rivers Co-op, and supported by Staff)*

- All of the signs proposed on the property convey necessary information to the clients on this site. These signs have been designed with visibility and safety in mind, and most are the brand standard size for Co-op.

5) Signage Numbers:

a) Section 6 of the Village's Sign Bylaw specifies the number of signs permitted as follows:

- A large fascia sign (permit required) is not allowed on the same building frontage as a small fascia sign (permit not required).

b) Variance Requested:

- A large fascia sign (permit required) is allowed on the same building frontage as another large fascia sign (permit required).

d) Rationale *(as provided by Four Rivers Co-op, and supported by Staff)*

- As with most cardlock locations, regardless of brand, the site runs 24 hours a day with no dedicated attendant on site. Because of this, the additional signs (POP frames) will be used to communicate local and regional brand information to the clients.



Report to Council

ATTACHMENTS:

- *Development Variance Permit Application Description for Co-op Cardlock located at 800 Frontage Road NW (Document provided by Four Rivers Co-op)*
- *Four Rivers Co-operative, NW 800 Frontage Road, Site Plan*
- *Four Rivers Co-operative, NW 800 Frontage Road, Signage Drawings*
- *Village of McBride – Development Procedures Application, Schedule "A" & Site Profile*
- *Four Rivers Co-operative, NW 800 Frontage Road, Title Search*
- *Four Rivers Co-operative, NW 800 Frontage Road, Taxation Notice 2025*

Respectfully,

Jeanette McDougall,
CAO/ Corporate Officer

Development Variance Permit Application description for Co-op Cardlock located at 800 Frontage Road NW.

- 1) POP frames occupy more than 15% of building frontage

Building: $244.5'' \times 114'' = 193.56 \text{ ft}^2 (17.98 \text{ m}^2)$

POP frames: $45.5'' \times 65.5'' = 20.70 \text{ ft}^2 (1.92 \text{ m}^2) \times 2 \text{ frames}$

Percentage: $3.84 \text{ m}^2 / 17.98 \text{ m}^2 = 21.4\%$

Rationale:

These POP signs are mass manufactured in a standard size and are not easily modified. Artwork for these frames are designed and produced for all location across Western Canada. This is the only location on site for the business to convey information to clients, hence the reason two are proposed.

- 2) Freestanding sign area exceeds 2.93 m^2 .

Proposed Free-Standing Sign has 10.69 m^2 of sign area per side.

Rationale:

This site provides critical services for long-haul commercial operators. The information displayed on the freestanding sign enables drivers to identify available services from a distance, allowing them to safely reduce speed and prepare to exit the highway. For many commercial transport companies, the fuel station brand is also important, as drivers are often required to use company-issued fuel cards that are accepted only at specific retailers.

The inclusion of washroom and shower symbols also communicates that overnight parking is available, providing drivers with a safe place to rest and comply with mandatory hours-of-service requirements while ensuring the security of their vehicles and cargo. In addition, the sign identifies the availability of Diesel Exhaust Fluid (DEF), an essential fluid used to reduce emissions from diesel engines that is not commonly available at standard gas stations.

Given the amount of essential information that must be communicated and the Ministry of Transportation's recommendation that lettering be a minimum of 15 cm in height to ensure legibility and safe viewing at highway speeds, the required sign area will exceed the maximum size permitted under the current bylaw.

- 3) A large fascia sign (permit required) is not allowed on the same building frontage as a small fascia sign (permit not required).

'Co-op Shield' meets Large Fascia Sign definition (1.28 m^2)

'Washroom' sign meets the Small Fascia Sign definition (0.63 m^2)

'Shower' sign meets Directional Sign definition (0.40 m^2) - this one is not an issue.

Rationale:

'Washrooms' and 'Shower' signs are meant to inform clients as to their location. The 10 inch tall letters are a brand standard for Co-op and make them easily visible when drivers enter the property.

- 4) Current proposed signage totals exceed 15 m^2 maximum for the C2 Zone.

Co-op Shield: 1.28 m^2

Washrooms: 0.63 m^2

Shower: 0.40 m^2

POP frames: 3.84 m^2

Freestanding: $97.5'' \times 170'' = 115.10 \text{ ft}^2$ (10.69 m^2) per side

Total: 16.84 m^2

Rationale:

All of the signs proposed on the property convey necessary information to the clients on this site. These signs have been designed with visibility and safety in mind, and most are the brand standard size for Co-op.

- 5) Too many large fascia on site:

One Co-op Shield (1.28 m^2) and two POP frames (1.92 m^2 each) for a total of three large fascia signs.

Rationale:

As with most cardlock locations, regardless of brand, the site runs 24 hours a day with no dedicated attendant on site. Because of this, the additional signs (POP frames) will be used to communicate local and regional brand information to the clients.

[illegible]

26_McBride_CP_26-10143_P01_R1

P:\26-10143_Co-op Cardlock (McBride, BC)\Design

NOTE: THE GAPS BETWEEN FRAMES SHOULD BE FILLED WITH THE SUPPLIED GAP FILLER - NO LIGHT SHOULD PENETRATE BETWEEN THE SIGN CANS, OR BETWEEN THE CANS AND CROSSMEMBERS



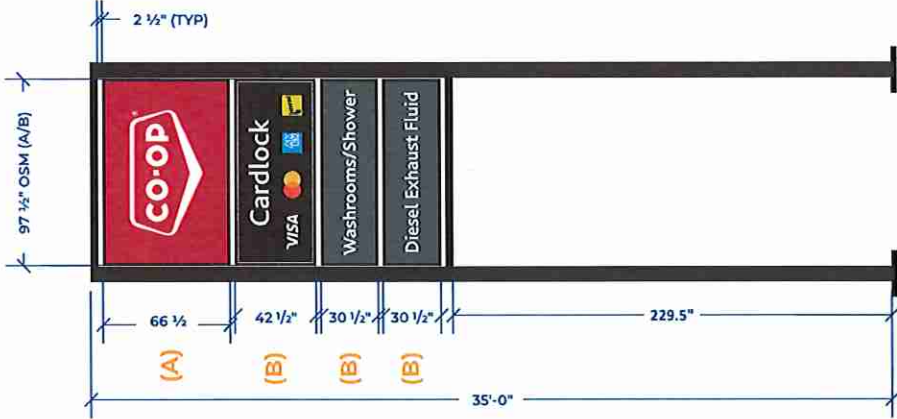
Page: 1 of 1



Description
New D/S Pylon

Quantity: 1 D/S Pylon
Scale: 5/32"=1'-0"
Revisions
#1
Date: 04/10/2026
Details: changes to insert graphics
#2
Date:
Details:

800 NW Frontage Road
Lot 1, Plan BCP18859
PID: 026-356-368



Customer: Co-op Cardlock Address: McBride, BC Project Manager: Tracy Kernaghan Designer: SM Date: 03/12/26

CONSTRUCTION: PYLON STRUCTURE
COLUMNS: BLACK COLUMNS
AND CROSSMEMBERS
SUBSTRATE: WHITE FLEX FACES
CABINETS: BLACK CABINETS
RETAINER: BLACK FLEX FRAMES W/15\"/>

POWER REQUIREMENTS
(A): 120 VOLTS LINE IN - 3.3 AMPS
(B): 120 VOLTS LINE IN - 2.2 AMPS

COLOUR SPECIFICATIONS
RED: 3M 3630-53 CARDINAL RED
BLACK: 3M 3630-22 BLACK
GREY: CUSTOM 3M VINYL TO MATCH PMS 432

COLOUR SPECIFICATIONS
MASTERCARD RED: POPPY RED 3630-143
MASTERCARD ORANGE: ORANGE 3630-44
MASTERCARD YELLOW: KUMQUAT ORANGE 3630-74
INTERAC YELLOW: MARICOLD 3630-75
AMERICAN EXPRESS BLUE: INTENSE BLUE 3630-127

Client Approval

Signature:

Date:

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P:\26-10143_Co-op Cardlock (McBride, BC)\Design

