



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 checked="" type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input 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 Deason Holdings Ltd.	Authorized Agent of Owner (if applicable) Peters Bros Construction Ltd.
Address of Owner 9815 77th Avenue	Address of Agent 11617 Rolla Road
City/Town/Village: Fort St John	City/Town/Village: Dawson Creek
Postal Code: V1J 4J3	Postal Code: V1G 4E8
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>
	009-937-072 9909	50 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 240 Road, Fort St John

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: Temporary Asphalt Plant Location

Development Variance Permit – describe proposed variance request:

Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:
Requesting to use site for setting up and operating a mobile asphalt plant for several months.

Development Permit or Development Permit Amendment

Liquor Licence Referral Application

6. Describe the existing uses and buildings on the subject property:
Property is currently an active gravel pit.

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

Peters Bros Construction would like to set up a temporary mobile asphalt plant for the purpose of upcoming projects in the Fort St John area for 2026. Ideally the plant would be set up from May to October 2026.

8. Describe the landscaping being proposed on the property:

No landscaping is required. This site is currently an active gravel pit with a solid base and berms surrounding the proposed asphalt plant site that would minimize the noise for surrounding properties and residents.

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

The crusher set up on site has excavated a hole near the back of the property that would allow the asphalt to be set up out of site of the community and nearby residents. This also reduces any noise pollution.

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

No sewage disposal is needed. Portapotties are used for workers and no other plumbing is required. Portapotties are removed offsite when work is completed or there are periods of inactivity at the plant.

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

No water supply is required for the proposed mobile asphalt plant.

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.

[Redacted Signature]

Feb 11 26
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>Deasan Holdings Ltd</u> and <u>Sandy Beech</u> hereby authorize (name of landowner) (name of landowner)	
<u>Peters Bros Construction Ltd.</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of <u>[Redacted]</u>	Date: Feb 11 26
Signature of Owner:	Date:

As proposed, Peters Bros would like to set up a mobile asphalt plant. We are aware that in the past, other contractors had a plant set up in this location and understand the concerns brought forward by residents and the PRRD. However, Peters Bros is ready to take all reasonable measures to ensure that our operation causes the minimum disruption to the residents and business owners in the area possible. Below are measures in place to safeguard against area disturbance:

1. Our mobile asphalt plant is up to date on environmental stack tests which ensure the asphalt plant is meeting all environmental requirements and minimizing noxious odors and dust.
2. Our mobile asphalt plant is equipped with a baghouse that significantly reduces the dust when in production. Rather than dust simply escaping into the air as production takes place, the baghouse traps the dust and reduces environmental impacts.
3. We would like to apply for a temporary use permit from May 1st to October 31st of 2026, however, we estimate only 45 days of production within this timeframe.
4. The proposed site is in a previously mined area and as such, the walls of the gravel pit provide reduction of noise pollution from equipment and asphalt plant.



Proposed area for Asphalt Plant set up.

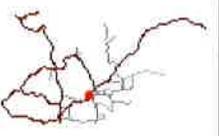


Peace River Regional District



917.2 0 458.62 917.2 Meters

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Legend

- Evacuation Orders Currently Is
 - Alert
 - Order
- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Parcels
- PRRD Electrical Utility
- PRRD Sewer Utility
- PRRD Water Utility
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250K
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- Rivers/Creeks
- PRRD Parks
- Locality
- Other Jurisdictional Boundary
 - Municipal
 - First Nation
- Water Utility Lines

1 : 18,056



Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION