



REPORT

To: Chair and Directors

Date: February 3, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: **Development Variance Permit Report, PRRD File No. 19-203**

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize Development Variance Permit No. 19-203, to reduce the required setback for principal buildings or structures from the rear parcel line in the I-1 (Industrial 1) Zone of *PRRD Zoning Bylaw No. 1343, 2001* from 7m to 4.6m for the property identified as PID 014-848-708; further

That issuance of Development Variance Permit No. 19-203 be conditional on the owner of the property completing the 5 metre wide vegetation buffer and a wooden board fence, as required by Restrictive Covenant BB0918254 Terms of Instrument- Part Two Section 219 Covenant (1.a).

BACKGROUND/RATIONALE:

Proposal

To reduce the required setback for buildings or structures from the rear parcel line from 7m (23 ft.) to 4.6m (11.4 ft.), to bring an existing building into compliance with *PRRD Zoning Bylaw No. 1343, 2001*.

File Details

File No.: 19-203
 Owners: Mikyra Ventures Ltd. Inc NOB873976
 Area: Electoral Area E
 Location: Chetwynd
 Legal: Block F of District Lot 2702 PRD
 PID: 014-848-708
 Civic Address: 6511 Wildmare Subdivision
 Lot Size: 1.5 ha (3.8 ac)

Site Context

The subject property is located west of Chetwynd, adjacent to Highway 97 South. The property is industrial in nature. There is a Manufactured Home Park directly west and south of the subject property. There is a commercial lot to the east, and residential properties north of the subject property along the other side of Highway 97 South.

Bylaw Enforcement

There is an existing bylaw enforcement file for the property (File No. 19-314), regarding the construction of a building without an approved building permit, and encroachment of the same building into a mandatory interior side parcel line setback. The enforcement file was opened on October 3, 2019 but is currently on hold pending the outcome of this application. Prior to this bylaw enforcement file, a building permit was

applied for on July 23, 2019 for the structure under application. . A site inspection found that the building was constructed without a building permit. A permit will be issued if this Development Variance Permit is approved and the applicant provides engineered plans for the additional foundation work. The Development Variance Permit was determined on the basis of a legal land survey submitted by the applicant.

Site FeaturesLand

The property is cleared and developed for industrial use.

Structures

The subject property has a shop, 6 salt storage bins and a sand storage facility.

Access

The parcel has access via Wildmare Subdivision to Highway 97 South.

CLI Soil Rating

The subject property has a soil rating of 5_C. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass 'C' denotes adverse climate.

Comments & ObservationsApplicant

The applicants are applying for a Development Variance Permit in order to bring an existing storage shed into compliance with the zoning bylaw. The shed in question is located 5.7m from the rear parcel line, and additional foundation work is expected to reduce the setback to 4.6m. The shed is used for storage of sand for maintenance of winter roads within the Chetwynd area. The shed is made out of steel to minimize fire threat. The applicant intends to install noise dampening fencing between the shed and the rear parcel line to reduce noise impacts on the adjacent property.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

Official Community Plan (OCP)

The subject property is designated as Settlement within the *PRRD West Peace Fringe Area OCP Bylaw No. 2312, 2018*. The OCP does not address property line setbacks.

Land Use Zoning

The subject property is zoned I-1 (Industrial 1 Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Section 45 of the Bylaw states the required setback from the interior rear parcel line for all buildings and structures is 7 m (23 ft). According to the applicant's legal survey, the Gravel Storage Shed is within the required setback area, so they are applying to vary the setback to 4.6 m (15 ft).

Fire Protection Area

The subject property is within the Chetwynd Rural Fire Protection Area.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area. A building permit was applied for on July 23, 2019 but has not been issued pending the Board's decision on this application. The building has already been constructed but additional work on the foundation is planned.

Restrictive Covenant

A section 219 restrictive covenant was registered on title on January 8, 2009, in connection with the rezoning of the property by a previous owner. This covenant was between the owners of the property and the Peace River Regional District. The conditions set within the covenant include:

- The owner was to install a 5 metre wide vegetation buffer along the southeast and southwest boundaries and a portion of the northwest boundary.
- A 1 x 6 wooden board fence 8 feet in height following the property line was to be constructed on the property.
- Provide a nineteen car parking stall along the northeast boundary, and eight industrial parking stalls along the northwest boundary.
- Building of an industrial building as per specifications stated within the covenant
 - Building to be used only for storage
- Restricting the owner or anyone using the property from using the land for an asphalt plant, or using the southwestern half of the land for any use that is or could be loud or odorous; including, but not limited to welding, sandblasting, gravel processing, meat cutting and packing, storage of oil and gas equipment, and repair and maintenance of heavy trucks and equipment.
- The owner shall not apply for a building permit and acknowledges that the PRRD does not need to issue a building permit in respect to the land until the owner presents to the PRRD plans for soundproofing any proposed building on the land.
- The owner acknowledges that the landscaping will be maintained, irrigated, repaired, replaced at the cost and expense of the land owner.

Neither the previous nor the current owner of the property have honoured the full requirements of the covenant. Specifically, the vegetation buffer and wooden fence have not been installed as required.

Impact Analysis**Context**

This application was initiated in response to a bylaw complaint that the storage shed was constructed without issuance of a building permit. The applicant has indicated that he plans to install eight-foot wooden noise reduction fencing, with a treed berm along the fence line, as required by the covenant and to further increase screening from the manufactured home park. The applicant is also replacing the backup alarms on vehicles with white noise alarms and video, to reduce noise.

Population & Traffic

No population or traffic changes are anticipated.

Sewage & Water

The applicant states that the site does not have sewer or water service.

Comments Received from Municipalities & Provincial Agencies**Fort St. John**

Interests unaffected.

MoTI

The Ministry has reviewed the proposal and has no objections to the proposed variance at this time.

Northern Health

Must not cause a health hazard and must comply with applicable acts and regulations.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* Section 499 and PRRD Development Procedures and Fees Bylaw on January 24, 2020. Seven comments were received by the time this report was finalized. General concerns from the comments received from the public are as follows:

- Salt/Calcium leeching into and damaging the drainage ditch
- Erosion issues
- Building without permit
- Increase of traffic
- Light and noise impacts (day and night) from operation of heavy equipment
- Dust
- Possible debris blowing into playground
- Aesthetics

Any comments received after report finalization, but before the Regional Board considers the application, will be reported orally.

ALTERNATIVE OPTIONS:

1. That the Regional Board authorize Development Variance Permit No. 19-203, to reduce the required setback for principal buildings or structures from the rear parcel line in the I-1 (Industrial 1 Zone) of PRRD Zoning Bylaw No. 1343, 2001 from 7m to 4.6m for the property identified as PID 014-848-708, with no conditions.
2. That the Regional Board respectfully refuse Development Variance Permit No. 19-203, to reduce the required setback for principal buildings or structures from the rear parcel line in the I-1 (Industrial 1) Zone of *PRRD Zoning Bylaw No. 1343, 2001* from 7m to 4.6m for the identified as PID 014-848-708.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

