



REPORT

To: Chair and Directors

Report Number: DS-BRD-123

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

Subject: Temporary Use Permit 20-004 TUP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize issuance of Temporary Use Permit No. 20-004, to authorize temporary use of a ± 4.8 hectare portion of the property identified as PID 028-817-125 for the purpose of a parking lot and light industrial storage and laydown area, expiring February 25, 2024 upon receipt the following:

1. A commercial access permit issued by the Ministry of Transportation and Infrastructure for all connections to 53rd Ave NE and to Old Hart Wabi Road;
2. A road works permit issued by the Ministry of Transportation and Infrastructure for the graveled portion of 53rd Ave NE;
3. A signed copy of the lease agreement between the landowner and the lessee, such lease agreement to contain language identifying minimum standards for the repair and maintenance of the area for the duration of the temporary use permit and the remediation of the property prior to expiry of the permit;
4. Financial security in the amount of \$41,500 to secure landscaping and fencing obligations stated in the permit.

BACKGROUND/RATIONALE:

To establish a parking lot and laydown area for light industrial storage, on a ± 4.8 ha portion of the subject property for a period of three years.

On January 14, 2021, the Regional Board passed the following resolution:

MOVED, SECONDED and CARRIED

That the Regional Board defer consideration of Temporary Use Permit 20-004 to its February 11, 2021 meeting.

Based on revisions to the Ministry of Transportation and Infrastructure's original requirements, the submission of this report was delayed to the February 25, 2021 meeting.

File Details

Owner: Patrick and Diane Gayse
Area: Electoral Area D
Location: Chetwynd
Legal: District Lot 4227 Peace River District as shown on Plan EPP19152
PID: 028-817-125
Lot Size: 10.1 ha (25.0 ac)

Bylaw Enforcement

There is an existing bylaw enforcement file for this property (PRRD File No. 20-223). The enforcement file was opened on July 3, 2020 but is currently on hold pending the outcome of this application. Investigation at that time revealed that the storage of compressed gases such as propane, oxygen, acetylene, etc. is not a permitted use and thus contrary to the C-2 (General Commercial Zone) in PRRD Zoning Bylaw No. 1343, 2001.

This temporary use permit application had been submitted in relation to the portion of the land zoned R-4 (Residential 4). As a result of the bylaw enforcement, the landowner amended the temporary use permit application to relocate the storage of compressed gases to the portion of the parcel zoned C-2.

Site Context

The subject property is split into three portions that are divided by the Old Hart Wabi Road and an unnamed right-of-way. The subject property is located immediately southeast of the District of Chetwynd, with a residential subdivision to the north and west and agricultural land to the south and east. Chetwynd Airport is located ± 2.5 km west from the subject property.

Site FeaturesLand

The southern portion of the subject property intended for the temporary use permit is cleared of vegetation. The northern portion of the temporary use permit is predominantly levelled and graveled with an uphill slope that extends northeast.

Structures

The portion of the subject property intended for use under the temporary use permit has no existing structures. There are two structures on the western portion of the subject property.

Access

The portion of the subject property for the temporary use permit is accessed from the Old Hart Wabi Road and 53rd Avenue NE.

Canada Land Inventory Soil Rating

Soils on the proposed temporary use permit area have a CLI designation of 4⁵_{TP} 5⁴_{TP}.

Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. The subclass of 'T' represents topography and 'P' represents stoniness.

Comments & ObservationsApplicant

Within the PRRD, the northwest portion of the subject property was subject to Zoning Bylaw Amendment No. 2245, 2016; this amendment rezoned a portion of the subject property from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone) and I-1 (Light Industrial Zone), with the remainder of the subject property zoned R-4 (Residential 4 Zone). This temporary use permit

application impacts a portion of the property that is zoned C-2 and R-4 in the PRRD Zoning Bylaw No. 1343, 2001.

Agricultural Land Commission

The subject property is located outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to PRRD West Peace Official Community Plan No. 2312, 2018, the subject property is designated Settlement. Section 3.2.5 Policy 1 states that industrial uses may be permitted that are service in nature, are conducted primarily indoors, and do not require outdoor storage. Section 3.2.2 Policy 2 states temporary use permits may be considered throughout the Settlement designation.

Therefore, a Temporary Use Permit is required as the proposed activity requires outdoor storage.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned C-2 (General Commercial Zone), I-1 (Light Industrial Zone) and R-4 (Residential 4 Zone). Pursuant to the temporary use permit, the northern portion of the subject property identified for the temporary use is zoned C-2 and the southern portion of the land to be used for the temporary use permit is zoned R-4. Neither the C-2 nor R-4 zone permits the storage of light industrial material.

Therefore, a temporary use permit is required as the proposed activity contemplates the storage of light industrial materials.

Fire Protection Area

The subject property is inside the Chetwynd Rural Fire Protection area.

Mandatory Building Permit Area

The subject property is inside the Mandatory Building Permit Area. However, the temporary use permit does not require the construction of any structures, therefore, a building permit is not required.

Development Permit Area

The subject property is outside the Development Permit Areas.

Impact Analysis

Context

The use of a parking lot and laydown area for light industrial storage is not consistent with the residential subdivision to the north and west, and the agriculture land to the south and east of the subject property.

Population & Traffic

McElhanney Consulting Services Ltd. produced a traffic impact study in 2018 for Zoning Amendment Bylaw No. 2245, 2016. Section 8 of the traffic impact study recommends the implementation of a restrictive covenant to be registered on title to limit the uses of the C-2 zoned land to only be a gas station/convenience store. McElhanney Consulting Services Ltd. recommended a restrictive covenant

to be registered on title since the maximum development potential of the C-2 zone would warrant intersection improvements for the Highway 97 / 53rd Avenue intersection and Highway 97 / Highway 29 intersection.

A restrictive covenant has been registered on title by the Ministry of Transportation & Infrastructure to limit the C-2 zoned lands to only serve as a gas station/convenience store.

Sewage & Water

Sewage and water will not be required for the uses outlined in the proposed temporary use permit.

Waiver/Security

The temporary use permit does not require any structures on the subject property, therefore a waiver/security was not deemed appropriate for the proposed temporary use permit.

However, based on potential adverse environmental impacts of the proposed parking lot and laydown area for light industrial storage, the PRRD is requesting the submission of a copy of the lease agreement between the land owner and the future lessee of the subject property. The lease agreement must contain language pertaining to how any potential remediation, repair and maintenance of the area for the temporary use permit will be conducted.

Comments Received from Municipalities & Provincial Agencies

District of Chetwynd

That Council authorize Administration to advise the PRRD that it has no objections to PRRD Temporary Use Permit 20-004 subject to the following conditions:

- a) That an effective dust abatement program be implemented on the property;
- b) That 10 foot high fencing or substantial landscaping be placed along the length of the applicants' property of 53rd Avenue to act as a buffer for neighbouring properties to offset noise, dust and light pollution;
- c) That lights on the subject property be directed away from residences;
- d) That an effective erosion and sediment control plan be implemented on the subject property; and,
- e) That the Ministry of Transportation and Infrastructure be advised that the intersection of Highways 97 and 29 South is already very busy, and vehicle conflicts and near misses are regularly observed by passersby in that area.

Ministry Transportation and Infrastructure (MoTI)

On December 17, 2020, MoTI indicated that if the landowner wishes to utilize the property for compressed gas storage or parking lot and laydown yard for light industrial storage, intersection improvements are required as identified in the Traffic Impact Study dated July 2018.

On February 4, 2021, MoTI revised their stance on the proposed temporary use permit and listed the following conditions to be satisfied prior to final approval of the temporary use permit:

1. The landowner is to apply online for an 'Access, Commercial' permit to MoTI for all connections to 53rd Ave NE and to Old Hart Wabi Road prior to final approval of the temporary use permit.

2. The landowner is to apply online for a 'Works: Road Works' permit to MoTI for the graveled portion of 53rd Ave NE prior to final approval of the temporary use permit.

MoTI will not support the extension of a temporary use permit on the subject lands unless the landowner prepares a Traffic Impact Study to address access issues to and from the site at the intersections of 53rd Ave NE and Old Hart Wabi Road with John Hart Highway 97N.

Agricultural Land Commission

No comment.

Comments Received from the Public

Public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, six comments from the public have been received. The PRRD re-issued a public notification in the February 19, 2021 issue of Coffee Talk Express Newspaper due to the deferral of the permit at the January 14, 2021 meeting, to allow for additional comments to be received after the initially advertised deadline of January 13th.

The six public comments received offer no support for the proposed temporary use permit. Themes of the public comments pertain to issues regarding traffic volume, traffic safety, dust volume, noise levels, lighting, and future land use. It should be noted that many of the issues detailed in the public comments are currently existing on the subject lands and are not applicable to the future temporary use permit itself.

The comments received from the public are attached herein to this report. Should any additional comments be submitted prior to the February 25, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

Summary of Procedure

In preparation for consideration of Temporary Use Permit No. 20-004, the following activities were conducted in accordance with the *Local Government Act*,

- | | |
|---------------------|---|
| • December 23, 2020 | Public notification mailed to landowners within the notification area |
| • January 8, 2021 | Notice of Intent to consider advertised in Coffee Talk News |
| • February 19, 2021 | Notice of Intent to consider re-advertised in Coffee Talk News |

STRATEGIC PLAN RELEVANCE:

- ☒ Not applicable to the Strategic Plan

ALTERNATIVE OPTIONS:

1. That the Regional respectfully refuse issuance of Temporary Use Permit No. 20-004, to authorize temporary use of a ±4.8 ha portion of the property identified as PID 028-817-125 as a parking lot and light industrial storage and laydown area.
2. That the Regional Board provide further direction.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

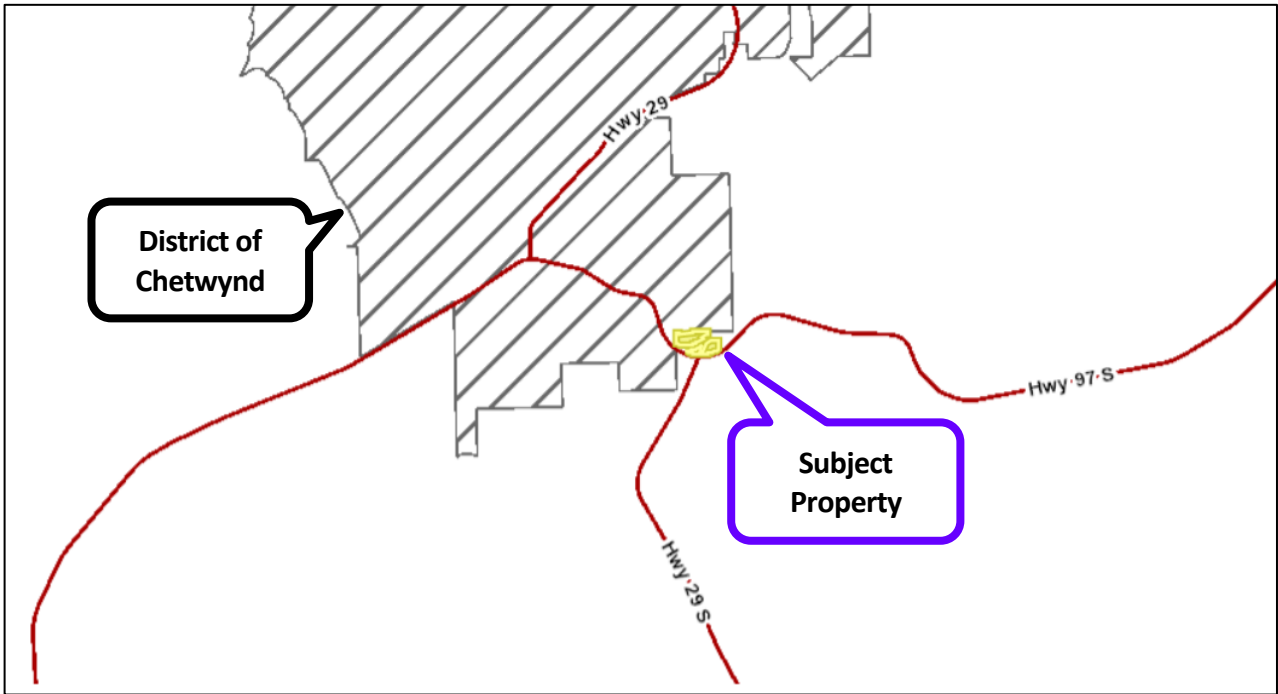
OTHER CONSIDERATION(S):

The attached permit specifies the conditions imposed by the permit that the applicant must adhere to, including limits as to where on the property the temporary use shall occur and further limits where on the property that compressed gas may be stored, and the landscaping and vegetation buffers that must be installed and maintained.

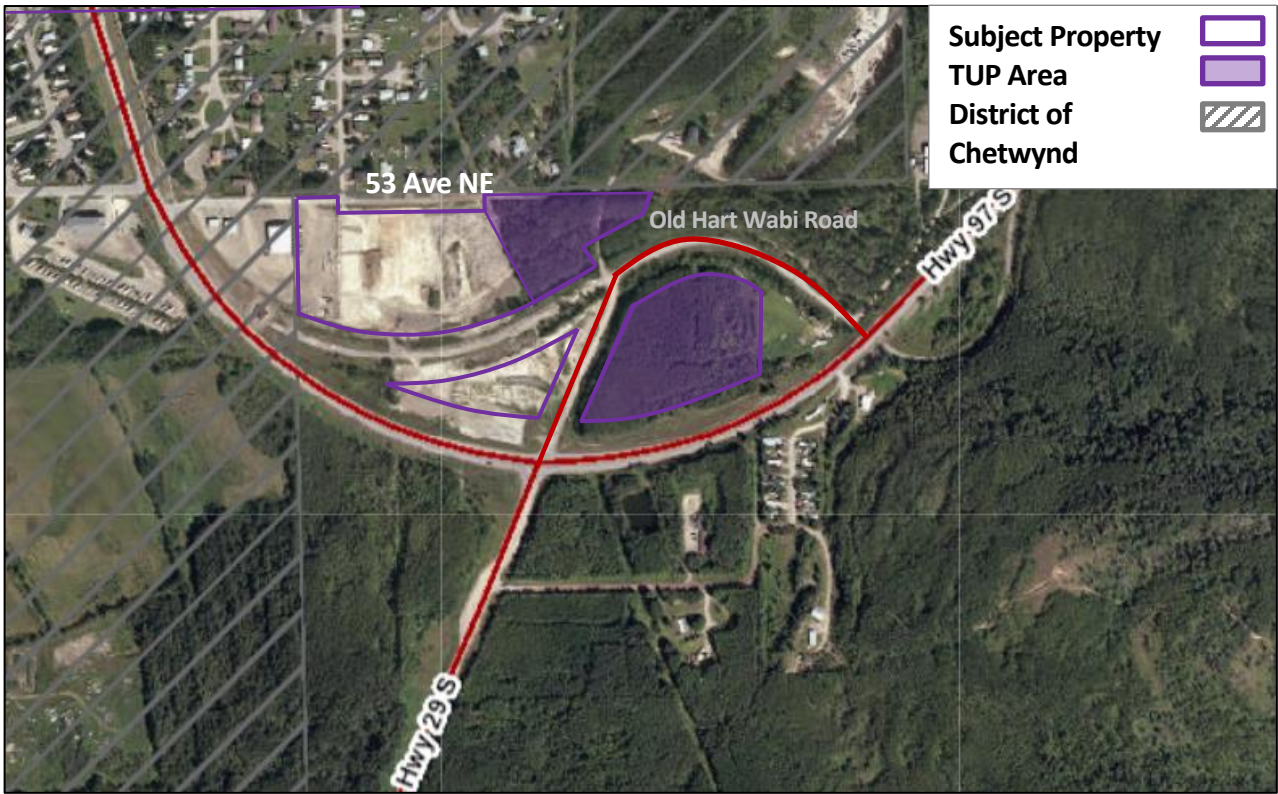
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Comments Received from the Public
6. Public Notification for Temporary Use Permit 20-004
7. Draft Temporary Use Permit No. 20-004