800 NW Frontage Road
Lot 1, Plan BCP18859
PID: 026-356-368



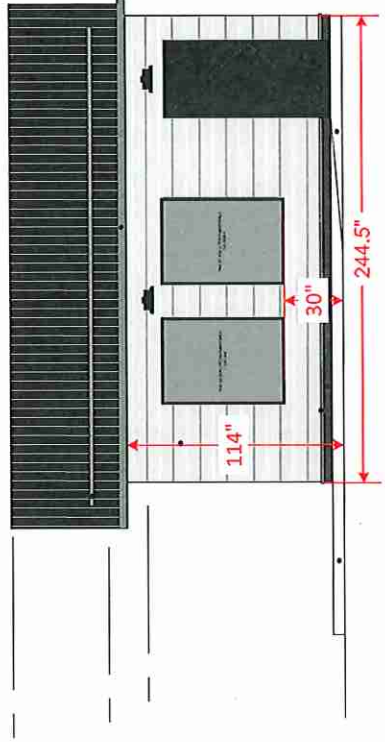
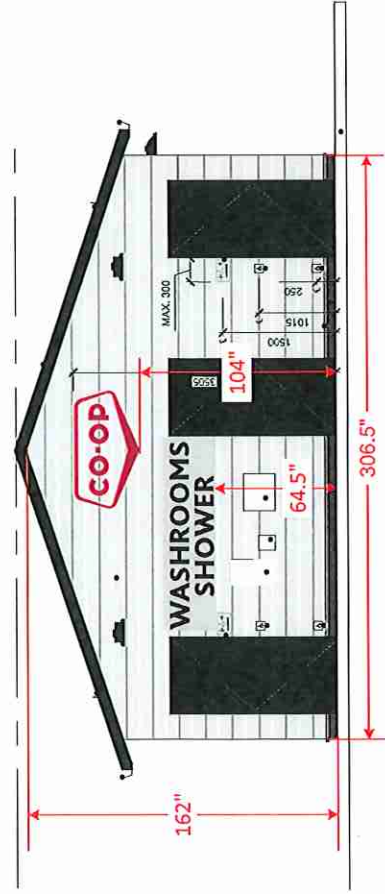
Ph. 250.426.8131 Fax 250.426.8852
421 Patterson St. W. Cranbrook, BC V1C 6T3
www.scikirkigns.com

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CORPORATE PROGRAM

Description	60" Shield
--------------------	------------



1 FRONT ELEVATION (NW)

4 RIGHT ELEVATION (SW)

Client Approval

Signature:

Date:

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Customer: Co-op Cardlock Address: McBride, BC

Project Manager: Tracy Kernaghan

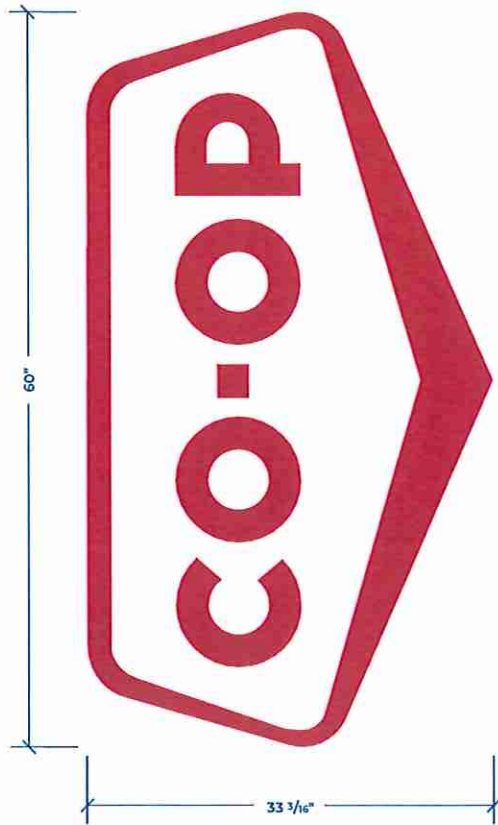
Designer: SM

Date: 03/12/26

26_McBride_CP_26-10143_CL01_R1

P:\26-10143_Co-op Cardlock (McBride, BC)\Design
Northwest elevation

800 NW Frontage Road
Lot 1, Plan BCP18859
PID: 026-356-368





**SELKIRK
SIGNS**
PH: 250-426-0331 Fax: 250-426-0852
431 Patterson St. W. Cranbrook, BC V1C 7T3
www.selkirksigns.com

MEMBER OF



Page: 1 of 2



CORPORATE PROGRAM

Description
60" Shield

Quantity: 1

Scale: 1"=1'-0"