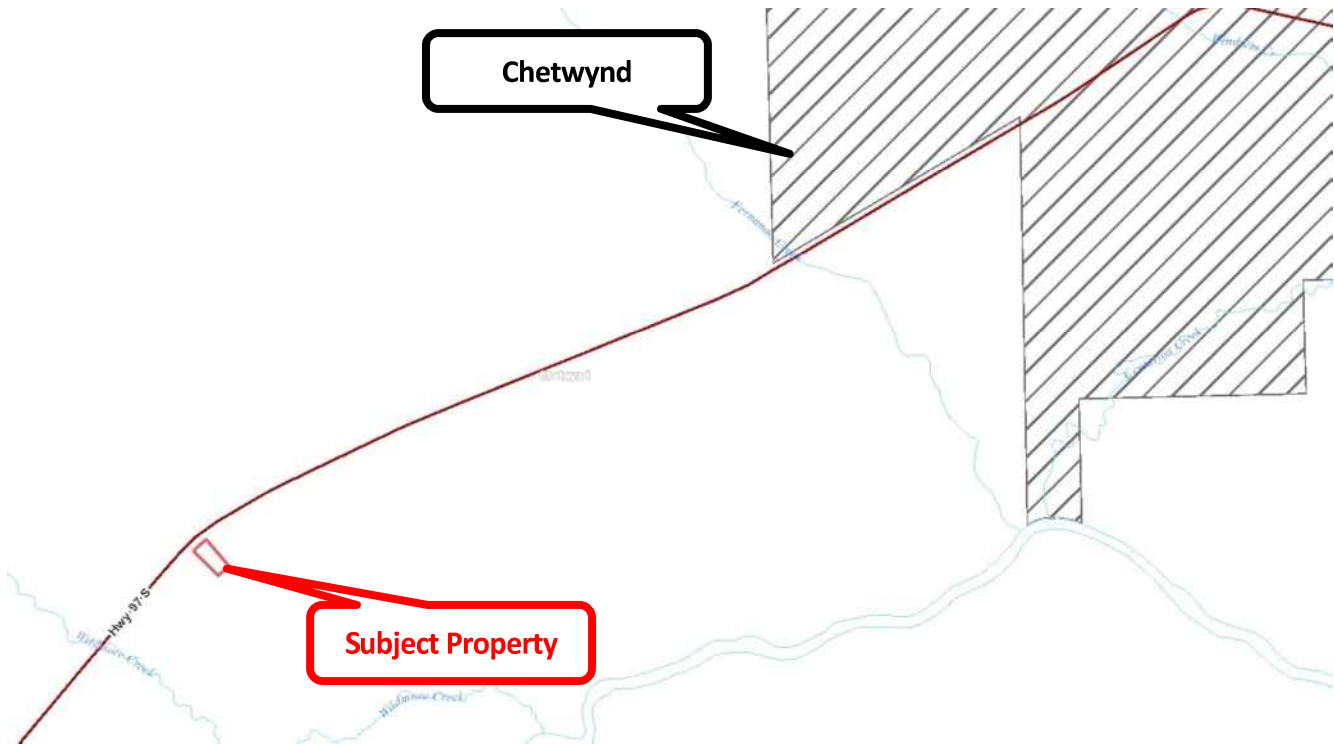
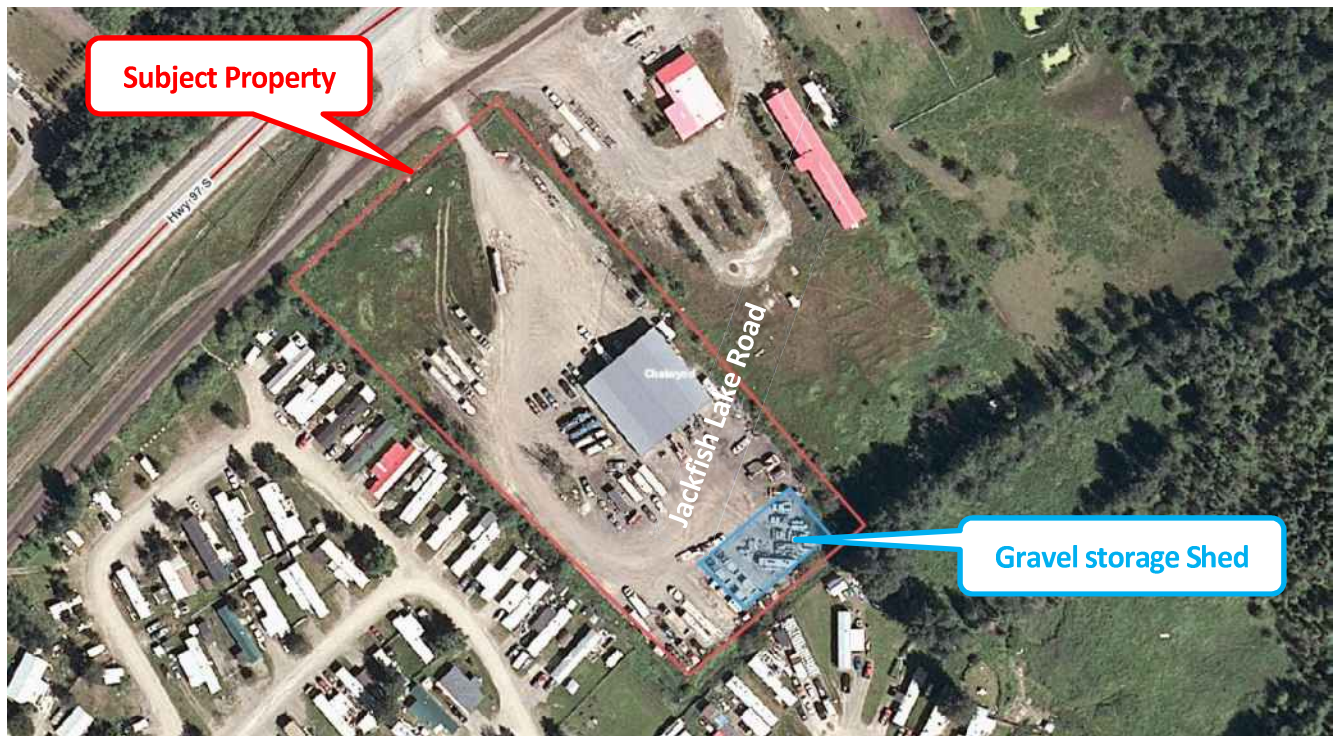
The outcome of the Board's decision will be communicated to the applicant.

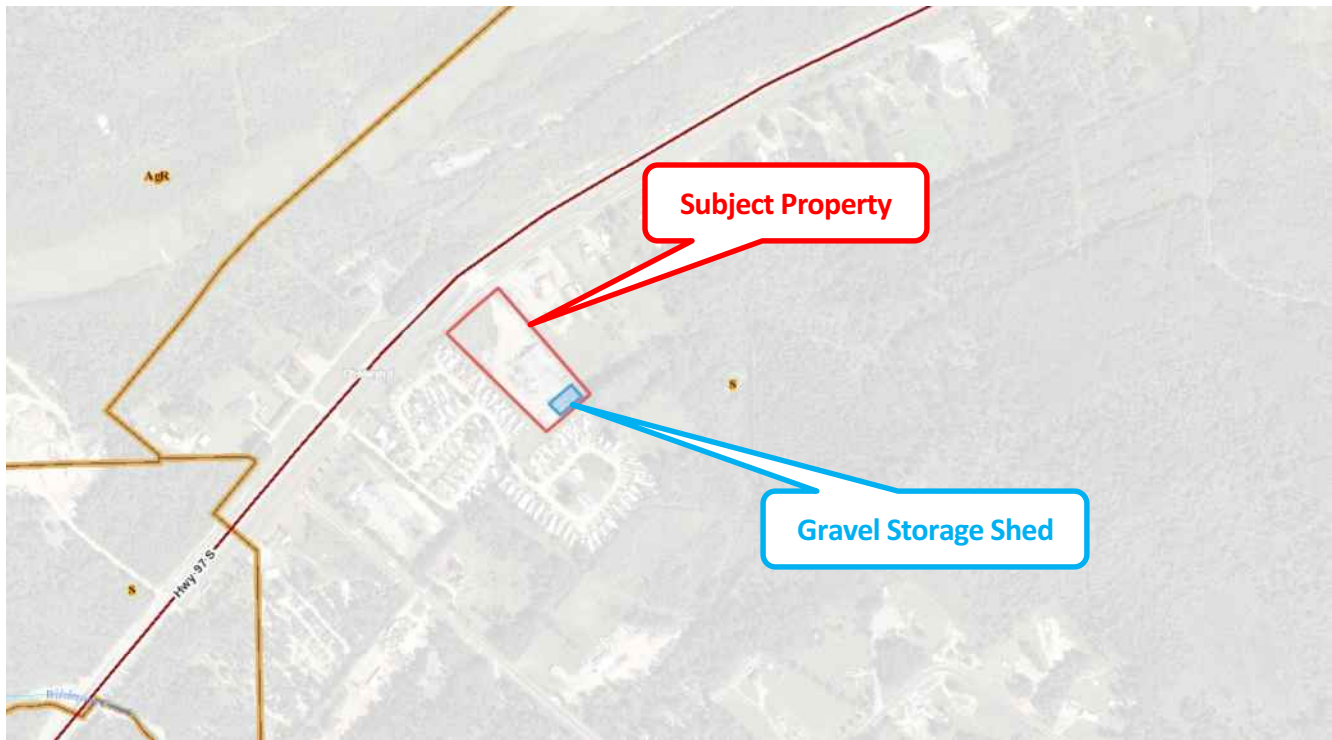
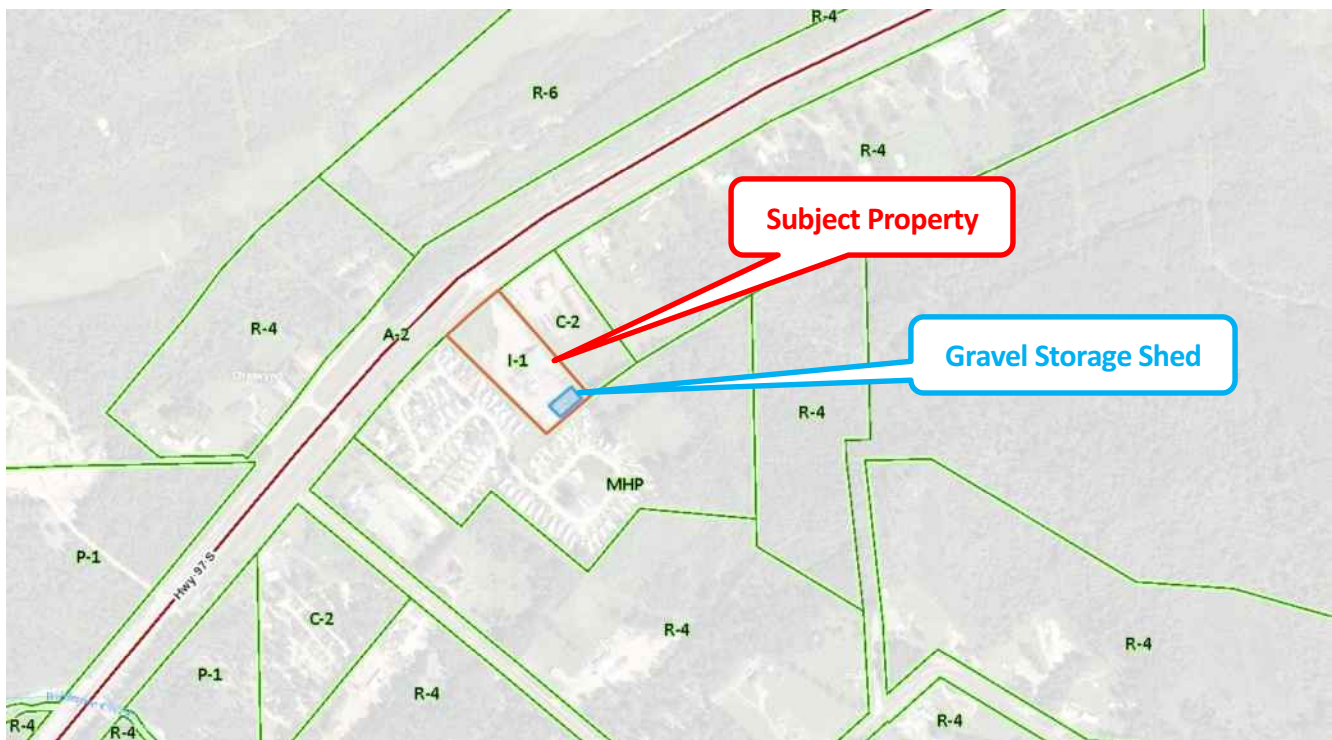
OTHER CONSIDERATION(S):

None.