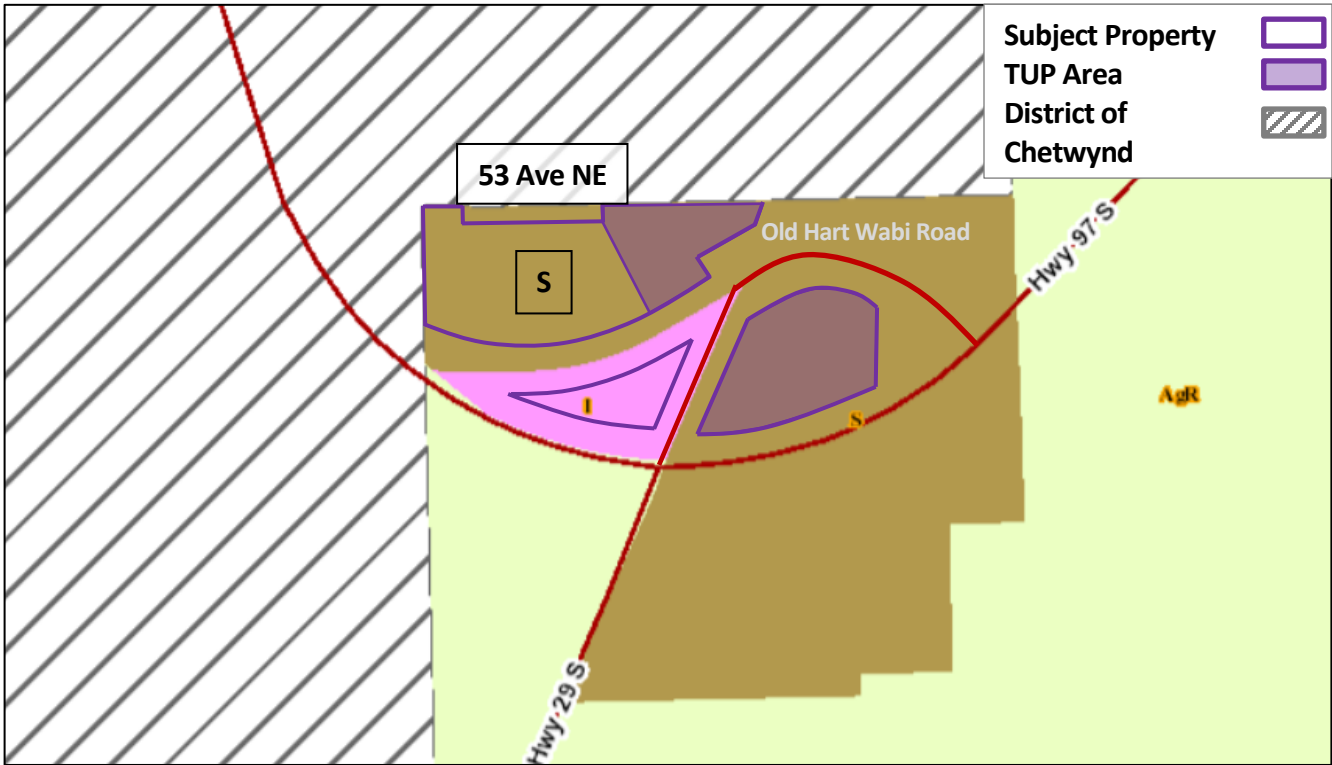
Location: Chetwynd



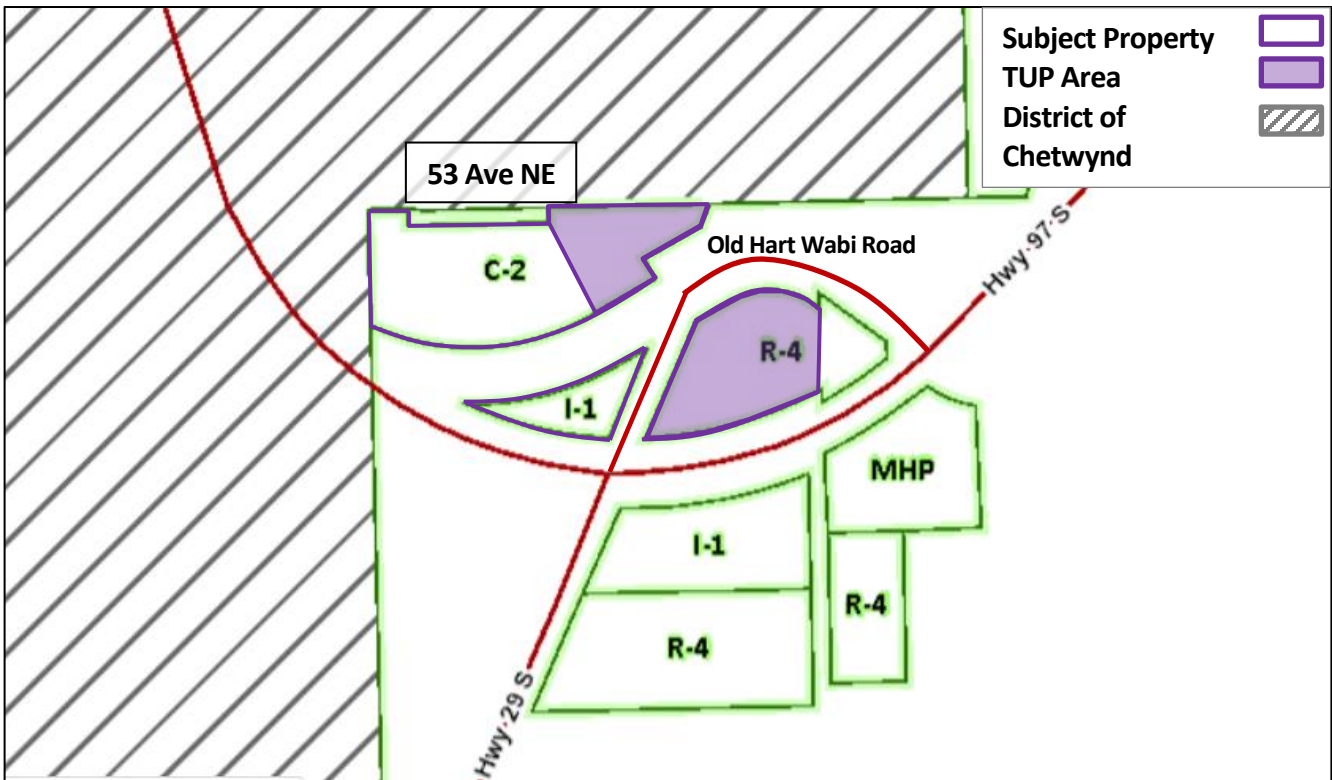
Aerial imagery



West Peace Fringe Area OCP Bylaw No. 2312, 2018: Settlement (S) and Industrial (I)



PRRD Zoning Bylaw No. 1343, 2001: General Commercial Zone (C-2) and Residential 4 Zone (R-4)





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) 250-785-8084 (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 Patty Gause	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: [REDACTED]	Telephone Number:
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Parcel D DL 4227	3.6 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 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: Old Hart Wabi Rd. Chetwynd, BC

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: _____

Proposed zone: _____

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

Parking lot and lay down area

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

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

Vacant land

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

- (a) North Vacant land
- (b) East Residence
- (c) South highway and vacant land
- (d) West lay down and parking

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

Parking and lay down yard of pipeline material

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

Providing land for parking and ~~store~~ lay down area for essential materials for pipeline projects which in turn provides positive growth to our local economy.

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.

[Redacted Signature]

Signature of Owner

Aug 27 / 2020
Date signed

Signature of Owner

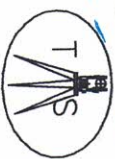
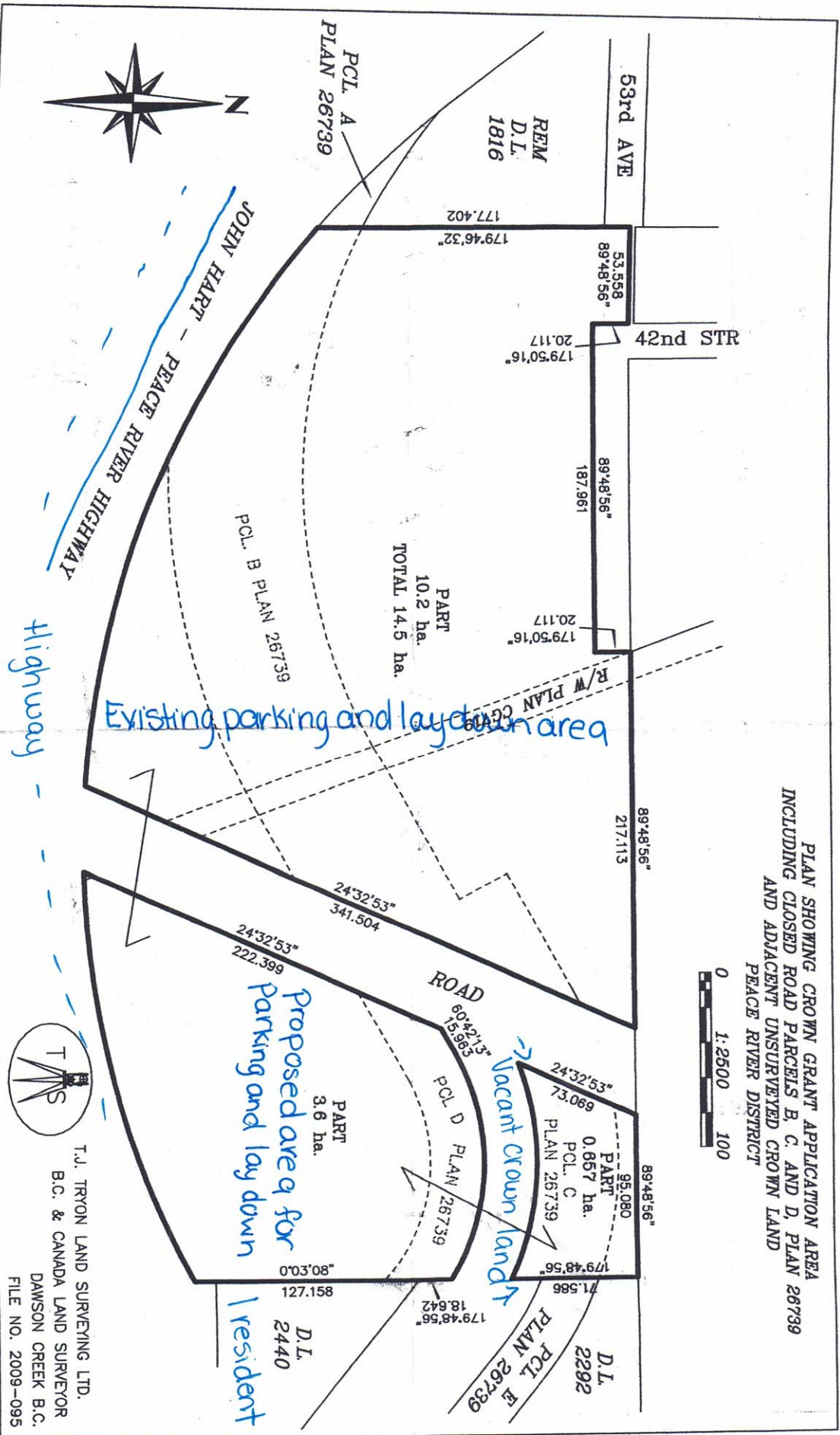
Date signed

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

PLAN SHOWING CROWN GRANT APPLICATION AREA
INCLUDING CLOSED ROAD PARCELS B, C, AND D, PLAN 26739
AND ADJACENT UNSURVEYED CROWN LAND
PEACE RIVER DISTRICT



T.J. TRYON LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYOR
DAWSON CREEK B.C.
FILE NO. 2009-095

Vacant land

highway

Vacant land

Existing parking and lay down area

Proposed area for
parking and lay down

Vacant Crown land

resident



District of Chetwynd

Box 357
Chetwynd, BC
Canada V0C 1J0

tel: (250) 401-4100
fax: (250) 401-4101

email: d-chet@gochetwynd.com

December 16, 2020

Peace River Regional District
P.O. Box 810
Dawson Creek, BC V1G 4H8
By email: jack.peckham@prrd.bc.ca

Attention: Jack Peckham, South Peace Land Use Planner

Dear Mr. Peckham:

Re: PRRD File 20-004 TUP for District Lot 4227 PRD, as shown on plan EPP19152

At the Regular Council meeting held December 14, 2020, District of Chetwynd Mayor and Council adopted the following resolution:

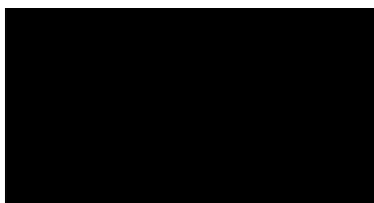
“THAT the email from Peace River Regional District dated December 2, 2020 re: 20-004 TUP – Gayse Referral, be received; and

THAT Council authorize Administration to advise the Peace River Regional District that it has no objections to PRRD Temporary Use Permit 20-004 subject to the following conditions:

- a) That an effective dust abatement program be implemented on the property;
- b) That 10 foot high fencing or substantial landscaping be placed along the length of the applicants' property on 53rd Avenue to act as a buffer for neighbouring properties to offset noise, dust and light pollution;
- c) That lights on the subject property be directed away from residences;
- d) That an effective erosion and sediment control plan be implemented on the subject property; and
- e) That the Ministry of Transportation and Infrastructure be advised that the intersection of Highways 97 and 29 South is already very busy, and vehicle conflicts and near misses are regularly observed by passersby in that area.”

Sincerely,

DISTRICT OF CHETWYND





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

Attention: Jack Peckham, South Peace Land Use Planner

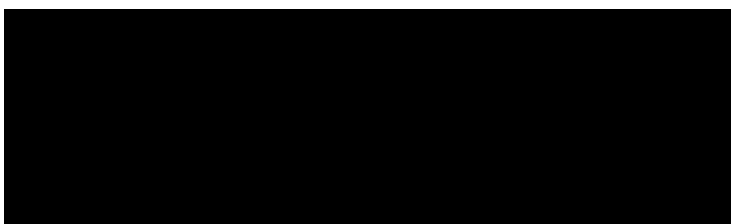
The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of December 2, 2020 to temporarily allow for compressed gas storage or parking lot and laydown yard for light industrial storage within District Lot 4227 Peace River District as shown on plan EPP19152. The Ministry has reviewed the proposal and is not in support of the Temporary Use Permit.

The rezoning and official community plan (OCP) amendment (PRRD File#236/2015) was approved on condition that a covenant be placed on title (attached) which limits the development of the Commercial Portion to only the following uses:

1. Office space to a maximum of 3000 square feet;
2. Gas station;
3. Convenience store.

The temporary use proposed is not in compliance with the covenant regardless of whether the use proposed is temporary or not. If the landowner wishes to utilize the property for compressed gas storage or parking lot and laydown yard for light industrial storage, intersection improvements are required as identified in the traffic impact study dated July 2018 (also attached).

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact [REDACTED] (778) 576-1114 or by email at [REDACTED]



Ministry of Transportation and Infrastructure, Peace District



Ministry of
Transportation
and Infrastructure

Our file: 2020-06019 – REV 1

Your file: 20-004 TUP

Date: February 4, 2021

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

Attention: Jack Peckham, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of December 2, 2020 for a Temporary Use Permit (TUP) to temporarily allow for compressed gas storage or parking lot and laydown yard for light industrial storage within District Lot 4227 Peace River District as shown on plan EPP19152. MoTI has the following conditions that must be satisfied prior to final TUP approval:

1. Landowner to apply online for an 'Access, Commercial' permit to MoTI for all connections to 53rd Ave NE and to Old Hart Wabi Road prior to final TUP approval.