Revisions

#1
Date: 03/31/2026
Details: photo overlay updated

#2
Date:
Details:

Client Approval

Signature:

Date:

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and perspectives of the signs are being
achieved

Customer: Co-op Cardlock Address: McBride, BC Project Manager: Tracy Kernaghan Designer: SM Date: 03/12/26

CONSTRUCTION: CHANNEL LETTERS
SUBSTRATE: 4.5MM RED 2793 SG ACRYLIC
TRIM CAP: 1" BLACK
RETURNS: 3" BLACK
PERIMETER: 489" FACE AREA: 618"
ILLUMINATION: RED LED
INSTALLATION DETAILS: DIRECT MOUNT
POWER: 1 POWER SUPPLY - 0.8 AMPS - 120 VOLTS LINE IN - 12 VOLT DC

26_McBride_CP_26-10143_D02_R1

P:\26-10143_Co-op Cardlock (McBride, BC)\Design

Northwest elevation

800 NW Frontage Road
Lot 1, Plan BCP18859
PID: 026-356-368

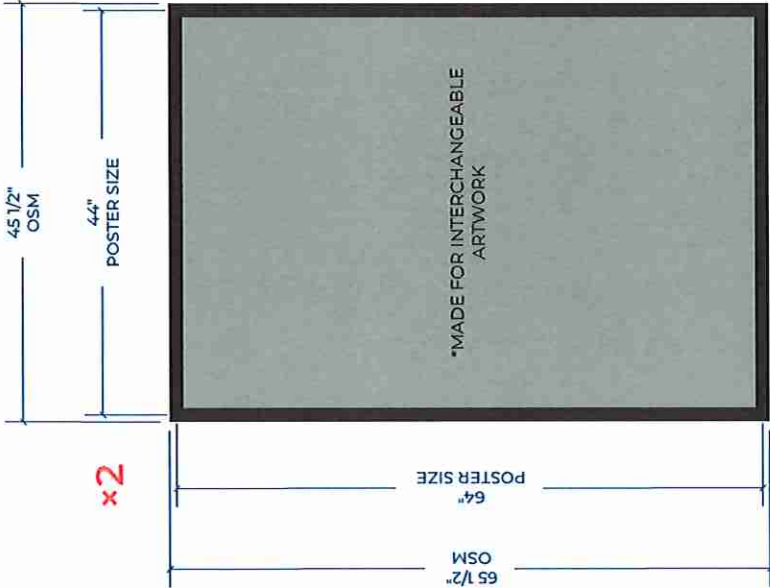


26_McBride_CP_26-10143_D01

P:\26-10143_Co-op Cardlock (McBride, BC)\Design

Southwest elevation

800 NW Frontage Road
Lot 1, Plan BCP18859
PID: 026-356-368



SELKIRK SIGNS
PH: 350.326.8131 Fax: 350.425.0883
421 Burrison St. W. Coquitlam, BC V3C 6T3
www.selkirkdesigns.com

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Page: 1 of 1

CO-OP
CORPORATE PROGRAM

Description
POP Frames

Quantity: 2
Scale: 3/4"=1'-0"
Revisions
#1
Date:
Details:
#2
Date:
Details:

Client Approval
Signature:
Date:

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by the designer. Only approximate sizes
and perspectives of the signs are being
achieved.

Customer: Co-op Cardlock Address: McBride, BC Project Manager: Tracy Kernaghan Designer: SM Date: 03/12/26

CONSTRUCTION: P.O.P. SIGN FRAME
RETAINER: BLACK MOUNTING FRAME, FACES TO BE INTERCHANGEABLE
BACKER: 3MM ACM BACKER PIECE
FACE: 3MM CLEAR ACRYLIC TO PROTECT POSTER



SCHEDULE "A"
DEVELOPMENT PROCEDURES -- APPLICATION

Permit #
Folio #

I/We hereby make application for a

- ☐ Development Permit ☐ Zoning Bylaw Amendment
☒ Development Variance Permit ☐ Official Community Plan Amendment
☐ Temporary Commercial or Industrial Use Permit