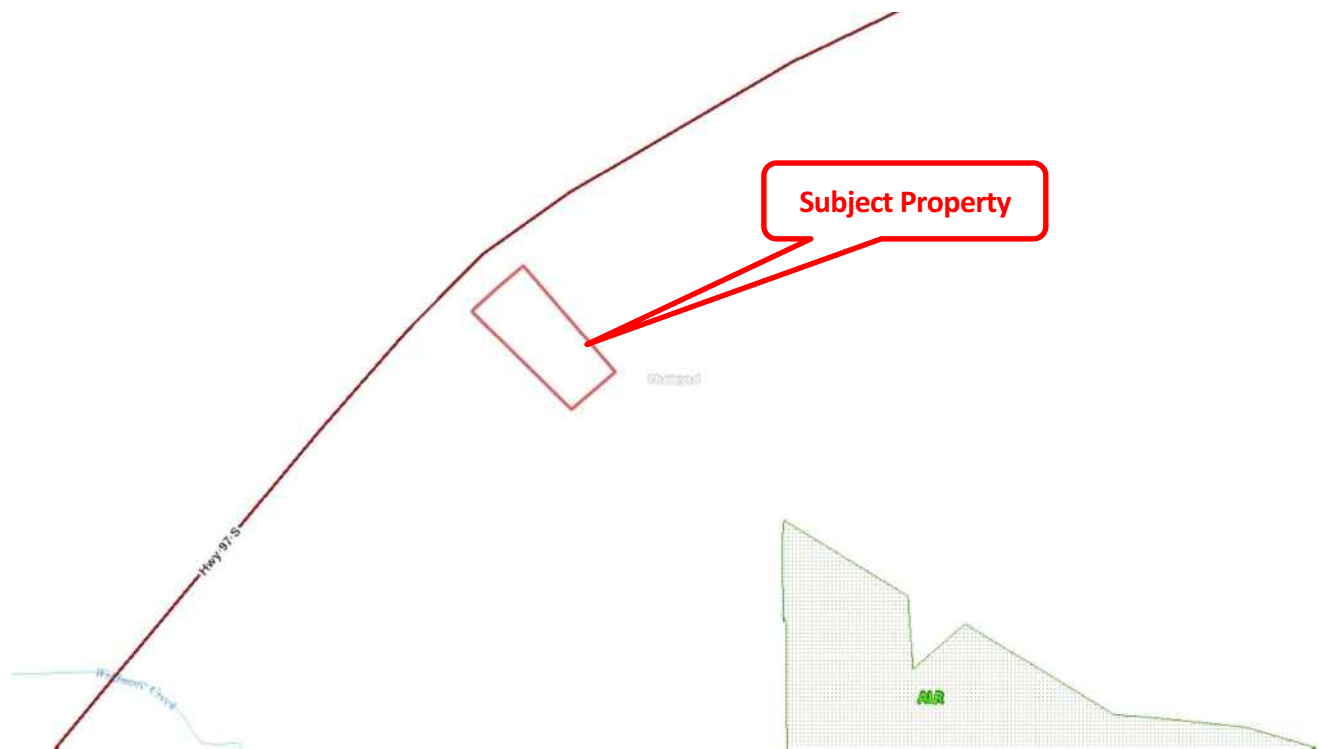
Attachments:

1. Maps
2. Application
3. Restrictive Covenant BB0918254
4. Referral responses from agencies
5. Public Comments
6. Draft Development Variance Permit 19-203

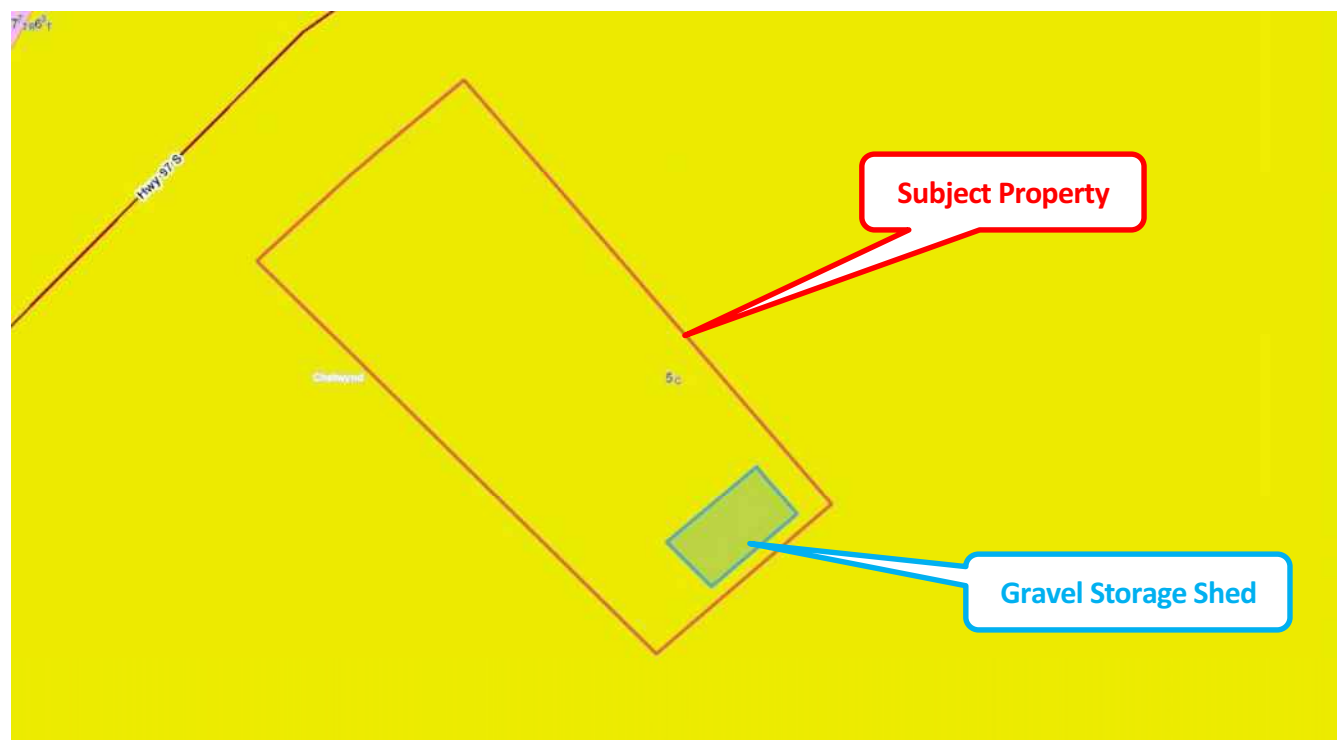
Context Map**Aerial imagery**

West Peace Fringe area OCP Bylaw No. 2312, 2018: Settlement**PRRD Zoning Bylaw No. 1343, 2001: Light Industrial Zone**

Agricultural Land Reserve:



CLI Soil Classification: 5_c



PEACE RIVER REGIONAL DISTRICT
BYLAW NO. 2165, 2016

SCHEDULE 'A'
APPLICATION FOR DEVELOPMENT



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-784-8084 (F) 250-785-1125
 Toll Free: 1-800-670-7773

Receipt # _____

Application for Development**1. TYPE OF APPLICATION**

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☐ Zoning Bylaw Amendment	\$ 650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	\$ 1,050.00
☐ Temporary Use Permit	\$ 350.00
☐ Development Permit	\$ 165.00
☒ Development Variance Permit	\$ 165.00
☐ Sign requirement	\$ 150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

2. PLEASE PRINT

Property Owner's Name MIKYRA VENTURES LTD., INC. NOBC873976	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot	
Block F of District Lot 2702 Peace River District	1.56ha	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 1.56ha	ha./acres

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*.

4. Civic Address or location of property: 6511 Wildmare Sub Chetwynd B.C.

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

- ☐ Zoning Bylaw amendment:

Existing zone: I-1

Proposed zone: I-1 with reduced setback requirements

Text amendment: Gravel storage shed requires

- ☐ Development Variance Permit – describe proposed variance request:

Reduce Rear setbacks of lot from 7.0m to 4.6m. currently building is sitting at 5.7m, additional foundation work will make the setback 4.6m.

- ☐ Temporary Use Permit – describe proposed use:

- ☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Current use is light industrial, vacant. The site has an existing storage/3bay shop. The existing structure is beyond minimum setbacks. A gravel storage shed and salt silos have been added to the lot. Salt silos are moveable where the gravel shed isn't

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

(a) North Highway frontage

(b) East Commercial property with large setbacks

(c) South Trailer Court

(d) West Trailer Court

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

See Attached Sheet

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

See Attached Sheet

10. Describe the means of sewage disposal for the development:

N/A

11. Describe the means of water supply for the development:

N/A

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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.

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 plan prepared by a British Columbia Land Surveyor may be required.

15. 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

Nov 12 2019

Date signed

Signature of Owner

Date signed

16. **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.