Applicant to apply online here: www.gov.bc.ca/highway-use-permits

2. Landowner to apply online for a 'Works: Road Works' permit to MoTI for the gravelled portion of 53rd Ave NE prior to final TUP approval.

Applicant to apply online here: www.gov.bc.ca/highway-use-permits

Extension of the TUP upon expiry will not be supported by MoTI.

No storage or structures are to be placed, and no clearing or works, are supported within MoTI unconstructed road dedication.

The rezoning and official community plan amendment (PRRD File#236/2015) was approved on condition that a covenant be placed on title (attached) which limits the development of the Commercial Portion to only the following uses:

- Office space to a maximum of 3000 square feet;
- Gas station;
- Convenience store.

If the landowner wishes to extend the TUP in future or permanently utilize the property for uses other than those listed in the covenant, a Traffic Impact Study (TIS) will be required to address access issues to and from the site at the intersections of 53rd Ave NE and Old Hart Wabi Road with John Hart Highway 97N. The developer is encouraged to contact MoTI to set up a Scope Development Meeting to determine the Terms of Reference for the TIS.

Ministry of
Transportation and
Infrastructure

Peace District

District Office Address:
300-10003, 110th Avenue
Fort St. John, BC V1J 6M7
Telephone: (250) 787-3237
Email: DevApps.FSJ@gov.bc.ca

Area Office Locations:
1201-103 Ave, 3rd floor
Dawson Creek, BC V1G 4J2
4744-52 Street
Chetwynd, BC V0C 1J0



Ministry of
Transportation
and Infrastructure

Our file: 2020-06019 – REV 1

Your file: 20-004 TUP

Date: February 4, 2021

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact [REDACTED] or by email at [REDACTED]

Sincerely,

[REDACTED]



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Dan Rose, Director of Electoral Area E
FROM: Development Services Department
DATE: December 2, 2020
RE: **Application for Temporary Use Permit (PRRD File 20-004)**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by December 16, 2020

No comment ☐

I do not support this application at this time. I have received complaints about the adjacent properties activity.

If the proposed mitigation was expanded and strengthened and it is supported by those affected I will support this TUP.

Dan Rose
Director/Municipality

Dec 20, 2020
Date

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

TUP 20-004 Patty Gayse

Comments or Concerns:

Our concern is this parcel of land zoned R-4 to a parking lot and pipeline laydown area. While I realize a property owner can develop their property as they wish, as an adjacent landowner, I reserve the right to bring forth issues with land use that may affect the value of my property.

I have spoken to Mr. Gayse a few times over the summer inquiring about his intention of the use of the land, as well as, requesting to leave trees standing that were not on his property as visual break. At the time I was told that he was planning on building a house at that location. As development of the property continued, it was in my opinion that the way it was being developed with large flat areas, that the intent was not to be used for the residential R-4 use as 2 distinct benches were being developed and there wasn't a standing tree left on the property. This property is also across the street on Old Hart Wabi Road where Mr. Gayse has an existing lay down for pipeline material but that parcel is zoned for Industrial use.

My wife and I checked the PRRD website map regularly to look for zoning or TUP applications. No "flags" appeared on the map but after selecting the "active" tab, we noticed the TUP application was submitted in August. We would have noticed it sooner if a "flag" indicator was on the map. I see now that it listed on the Map.

My concerns of allowing this TUP are as follows:

- Lower the value to home/property.
- Increased dust volume. Our property experienced a lot of dust in our property as well as in our home from other laydown areas owned by Mr. Gayse. The prevailing winds in the summer months carry the dust towards my property and home.
- Increased light pollution. The existing laydown has 5-6 light plants that are on through the night.
- Increase noise. My kids were awakened by back up beepers yesterday and I have been woken up at 5am from them.
- Increase traffic. Old Hart Wabi Road is on a school bus route.
- Access to property. Only access to property is on a corner and, is which according to the prrd map, is not on the landowners property.
- Concerned that this TUP is a stepping stone toward a rezoning of the land.

In closing, I spoke to Mr. Gayse on Monday and he informed me that he is going to carry on with his plan and for me to "do what I need to do".

I have also talked to my 2 other neighbors (whose property are adjacent to Mr Gayse) about their feelings of this TUP. Both voiced to me their concerns as well but I will let them bring forward if need be.

My wife and I are opposed to allowing this TUP to move forward on a parcel of land that is zoned residential but will be used for Industrial.

Name:

[REDACTED]

Date:

10/30/2020

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

Archived: Monday, January 11, 2021 3:30:14 PM
From: [Planning Department](#)
Sent: Monday, January 11, 2021 3:03:38 PM
To: Jack Irving-Peckham; Tyra Henderson; Katrin Saxty
Subject: FW: Old Hart Wabi Road
Response requested: No
Sensitivity: Normal
Attachments:
[IMG_20201224_164044.jpg](#)  [MG_20201224_164048.jpg](#)  [MG_20201224_164028.jpg](#) 


Sent: Monday, January 11, 2021 2:13 PM
To: [Planning Department](#) <planning@prrd.bc.ca>; Director Dan Rose <Dan.Rose@prrd.bc.ca>
Subject: Re: Old Hart Wabi Road

CAUTION: This email originated from outside of the organization.