Please Print

PROPERTY OWNER'S NAME(S) Four Rivers Cooperative	AUTHORIZED AGENT OF OWNER Selkirk Signs c/o Permit Solutions Inc.
ADDRESS OF OWNER Box 560 188 East Steward Street	ADDRESS OF AGENT 4371 Windjammer Drive
CITY/TOWN/VILLAGE Vanderhoof, BC	CITY/TOWN/VILLAGE Richmond, BC
POSTAL CODE V0J 3A0	POSTAL CODE V7E 4L5
TELEPHONE 250-570-1714	TELEPHONE 780-405-3652
EMAIL ADDRESS darren.dyck@fourrivers.crs	EMAIL ADDRESS jennifer@permitsolutions.ca

FULL LEGAL DESCRIPTION OF EACH PROPERTY UNDER APPLICATION	APPROXIMATE AREA OF EACH LOT (hectares or acres)
Lot 1, Plan BCP18853, District Lot 5316, Cariboo Land District PID: 026-356-368	6.523 Acres
	TOTAL AREA (ha/ac) 6.523 Acres

How long have you owned the parcel?

May 17, 2023

Street Address or location of property:

800 NW Frontage Road

Describe the existing use and buildings on the subject property:
Vacant

Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

North:	545 Shantz Pl - Vacant
East:	907 Airport Rd - Residential & 445 Shantz Pl - Residential
South:	Highway 16
West:	600 NW Frontage Rd - Public works, Village of McBride

Describe the proposed development of the subject property:
Install business signage.

One (1) freestanding sign.

Five (5) signs on the building:

- Front (NW) elevation will have a Co-op shield (large fascia), Washrooms (small fascia) & Showers (directional).

- Side (SW) elevation will have two point-of-purchase (POP) frames for interchangeable posters.

For Temporary Industrial / Commercial Use Permits:

Please provide:	Number of Employees	
	Hours and Days of Operation	

Present Zoning	C2 - Highway commercial
Official Community Plan Designation	HC - Highway commercial

Amendment Proposed

☐ Zoning Map	From:	To:
☐ Zoning Text	(Attached)	
☐ OCP	From:	To:
☐ OCP Text	(Attached)	

- ☒ Attached is a letter of Consent from the Owner
- ☒ Attached Is Proof of Ownership (Certification of Title or Recent Tax Assessment Notice)
- ☒ A Plan of the subject property showing:
- The legal boundaries and dimensions of the subject property
 - The location of permanent buildings and structures on the subject property, with distances to the property lines,
 - The location of any proposed buildings, structures or additions thereto, with distances to property lines;
 - The location of any existing or proposed access roads, driveways, screening and fences;
- ☒ Fees have been paid

Additional or more detailed information may be requested by the Corporation of the Village of McBride upon reviewing your application.

If the Corporation of the Village of McBride believes it to be necessary for the property boundaries and the location of boundaries and locations of buildings and structures to be more accurately defined a sketch prepared by a British Columbia land Surveyor may be required.

Should the property owners elect to have someone act on their behalf in submission of this application, all owners are required to sign a letter authorizing such person.

I (we), Four Rivers Cooperative, hereby authorize Jennifer Zatorski of ro
act on my (our) behalf in respect of this application. Permit Solutions Inc.

Please Print

ADDRESS OF AGENT

4371 Windjammer Drive, Richmond, BC V7E 4L5

TELEPHONE

780-405-3652

FAX

EMAIL

jennifer@permitsolutions.ca


Print name of Property Owner

Darren Dyck (Facilities and Project Manager)

Print name of Property Owner

Jennifer Zatorski

Print name of Agent


Signature of Property Owner

Darren Dyck (Facilities and Project Manager)

Signature of Property Owner



Signature of Agent

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

(To be filled out if applying for a Zoning Amendment, Development Permit, or Development Variance Permit)

I, _____, owner of land described on the application form, hereby declare that the land which is subject of this application has not to be knowledge been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities" (schedule 2) of the *Contaminated Sites Regulation* (BC Reg 375/96). I therefore declare that I am not required to submit a site profile under Section 20.11 or any other section of the *Waste Management Act*.