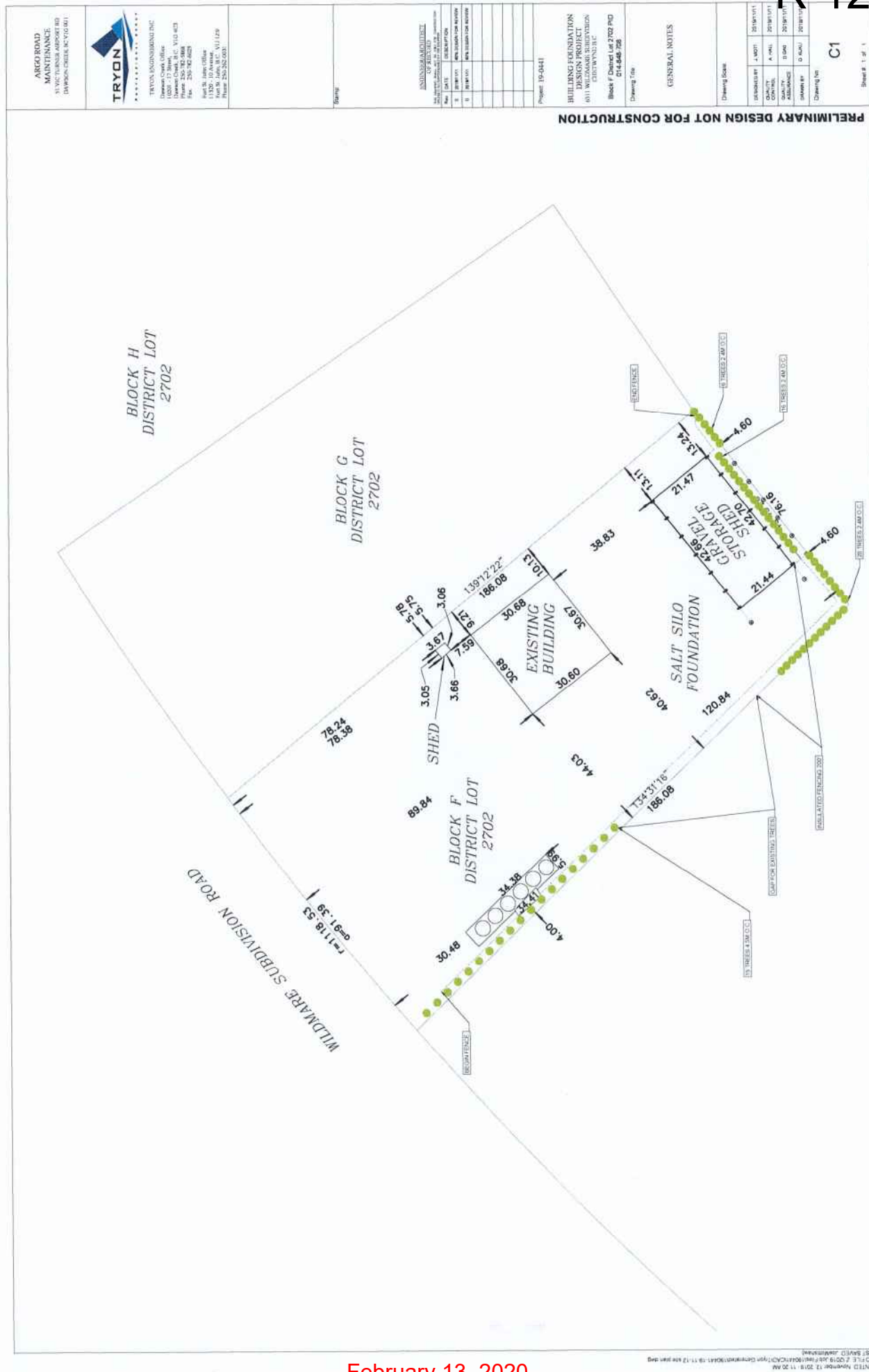
I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

8. Describe the proposed development of the subject property.

- 914m² sand storage shed used for storage of highway sand. This sand is used in the maintenance of Highways 97, Highway 29 and local roads. The storage shed is crucial for proper regular maintenance of winter roads in the Chetwynd area.
- 6 salt silos are used to store salt. The salt is used in the maintenance of Highways 97 and 29 as well as local roads on a as needed basis in order to help melt ice and snow from local roads.

9. Reasons and comments in support of the application.

- Steel building is a non combustible material not posing a fire threat to surrounding properties. Materials stored within are not combustible either.
- Noise reduction which includes noise dampening fencing on south and west portions of the lot. Backup alarms replaced with White Noise alarms on the trucks. Loaders will be equipped with backup cameras eliminating backup alarm to reduce noise from the loaders. Plant Swedish Aspen (or other approved trees) in locations along south property line to assist in sound dampening.
- Aesthetics: placing of the 8' wooden fence and 57 @ 8' to 16' spacing 4' tall trees along portions of the south and west of the lot will provide a screen for the neighbouring property.



DISTRICT OF CHETWYND

PROJECT: BUILDING FOUNDATION DESIGN

CIVIL ADDRESS: 6511 WILDMARE SUBDIVISION
CHETWYND, B.C.

LEGAL DESCRIPTION: BLOCK F DISTRICT LOT 2702 PID 014-848-708,
PEACE RIVER DISTRICT



LOCATION MAP
N.T.S.



STRUCTURE CONSULTANT:

OWNER:

CLIENT:



TRYON ENGINEERING INC
10201 - 17 STREET
DAWSON CREEK, B.C. V1G 4C3
PHONE: 250-782-5868

11320-100TH AVENUE
FORT ST. JOHN, B.C. V1J 1Z9
PHONE: 250-262-0031

MIKYRA VENTURES LTD
9947-100th AVENUE
FORT ST. JOHN, BC V1J 1Y4

ARGO ROAD MAINTENANCE
51 VIC TURNER AIRPORT RD
DAWSON CREEK BC V1G 0G1

DRAWING INDEX			
DRAWING NO.	SHEET TYPE	SHEET NO.	REVISION
01	KEY PLAN AND DRAWING INDEX	1	0
02	GENERAL NOTES	2	0
03	FOUNDATIONS, PILE DETAILS	3	0
04	PILE AND CONNECTION DETAILS	4	0

PRIMARY DESIGN ONLY - NOT FOR CONSTRUCTION

ISSUED FOR BP 2019/10/25		DISTRICT OF CHETWYND	
		KEY PLAN AND DRAWING INDEX	
DESIGNED BY D. GAO, P. ENG.	CHECKED BY D. GAO, P. ENG.	DATE 2019/10/25	SCALE 1:100
PROJECT NAME ARGO ROAD MAINTENANCE		CLIENT MIKYRA VENTURES LTD	
REVISIONS		APPROVED BY D. GAO, P. ENG.	

February 13, 2020

ARCAD ROAD MAINTENANCE
11411 TRIVIA AVENUE
VANCOUVER, BC V6T 1K6

TRYON
ENGINEERING INC.
11411 Trivia Avenue
Vancouver, BC V6T 1K6
Tel: 604-276-0200
Fax: 604-276-0201
tryon@tryon-engineering.com

PROJECT: 19-0441
BUILDING FOUNDATION
DESIGN PROJECT
11411 TRIVIA AVENUE
VANCOUVER, BC
ISSUED FOR BUILDING PERMIT - NOT FOR CONSTRUCTION

DATE: 2019-11-13
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

GENERAL NOTES

Sheet # 2 of 4

GENERAL NOTES

DESIGN NOTES:

- THIS DESIGN CONFIRMS TO:
 - NATIONAL BUILDING CODE OF CANADA, BC BUILDING CODE, THE LATEST VERSION.
 - CSA STANDARDS, LATEST VERSION.
 - SPECIFIED DESIGN LOADS AND PARAMETERS:
 - SNOW LOAD (S₀) - S_s: 2.40 KPa
 - RAIN LOAD (R₀) - R_s: 1.00 KPa
 - ROOF DEAD LOAD: 1.0 KPa
 - WIND (W₀): 0.39 KPa
- SEISMIC 2%/50 years (0.0004 PER ANNUM) PROBABILITY: S_{0.2} 215.96, S_{0.5} 20.61, S_{1.0} 10.32, S_{2.0} 0.019

IF SITE CONDITION DIFFERS, CONTACT TRYON ENGINEER IMMEDIATELY. DESIGN MIGHT BE REVISED AT CLIENTS EXPENSE.

SITE WORK:

- BUILDING & APRON SLAB PREPARATION TO BE IN ACCORDANCE WITH RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
- BUILDING AREA TO BE STRIPPED TO NATIVE UNDISTURBED SUBGRADE. EXPOSED SUBGRADE TO BE SLOPED TO DRAIN.
- OVER EXCAVATION TO OBTAIN AN UNDISTURBED SUBGRADE SHALL BE RESTORED TO GRADE AND COMPACTED TO 98% SPMDD UNDER SUPERVISION BY GEOTECHNICAL ENGINEER.

STRUCTURAL STEEL:

- STRUCTURAL STEEL TO FOLLOWING SPECIFICATIONS:
 - WIDE FLANGE - CSA G40.20-GR50W
 - PLATE - ASTM A36 OR APPROVED E.Q.
 - BOLT - A325
- WELDING TO COMPLY WITH CSA W59 "WELDED STEEL CONSTRUCTION", CSA W47.1, "CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL", THE LATEST VERSION.
- ALL SHARP CORNERS & BURRS TO BE REMOVED
- ALL WELDS 1/4" FILLET CONTINUES UNLESS OTHERWISE NOTED
- PAINT REQUIREMENTS: ZINC OXIDE PRIMER, (2) TOP COATS OIL BASE COLOR TO OWNER'S SPECIFICATION

SPECIFIC NOTES FOR DRIVEN PILE:

- THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND ESTABLISH SPECIFIC CONSTRUCTION PROCEDURES AND SEQUENCES FOR THE INSTALLATION OF THE DRIVEN PILES, AND SUBMIT THEM TO THE ENGINEER FOR REVIEW. THE CONTRACTOR'S PROCEDURES AND METHODS OF PILE INSTALLATION SHALL MINIMIZE SETTLEMENT OF ADJACENT CONSTRUCTION AND THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ALL REMEDIAL WORK RESULTING FROM SUCH SETTLEMENT.

PILE INSTALLATION SPECIFICATION

- PILE SHALL BE INSTALLED AT RATE OF ONE PITCH PER REVOLUTION.
- ANY DEVIATION TO THE INSTALLATION SPECIFICATION MUST BE APPROVED BY TRYON ENGINEERING INC.
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCING INSTALLATION.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE EXISTENCE OF U/G PIPES OR CABLES PRIOR TO INSTALLING PILES.
- ANY ERROR OR DISCREPANCIES ARE TO BE REPORTED TO TRYON ENGINEERING INC. IMMEDIATELY.
- COMPLETE RECORD OF PERFORMANCE OF EACH PILE WHILE BEING PLACED SHALL BE MAINTAINED. ANY ERROR OR DISCREPANCIES ARE TO BE REPORTED TO TRYON ENGINEERING INC. IMMEDIATELY.
- UPON COMPLETION OF PILE INSTALLATION, FIELD INSTALLATION INSPECTOR SHALL SUBMIT INSTALLATION REPORT DEPTH VERSUS TORQUE, TO TRYON ENGINEERING INC.
- ACTUAL GEOTECHNICAL CONDITIONS MAY VARY SIGNIFICANTLY AT PILE LOCATION. IF MINIMUM TORQUE IN TABLE-1 IS NOT ACHIEVED, ADD-ONS WILL BE REQUIRED UNTIL TORQUE IS MET.
- PILES TO BE INSTALLED TO THE FOLLOWING TOLERANCES:
 - VERTICAL - +/- 2 DEGREES FROM PLUMB
 - HORIZONTAL - +/- 2 INCH FROM CENTER POINT.

GENERAL NOTES

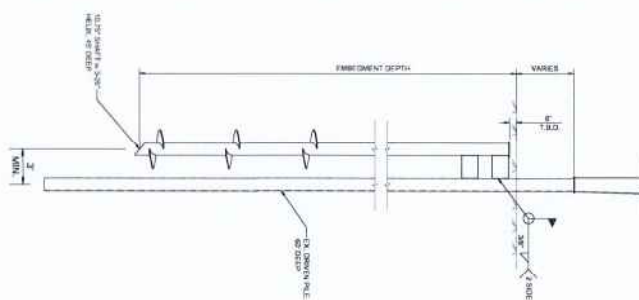
- ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
- ALL MATERIALS & CONSTRUCTION PROCEDURE SHALL BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - NATIONAL BUILDING CODE OF CANADA; BC BUILDING CODE, THE LATEST VERSION.
 - CSA STANDARDS, THE LATEST VERSION.
 - PLACE REFER REGIONAL DISTRICT BY-LAWS.
- USE OF THESE DRAWINGS IS FOR THE PURPOSES SPECIALLY NOTED ON THE DRAWINGS. DO NOT CONSTRUCT BY THESE DRAWINGS UNLESS THEY BEAR THE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER FROM TRYON ENGINEERING INC. AND ARE STAMPED "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION LOADS SHALL NOT EXCEED THE SPECIFIED DESIGN LIVE LOADS.
- CONTRACTOR SHOULD INSPECT SITE PRIOR TO COMMENCEMENT OF WORK TO FAMILIARIZE THEMSELVES WITH EXTENT & SCOPE OF WORK AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONGRUENCE BETWEEN THE DRAWING & ACTUAL SITE CONDITIONS.
- IT IS CONTRACTORS' RESPONSIBILITY TO CHECK & VERIFY ALL DIMENSIONS, ERRORS, AND OMISSIONS AND REPORT SAME TO ENGINEER WITH TRYON ENGINEERING INC. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS ARE GUIDELINES, AND ANY OMISSION IN THE DESCRIPTION OF WORKMANSHIP DO NOT REMOVE THE CONTRACTORS RESPONSIBILITY TO COMPLETE THE WORKMANSHIP IN A PROFESSIONAL MANNER. ALL WORKMANSHIP SHALL BE OF STANDARDS EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. REQUIREMENTS WHETHER GENERAL OR SPECIFIC SHALL BE INTERPRETED IN CONJUNCTION WITH ALL OTHER INFORMATION APPEARING IN THE DRAWINGS AND SPECIFICATIONS.
- THE STRUCTURAL COMPONENTS SHALL NOT BE MODIFIED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM ENGINEER WITH TRYON ENGINEERING INC.
- THE OCCUPATIONAL HEALTH AND SAFETY (OHS) REGULATION CONTAINS LEGAL REQUIREMENTS THAT MUST BE MET BY ALL WORKPLACES UNDER THE INSPECTION JURISDICTION OF OCCUPATIONAL HEALTH AND SAFETY COUNCIL. THE CONTRACTOR ALONE IS RESPONSIBLE FOR SAFETY WITHIN THE WORK SITE.
- IF ANY SPECIFICATIONS OR DRAWINGS CONFLICT WITH ANY OTHER SPECIFICATIONS OR DRAWINGS, THE MORE STRINGENT SHALL GOVERN.
- CONTRACTOR SHOULD REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PITS, AND TRENCHES NOT INDICATED ON STRUCTURAL DRAWINGS.



SCREW PILE TABLE

Run	Sample Description (μ)	Sample Size (n)	Test Statistic (t)	Significance Level (α)	Conclusion
1	Control	10	1.2	0.05	Accept H_0
2	Control	10	1.5	0.05	Accept H_0
3	Control	10	1.8	0.05	Accept H_0
4	Control	10	2.1	0.05	Accept H_0
5	Control	10	2.4	0.05	Accept H_0
6	Control	10	2.7	0.05	Accept H_0
7	Control	10	3.0	0.05	Accept H_0
8	Control	10	3.3	0.05	Accept H_0
9	Control	10	3.6	0.05	Accept H_0
10	Control	10	3.9	0.05	Accept H_0
11	Control	10	4.2	0.05	Accept H_0
12	Control	10	4.5	0.05	Accept H_0
13	Control	10	4.8	0.05	Accept H_0
14	Control	10	5.1	0.05	Accept H_0
15	Control	10	5.4	0.05	Accept H_0
16	Control	10	5.7	0.05	Accept H_0
17	Control	10	6.0	0.05	Accept H_0
18	Control	10	6.3	0.05	Accept H_0
19	Control	10	6.6	0.05	Accept H_0
20	Control	10	6.9	0.05	Accept H_0
21	Control	10	7.2	0.05	Accept H_0
22	Control	10	7.5	0.05	Accept H_0
23	Control	10	7.8	0.05	Accept H_0
24	Control	10	8.1	0.05	Accept H_0
25	Control	10	8.4	0.05	Accept H_0
26	Control	10	8.7	0.05	Accept H_0
27	Control	10	9.0	0.05	Accept H_0
28	Control	10	9.3	0.05	Accept H_0
29	Control	10	9.6	0.05	Accept H_0
30	Control	10	9.9	0.05	Accept H_0
31	Control	10	10.2	0.05	Accept H_0
32	Control	10	10.5	0.05	Accept H_0
33	Control	10	10.8	0.05	Accept H_0
34	Control	10	11.1	0.05	Accept H_0
35	Control	10	11.4	0.05	Accept H_0
36	Control	10	11.7	0.05	Accept H_0
37	Control	10	12.0	0.05	Accept H_0
38	Control	10	12.3	0.05	Accept H_0
39	Control	10	12.6	0.05	Accept H_0
40	Control	10	12.9	0.05	Accept H_0
41	Control	10	13.2	0.05	Accept H_0
42	Control	10	13.5	0.05	Accept H_0
43	Control	10	13.8	0.05	Accept H_0
44	Control	10	14.1	0.05	Accept H_0
45	Control	10	14.4	0.05	Accept H_0
46	Control	10	14.7	0.05	Accept H_0
47	Control	10	15.0	0.05	Accept H_0
48	Control	10	15.3	0.05	Accept H_0
49	Control	10	15.6	0.05	Accept H_0
50	Control	10	15.9	0.05	Accept H_0
51	Control	10	16.2	0.05	Accept H_0
52	Control	10	16.5	0.05	Accept H_0
53	Control	10	16.8	0.05	Accept H_0
54	Control	10	17.1	0.05	Accept H_0
55	Control	10	17.4	0.05	Accept H_0
56	Control	10	17.7	0.05	Accept H_0
57	Control	10	18.0	0.05	Accept H_0
58	Control	10	18.3	0.05	Accept H_0
59	Control	10	18.6	0.05	Accept H_0
60	Control	10	18.9	0.05	Accept H_0
61	Control	10	19.2	0.05	Accept H_0
62	Control	10	19.5	0.05	Accept H_0
63	Control	10	19.8	0.05	Accept H

DRIVEN PILE TABLE



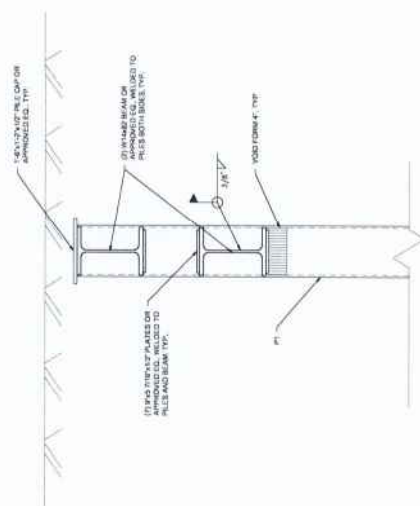
SCREW PILE DETAILS

ISSUED FOR BUILDING PERMIT - NOT FOR CONSTRUCTION

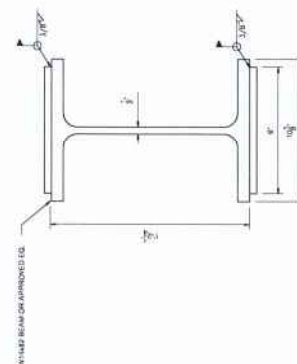
[illegible]