Site profile has been supplied.

Signature _____

Date _____

I UNDERSTAND THAT THIS APPLICATION AND THE INFORMATION OR DOCUMENTS PROVIDED IN SUPPORT OF THE APPLICATION ARE PART OF THE PUBLIC RECORD AND THEREFORE ROUTINELY AVAILABLE ON REQUEST. I HEREBY CONSENT TO THE DISCLOSURE OF SUCH INFORMATION TO AFFECTED PROPERTY OWNERS AND RESIDENTS ON REQUEST, EXCEPT AS STATED BELOW.

(Please list any personal information that you do not wish to be included in the public record)

I/WE HEREBY DECLARE THAT THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF TRUE AND CORRECT IN ALL RESPECTS.

Dated this 7th day of July, 20 26

Jennifer Zatorski

Print name of Applicant

Jennifer Zatorski

Signature of Applicant

Print name of Applicant

Signature of Applicant

NOTE:

- a. The Local Government Act states that a development permit shall not vary:
 - i. The use or density of land from that specified in the Bylaw; or
 - ii. A flood plain specification
- b. Prior to the issuance of a Permit, the Village may require, as a condition of issuing the Permit, security to guarantee the performance of obligations under the Permit.

SCHEDULE 1 Site Profile

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I. CONTACT IDENTIFICATION**A. Name of Site Owner:**Last Dyck First Darren Dyck Middle Initial(s) _____ (and/or, if applicable)Company Four Rivers CooperativeOwner's Civic Address Box 560, 188 East StreetCity Vanderhoof Province/State BCCountry Canada Postal Code/ZIP V0J 3A0**B. Person Completing Site Profile (Leave blank if same as above):**

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company _____

C. Person to Contact Regarding the Site Profile:Last Dyck First Darren Middle Initial(s) _____ (and/or, if applicable)Company Four Rivers CooperativeMailing Address Box 560, 188 East Stewart StreetCity Vanderhoof Province/State BCCountry Canada Postal Code/ZIP V0J3A0Telephone (250-570-1714) Fax (_____) - _____**II. SITE IDENTIFICATION**

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

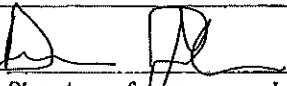
Latitude: Degrees 53 Minutes 18 Seconds 25.52 NLongitude: Degrees 120 Minutes 10 Seconds 00.84W

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered PropertySite Street Address (if applicable) 800 Frontage Road NWCity McBride, BC Postal Code V0J 2E0

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?		X
D.	Contamination resulting from migration of substances from other properties?		X
V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		X

VII. TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		X
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		X
VIII. HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X. ADDITIONAL COMMENTS AND EXPLANATIONS			
(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site. Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary): 			

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
		26-07-07	
Signature of person completing site profile		Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Government Authority			
Reason for submission (Please check one or more of the following)			Soil removal ☐
Subdivision application ☐ Zoning application ☐ Development permit ☐ Variance permit ☐ Demolition permit ☐			
Date received:	<u>Local Government contact:</u> Name _____ Agency _____ Address _____ Telephone _____ Fax _____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
Director of Waste Management			
Reason for submission (Please check one or more of the following)			
Under Order ☐ Site decommissioning ☐ Foreclosure ☐			
Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
Site Registrar			
Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:

TITLE SEARCH PRINT

File Reference:

Declared Value \$475000

2025-05-23, 11:09:48

Requestor: Li-Ching Reed

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CB622813
From Title Number	CA8478577
Application Received	2023-05-17
Application Entered	2023-05-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	FOUR RIVERS CO-OPERATIVE, INC.NO. CP0002047 P.O. BOX 560 VANDERHOOF, BC V0J 3A0
Taxation Authority	Prince George Assessment Authority McBride, The Corporation of the Village of
Description of Land	
Parcel Identifier:	026-356-368
Legal Description:	LOT 1 DISTRICT LOT 5316 CARIBOO DISTRICT PLAN BCP18859
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