February 13, 2020

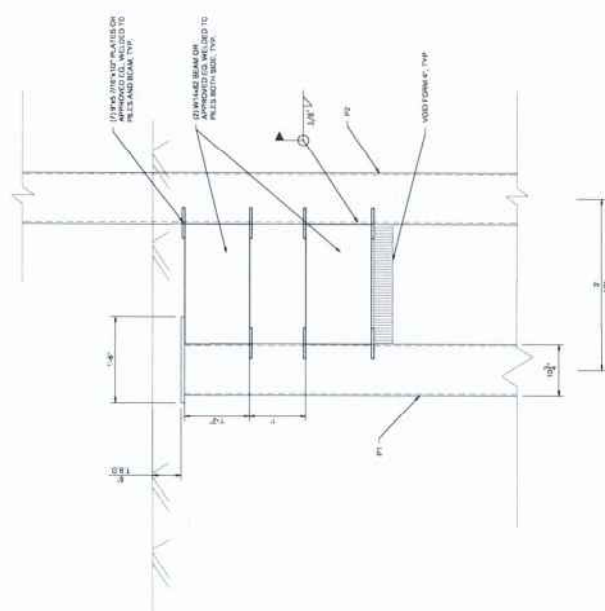
ISSUED FOR BUILDING PERMIT - NOT FOR CONSTRUCTION



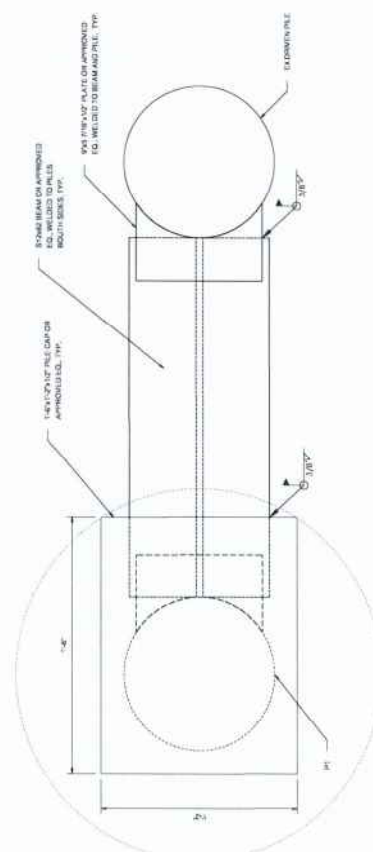
PILE DETAILS SECTION
SCALE 1/4" = 1'-0"



CONNECTION PLATE AND BEAM DETAILS



PILE DETAILS SECTION
SCALE 1/4"=1'-0"



PILE CAP DETAILS PLAN
SCALE: 1/4"=1'-0"

2009 10 59

BB0918254

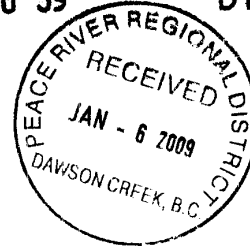
-8 JAN 2009 10 59

BB0918255

**LAND TITLE ACT
FORM C**

(Section 233)

Province of British Columbia

**GENERAL INSTRUMENT-PART 1** (This area for Land Title Office use)

Page 1 of 11 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

IRONHEAD ENT. LTD.
P.O. BOX 3193
CHETWYNO, BC, V0C 1S0
(250) 788-9795 C/o Higon Appr.

DYE & DURHAM CLIENT No. 11061

Applicant's Solicitor/Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)

014-848-708

(LEGAL DESCRIPTION)

Block F of District Lot 2702 Peace River District

3. NATURE OF INTEREST:*

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Section 219 Covenant	Entire Instrument	Transferee
Priority Agreement granting Section 219 Covenant BB918254 priority over Mortgage CA657955 and Assignment of Rents CA657956	Page 11	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

BW 09/01/08 11:00:13 05 LM 873559
CHARGE \$132.30

- | | | | |
|-----|-----------------------------|-----------|--|
| (a) | Filed Standard Charge Terms | <u>XX</u> | D.F. No. |
| (b) | Express Charge Terms | | Annexed as Part 2 |
| (c) | Release | | There is no Part 2 of this Instrument. |

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

IRONHEAD ENTERPRISES LTD. (Incorporation No. 0800632) as to S. 219 Covenant
NORTH PEACE SAVINGS AND CREDIT UNION as to Priority Agreement

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*

PEACE RIVER REGIONAL DISTRICT, 1981 Alaska Avenue, Dawson Creek, B.C., V1G 4H8

**LAND TITLE ACT
FORM C**

(Section 233)

Province of British Columbia

GENERAL INSTRUMENT-PART 1

Page 2 of 11 Pages

7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

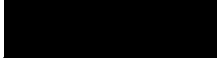
Officer Signature(s)

Execution Date
Y M D

Transferor(s) Signature


Carolyn M. Bonnick
Commissioner for taking affidavits
for British Columbia
P.O. Box 330
Hudson's Hope, B.C. V0C 1V0
Telephone: (250) 783-9901
s.60 (f) Evidence Act RSBC 1996

2008 01 05

IRONHEAD ENTERPRISES LTD.
by its authorized signatories:Name: 
TREVOR MOTHERName: 
Joel Siller.

(as to both signatures)


Carolyn M. Bonnick
Commissioner for taking affidavits
for British Columbia
P.O. Box 330
Hudson's Hope, B.C. V0C 1V0
Telephone: (250) 783-9901
s.60 (f) Evidence Act RSBC 1996

2008 01 05

**NORTH PEACE SAVINGS AND
CREDIT UNION**, by its authorized
signatories:Name: 
Polly StiemerName: 
Shelley Micholuk

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

February 13, 2020

Page 2 of 11

**LAND TITLE ACT
FORM D****EXECUTIONS CONTINUED**

Page 3 of 11 Pages

8. EXECUTION(S):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature

Execution Date
Y M D

Transferee(s) Signature

 2008 12 12**FAYE SALISBURY****A Commissioner for taking affidavits
within the Province of British Columbia
1981 Alaska Avenue,
DAWSON CREEK, BC**

(as to both signatures)

**PEACE RIVER REGIONAL
DISTRICT**, by its authorized
signatories:Name: Name: **OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

TERMS OF INSTRUMENT - PART 2**SECTION 219 COVENANT**

THIS AGREEMENT is dated for reference this ____ day of _____, 2008.

BETWEEN:

IRONHEAD ENTERPRISES (Incorporation No. 0800632)
9830 – 110 Avenue
Fort St. John, BC V1J 2T1

(the “Owner”)

AND:

PEACE RIVER REGIONAL DISTRICT
1981 Alaska Avenue
Dawson Creek, BC, V1G 4H8

(the “Regional District”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of that land in the Province of British Columbia, more particularly known and described as:

014-848-708

Block F of District Lot 2702, Peace River District

(the “Land”);
- B. The Owner has applied to the Regional District to amend Zoning Bylaw No. 1343, 2001, in order to change the zoning of the Land from C-2 “General Commercial Zone” to I-1 “Light Industrial Zone”;
- C. The Owner has also applied to the Regional District to amend Official Community Plan Bylaw No. 1086, 1997, in order to change the designation of the Land from “Settlement” to “Industrial”; and
- D. The Regional District has determined that amending Zoning Bylaw No. 1343 and Official Community Plan Bylaw No. 1086 as requested would not be in the public interest unless certain restrictions on the use of the Land were provided by means of a covenant registered pursuant to section 219 of the *Land Title Act*;

NOW THEREFORE in consideration of the promises and covenants in this Agreement, the payment of \$1.00 by the Regional District to the Owners, and other good and valuable consideration, the receipt and sufficiency of which the Owners hereby acknowledge, the parties covenant and agree pursuant to s.219 of the *Land Title Act* as follows;

Restrictions on the Use of the Lands

1. The Owner shall not use any portion of the Land or any building on the Land for industrial purposes unless such use is in accordance with the following conditions:
 - (a) the Owner has installed and landscaped a 5 metre wide vegetative buffer in accordance with the specifications set out in Schedule "A", attached hereto, along the southeast and southwest boundaries of the Land, and that portion of the northwest boundary of the Land indicated with a broken line on the site plan attached as Schedule "B", including a 1 x 6 wooden board fence 8 feet (2.438 metres) in height following the property line (collectively, the "Landscaping"), to the satisfaction of the Regional District, as evidenced by a certificate in writing;
 - (b) the Owner has provided nineteen car parking stalls along the northeast boundary of the Land and eight industrial parking stalls along the northwest boundary of the Land in accordance with the site plan attached as Schedule "B";
 - (c) the Owner restricts parking on the Land to those stalls provided in accordance with 1 (b) above;
 - (d) the Owner builds the proposed industrial building (the "Shop") on the Land in accordance with the building specifications set out in the design plan as Schedule "C";
 - (e) the Owner uses the Shop such that those sections of the Shop designated as "storage" on the site plan attached as Schedule "B" and the design plan attached as Schedule "C" are used only for storage; and
 - (f) the Owner shall not use, nor shall the Owner permit anyone to use the land for an asphalt plant, nor use the south-western half of the Land for any use that is or could be loud or odorous, including but not limited to welding, sandblasting, gravel processing, meat cutting and packing, storage of oil and gas equipment, and repair and maintenance of heavy trucks and equipment.
2. The Owner shall not apply for any building permit and the Owner acknowledges that the Regional District need not issue building permits in respect of the Land until the Owner has presented to the Regional District plans for soundproofing any proposed building on the Land.
3. At all times from and after the day that the Regional District certifies that the Landscaping has been completed, and in perpetuity, the Owner covenants and agrees with the Regional District that the Owner will carry out or cause to be carried out, at its sole cost and expense, the maintenance, irrigation, repair, cleaning, renewal, replacement,

replanting and any other servicing of the Landscaping as a prudent owner would do. The Owner shall replace trees and shrubs as may be necessary, regardless of the cause of the need for replacement.

4. This Agreement shall restrict use of the Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the Regional District.

No Effect On Laws or Powers

5. This Agreement does not
 - (a) affect or limit the discretion, rights, duties or powers of the Regional District, under any enactment or at common law, including in relation to the use of the Land;
 - (b) affect or limit any enactment relating to the use of the Land; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use of the Land,

and the Owner covenants and agrees to comply with all such enactments with respect to the Land.

Limitation on Obligations

6. The rights given to the Regional District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Regional District to anyone, or obliges the Regional District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement, except that nothing in this section shall affect the contractual rights and obligations of the parties hereto under this Agreement.
7. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

No Liability in Tort

8. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Lands

9. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the *Land Title Act* in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which the Land is subdivided by any means and any parcel into which the Land is consolidated.

Registration

10. The Owner agree to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Severance

12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of the part.

No Other Agreements

13. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Execution Using Form C

15. As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

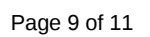
SCHEDULE "A"

LANDSCAPING SPECIFICATIONS

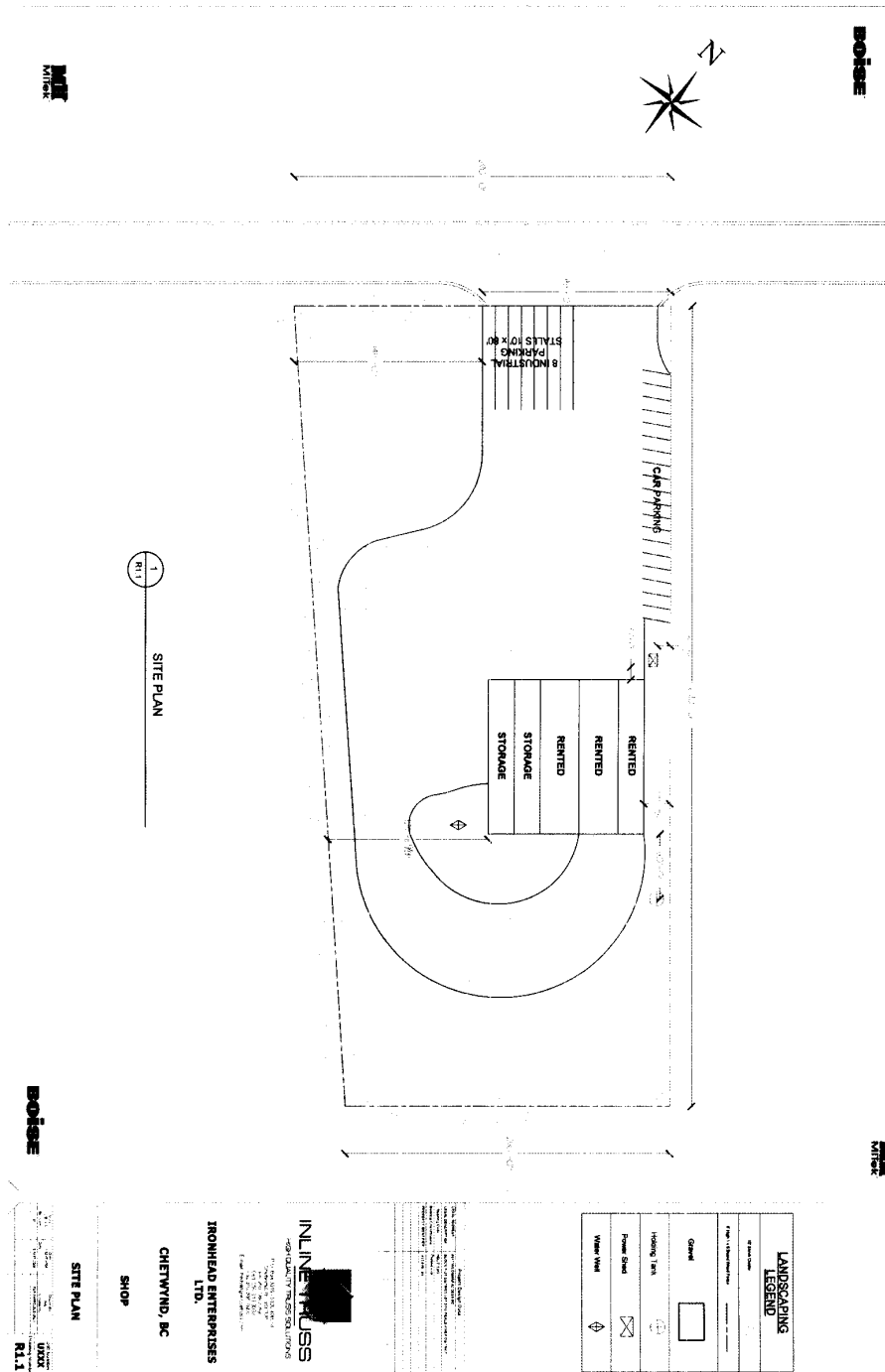
The vegetative buffer area shall have the following characteristics:

- it shall be at least 5 meters wide, measured from a fence located wholly on the subject property,
- it shall consist of trees, bushes, shrubs, grass, or other vegetation, and
- it shall include a line of trees, such as willows or evergreens, spaced no more than 2 feet apart and standing at least 4 feet high.

SCHEDULE "B"



SCHEDULE "C"



CONSENT AND PRIORITY AGREEMENT

GIVEN THAT NORTH PEACE SAVINGS AND CREDIT UNION (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents registered against the land legally described (the "Land") in the s. 219 covenant to which this Agreement is attached (the "Covenant"), which Mortgage and Assignment of Rents are registered in the Prince George land title office under instrument number CA657955 and CA657956 (the "Charges"),

This Consent and Priority Agreement is evidence that in consideration of payment to it of \$1.00 by the transferee described in item 6 of Part 1 of the Form C to which this Agreement is attached (the "Transferee"), the Chargeholder agrees with the Transferee as follows:

1. The Chargeholder consents to the granting and registration of the Covenant and the Chargeholder agrees that the Covenant binds its interest in and to the Land.
2. The Chargeholder grants to the Transferee priority for the Covenant over the Chargeholder's right, title and interest in and to the Land and the Chargeholder postpones the Charge, and all of its right, title and interest thereunder, to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing Part 1 of *the Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

Archived: Tuesday, January 14, 2020 9:00:27 AM
From: Carol Newsom
Sent: Tuesday, January 14, 2020 7:53:54 AM
To: Kole Casey
Cc: Deanne Ennis
Subject: PRRD files DVP 19-203 and TUP 19-204
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Good morning; at the January 13, 2020 Council meeting Council adopted resolutions indicating that they have no objections to PRRD files DVP #19-203 (Mikyra) and TUP #19-204 (Brewster). Thanks and please let me know if you have any questions on the above.

Carol Newsom
Chief Administrative Officer
District of Chetwynd
PO Box 357, 5400 Hospital Road
Chetwynd, BC V0C 1J0
(250) 401-4104
www.gochetwynd.com

This message and any accompanying attachments may contain confidential information intended only for the use of the individual(s) named above. Any disclosure, distribution or other use of this information by persons other than the intended recipient(s) is prohibited. If you have received this message in error, please contact the sender and delete all copies immediately. Thank you.

February 13, 2020

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

(As per the Management of Development Function)		
Mikyra Ventures Ltd., Inc. NOBC873976	RESPONSE SUMMARY	DVP #19-203
☐ Approval recommended for reasons outlined below	☐ Approval recommended subject to conditions below	
☒ Interests unaffected by bylaw	☐ Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager
Date: December 5, 2019	Agency: City of Fort St. John



Ministry of
Transportation
and Infrastructure

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received your referral of December 4, 2019 to vary the required setback from the rear parcel line for the accessory building on Block F of District Lot 2702 PRD from 7m (23ft) to 4.6m (15ft). The Ministry has reviewed the proposal and has no objections to the proposed variance at this time.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at (250) 787-3335.

Sincerely,

Jennifer Dyer
Assistant District Development Technician
Peace District

February 13, 2020



Environmental Health
1001 110 Ave. Dawson Creek
BC V1G 4X3
Phone: 250-719-6500

January 6, 2019

South Peace Land Use Planner
Peace River Regional District
Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Dear: Kole Casey

Re: Development Variance Permit #19-203 Block F of District Lot 2702 PRD

This letter is in regards to the Development Variance Permit application at the above noted location. The purpose of this permit is to vary the required setback from the rear parcel line for the accessory building on the subject property from 7m (23ft) to 4.6m (15ft).

Based on the intent of this application, Northern Health has no objections to the issuing of a Development Variance Permit to the applicant subject to the following conditions:

1. As per the *Public Health Act [SBC 2008] Ch. 28*, the operator must not create a health hazard.
2. As per the *Public Health Act [SBC 2008] Ch. 28*, if the operator is required by regulation to have a licence or permit to engage in a regulated activity, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
3. As per the *Public Health Act [SBC 2008] Ch. 28*, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
4. As per the *Drinking Water Protection Act [SBC 2001] Ch. 9*, the operator must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

If you have any questions or concerns, please contact the undersigned.