VILLAGE OF MCBRIDE

Jurisdiction Code: 545

2025

P.O. BOX 519
McBRIDE, BC V0J 2E0
(250) 569-2229



TAXATION NOTICE

ROLL NO.	PROP. SIZE	RIVER LOT	QUAD. PORT.	QUAD	SEC	TWP	RGE	MER	DATE OF MAILING	2025-May-20
1060	0								DUE DATE	2025-Jul-02
SUBDIVISION NAME										
CIVIC ADDRESS										
MORTGAGE NUMBER										
MORTGAGE COMPANY NAME										

FOUR RIVERS CO-OPERATIVE
BOX 560
VANDERHOOF, BC V0J 3A0
Canada

PREVIOUS ASSESSMENT		CURRENT ASSESSMENT	
DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT
Business/Other Land	244,000	Business/Other Land	247,000
TOTAL ASSESSMENT	244,000	TOTAL ASSESSMENT	247,000
		EXEMPT	0
		TAXABLE	247,000

IMPORTANT PENALTY INFORMATION
A 10% penalty will be added to all current unpaid taxes on July 3, 2025.
Payment must be received by the Village Office before July 3.

If your bank pays your property taxes, you are still required to apply for the Home Owner Grant. PLEASE SEE THE BACK OF YOUR NOTICE FOR DETAILS ON APPLYING FOR THE HOME OWNER GRANT

NET DUE IF NOT ELIGIBLE FOR GRANT	IF ELIGIBLE FOR BASIC GRANT	IF ELIGIBLE FOR ADDITIONAL GRANT
6,286.30	6,286.30	6,286.30
HOG AMOUNT	0.00	0.00

FOR COMPARISON 2024 TAXES (NOT INCLUDING LOCAL
IMPROVEMENTS) WERE 6,274.17
If DELINQUENT taxes are owing this property will be subject to tax sale, held on the last Monday in
September, unless the delinquent taxes and interest due are paid by that date.
Payment must be received in the Village Office by 9:00 am on Monday September 29, 2025.
Postmarks will not be considered.

EDUCATION TAXES		TAX RATE	% OF TOTAL	TAX AMOUNT
Basic School - Business		0.003560000	13.98788	879.32
TOTAL 2025 EDUCATION TAXES				879.32
SUB TOTAL 2025 TAXES				879.32
MUNICIPAL AND OTHER TAXES		TAX RATE	% OF TOTAL	TAX AMOUNT
B.C. Assessment Auth. - Business		0.000100900	0.39642	24.92
General Municipal - Business		0.011617400	45.64688	2,869.50
Municipal Finance Auth. - Business		0.000000500	0.00191	0.12
Policing - Business		0.000766700	3.01242	189.37
Regional District - Business		0.007604900	29.88101	1,878.41
Regional Hospital - Business		0.001800240	7.07348	444.66
TOTAL 2025 MUNICIPAL AND OTHER TAXES				5,406.98
ADDITIONAL SCHOOL TAXES				0.00
SUB TOTAL 2025 TAXES				6,286.30
TOTAL 2025 TAXES				6,286.30
CURRENT OUTSTANDING (including interest)				0.00
TOTAL CURRENT TAXES PAYABLE FOR 2025				6,286.30
PAY THIS AMOUNT AFTER JULY 2, 2025			6,914.93	

0174

VILLAGE OF MCBRIDE

Jurisdiction Code: 545

ROLL NUMBER

2025

P.O. BOX 519
McBRIDE, BC V0J 2E0
(250) 569-2229



LAST DATE
BEFORE PENALTY
2025-Jul-02

TAXATION NOTICE

DELINQUENT TAXES	ARREARS TAXES	CURRENT OUTSTANDING	CURRENT TAXES	NET DUE IF NOT ELIGIBLE FOR GRANT	IF ELIGIBLE FOR BASIC GRANT	IF ELIGIBLE FOR ADDITIONAL GRANT	AMOUNT PAID
0.00	0.00	0.00	6,286.30	6,286.30	6,286.30	6,286.30	
INTEREST 0.00	INTEREST 0.00		HOME OWNER GRANT AMOUNT		0.00	0.00	HOG Claimed

FOUR RIVERS CO-OPERATIVE
BOX 560
VANDERHOOF, BC V0J 3A0
Canada

"0000 1060"

land title search?