Sincerely,

Ali Moore
Environmental Health Officer

February 13, 2020



DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. DVP 19-203 Applicant: Dawn Widdicombe : Aspen Place
Wildmare Sub. Block F. Dist. lot 2702

Comments or Concerns:

1. Unreasonable noise resulting from wheel loaders running, loading sand trucks any hour in a 24 hour period.
2. Lack of noise barriers around the perimeter
3. Lights from equipment, trucks disturbing our tenants during the night.
4. When the pad that the sand shed was erected on was brought up to grade, many loads of gravel was dumped spilling and eroding into our drainage perimeter ditch and on our property.
5. Contamination from raw salt running into our drainage ditch, blowing into the neighbouring yards, onto manufactured homes in our park. We take monthly water samples from this ditch as part of our discharge permit with the ministry of Environment, bacteria, other factors may be affected.

Name: _____

Date: January 1 2020

Address: _____

Email/phone number (optional) _____

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca



Application for development
- Sand Shed 9th Jan. 2020

R-12

PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 6511 Applicant: _____
Willmore Sub Block F Dist. Lot 2702
Comments or Concerns:

Noise at all Times of day AND
Night

Beepers going all the time.

Name: _____ Date: Jan 1, 2020

Address: _____

Email/phone number (optional) _____

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fs@prrd.bc.ca

February 13, 2020



Application for development
- Sand shed Jan. 9 2020
PEACE RIVER REGIONAL DISTRICT

R-12

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 6511 Applicant: _____
Wildmore Sub. lot 2702.
Comments or Concerns:

The concerns we have at our Residence
are the dust AND pollutants traveling through
the mobile home park, along with the
noise pollution associated with the transfer
of it. Since that area is close to a play
area where children play, consideration
has to be taken seriously!

Name: _____ Date: JAN 01/2020

Address: _____

Email/phone number (optional) 250-556-9500

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca

February 13, 2020



Application for development
- Sand Shed Jan 9 2020

R-12

PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 6511 Applicant: _____
Wildmore Sub Lot 2702

Comments or Concerns:

Concerns:
- storage of sand/gravel building put in without permit
- Dust & the dust from loading building and then trucks causes so much dust for my place
- heavy traffic to get in and out of the Park
- creek (drainage ditch) is sluffing away which will decrease my yard size as the creek will go into my yard.

X

Name: _____ Date: 06/JAN/20

Address: _____

Email/phone number (optional) _____

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca

February 13, 2020



- Sand Shed Jan. 9 2020

R-12

PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 6511

Applicant: _____

Wildmare Sub Lot 2702

Comments or Concerns:

Upon moving to Aspen ~~Park~~ Place trailer park in October 2014 we were very happy with the location of our home. We were unaware of the scope of work and hours of operation that would be taking place on the Argo site at 6511 Wildmare sub during snow season. With the sand shed located less than 100 feet behind our trailer, the sound of back-up alarms, equipment engines, and dump truck boxes slamming at all hours of the day has severely impacted our sleep quality. In addition, salt water can be seen leaching from their salt pile into the drainage ditch a short distance away. This raises serious environmental concerns as these ditches ~~between~~ ~~our~~ ~~properties~~ feed ~~the~~ into the pine River. Also, on dry, windy days salt dust blows into our yard as there is no retaining fence around the perimeter of their property. We are seriously considering re-locating to another area solely due to these issues and through no fault of Aspen Place.

Name: _____

Date: January 6, 2019

Address: _____

Email/phone number (optional) _____

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fs@prrd.bc.ca

February 13, 2020

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

DVP 19-203 Mikyra Ventures Ltd.

Comments or Concerns:

Concerns:

1. Traffic along access road is heavy at times.
2. Sand and gravel loading occurs at anytime of day or night creating a constant noise level that interferes with sleep.
3. Sand/gravel/salt leaching into the drainage ditch causing unnecessary sloughing of the ditch banks and the salt going into the water that feeds the river creating a toxic environment for fish and wildlife.
4. Children's playground is adjacent to the area. With the constant noise and possible sand/salt drifting into the playground the environment is not suitable for children or animals.

Name:

[REDACTED]

Date:

01/09/2020

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 6511 DVP-19-203 Applicant: _____

Comments or Concerns:

- SALT/CALCIUM LEECHING INTO THE DITCH WILL EFFECT THE WILDLIFE THAT DEPENDS ON THAT WATER SUPPLY
- INCREASE OF TRAFFIC NOISE MAKES IT HARD TO SLEEP
- DEBRIS BLOWING INTO THE PLAYGROUND WILL MAKE IT UNSAFE TO PLAY IN
- THE VIEW FROM THE PLAYGROUND IS UNPLEASANT NOW

Name: _____ Date: JAN 09/2020

Address: _____

Email/phone number (optional) _____

Submit comments to:

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Email: prrd.fs@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 19-203

Issued to: Mikyra Ventures Ltd., Inc. Nobc873976

9947 100th Avenue
Fort St. John, BC
V1J 1Y4

1. Property affected: Block F of District Lot 2702 Peace River District
2. Official Community Plan: *West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018; Settlement*
3. Zoning Bylaw: *PRRD Zoning Bylaw No. 1343, 2001; Industrial 1 Zone*
4. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Variance Permit shall prevail over any other provisions of the bylaws in the event of a conflict.
5. This Development Variance Permit allows to vary the required setback from the rear parcel line for the accessory building on the subject property from 7m (23ft) to 4.6m (15ft).for the property legally described as Block F of District Lot 2702 Peace River District, as shown in Schedule A of this permit.
6. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.
7. This Permit is **NOT** a building permit.

ISSUED THIS _____ day of _____, 20__.

This permit is authorized by Peace River Regional District Board Resolution No.

passed on the _____ day of _____, 20__.

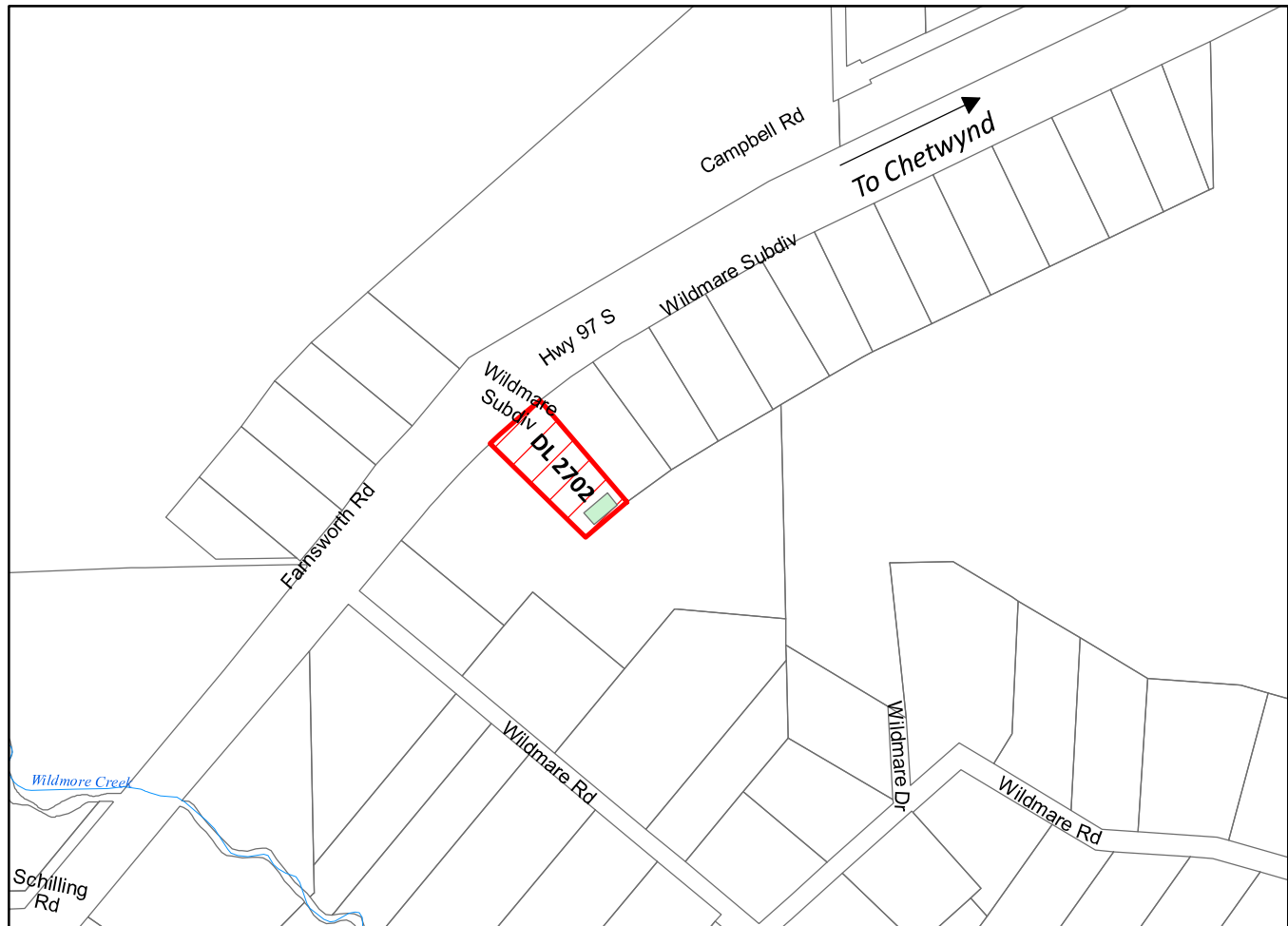
Authorized Signatory

Schedule A is attached to and forms part of this Development Variance Permit.

February 13, 2020



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 19-203



Detail Map

District Lot 2702
 Blk F