Hello there,

Hope you all had a great Christmas and Happy New Year. I received the public notice of the TUP application in the mail last week and would like to add some more information and concerns since my last email back in October.

First, please see attached pictures of dust covered snow generated from the proposed property on the east side of Old Hart Wabi Road. These pictures show the migration of dust pollution that would be generated from this property and land on my property. Please note that this dust is generated with no vehicle activity, we could expect a substantial increase if heavy equipment and vehicle traffic were allowed to use this property. This potential of dust pollution would further add to the existing dust that is generated from the land use west of Old Hart Wabi Road.

Secondly, We are concerned of increased traffic accessing the proposed land within TUP 20-004. Currently, access to existing pipeline storage/laydown yard from HWY 29S & HWY 97 intersection is proving to be problematic. Traffic travelling southbound on HWY 97 down into Chetwynd from Wabi Hill is having to decelerate aggressively on a decline if traffic is turning North onto Old Hart wabi Road. The potential to lose control and cause an accident is quite high for a few reasons. First, there isn't a right hand turning lane therefore a vehicle must use the only south bound lane to slow down to make the turn. Second, the intersection is blind to south bound traffic coming down the hill. Thirdly, the grading of the intersection is sloped in such a manner that once a vehicle starts to turn onto Old Hart Wabi Road, vehicle speed needs to be at a crawl as not to plow across both lanes and into the west ditch. This is even more apparent in the winter months in snowy/icy conditions. I have personally needed to maneuver my truck out of the way for this very reason while waiting to gain access to HWY 97 from Old Hart Wabi Road. As I stated in an email before, Old Hart Wabi Road is on a bus route that all three of my young children utilize.

Thirdly, I am familiar with families and individuals that reside on 53rd Ave who live adjacent to existing property that is being utilized by the same property owner for pipeline/parking activities. A few have expressed their issues with increase garbage being blown into their yard/property, blinding lighting from light plants running 24/7, increased noise from traffic (most notable being back up beepers in early or late hours), dust pollution, and most concerning is the lack of concern from the property owner to adequately address these issues.

Lastly, we have not been approached by the TUP 20-004 applicants to inquire if there are any options or common ground to alleviate our concerns.

For these reasons, as well as reasons listed in the previous sent emails and submitted on the PRRD website, We are not in favor of TUP 20-004 going any further in the application process. Please ensure this email string, as well as my website submissions are included in the report that is distributed to the PRRD board.

Thank you for your time,















Active Development Permit Applications - Submit a Comment

File No. / Applicant:

TUP 20-004 Patty Gayse

Comments or Concerns:

I understand this property is zoned RR-1 as rural residential. I don't believe that this should be allowed. It is right in a residential area. There is enough equipment and materials already in this area of Chetwynd for this pipeline. I don't believe that this will create any further benefit to the area of Chetwynd. The pipeline is already well in progress and I don't believe that this is required. This would just increase the traffic at the intersection of Highway 29 South and Highway 97 and on Highway 29 South heading towards Tumbler Ridge. It is already difficult enough at times to get out of my driveway onto Highway 29 South with the large amount of traffic. I am opposed to this application.

Name:

[REDACTED]

Date:

01/01/2021

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

Archived: Friday, January 8, 2021 2:19:38 PM

From: [Planning Department](#)

Sent: Friday, January 8, 2021 11:54:51 AM

To: [REDACTED]

Subject: FW: temporary use permit no. 20-004

Response requested: No

Sensitivity: Normal

From: [REDACTED]

Sent: Friday, January 8, 2021 11:15 AM

To: [Planning Department](#) <planning@prrd.bc.ca>

Cc: [REDACTED]

Subject: temporary use permit no. 20-004

CAUTION: This email originated from outside of the organization.

To Whom It May Concern:

I am writing today to express my concern regarding the temporary use permit application noted above. I am both writing on behalf of complaints that have been received by my office and on my own behalf as I live directly across 53rd Ave from the location.

Currently the activities in the yard have caused disturbances with lack of dust control, noise and light pollution. There are generators located very close to 53rd Ave that run day and night and are very loud which make enjoying our yard very difficult, this is also a complaint from others that live along 53rd Ave. Security lights are often aimed in such a direction that it often enters into my living area and can be blinding when exiting my residence or entering my living room area at night, and vehicles often park facing my residence with lights on also blinding and entering my living space.

During the summer months the dust was exceptionally problematic, causing large clouds of dust and (at times) garbage to enter into my front porch area, yard and into the house if a window happened to be open. I am an asthmatic and this excess dust can seriously impact my breathing as well as the breathing of my senior dog, who is starting to have health problems.

Thankfully the traffic that has been produced due to the activities has decreased, but is likely to increase again; the drivers, as of lately have been respectful of speed and the kicking up of unnecessary dust. It is my hope that should this permit be granted that this respect continue.

I request that you take these items into consideration when reviewing the permit application for the health and safety of myself and my neighbours.

Have a Great Day

[REDACTED]

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.

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

TUP 20-004 Patty Gayse

Comments or Concerns:

I have concerns with this temporary use permit for a parking lot. I reside directly across the roadway of Surerus Murphy's existing lay down. I was opposed to the development of this area and i attended a meeting held in the Chetwynd Recreation Centre and voiced several concerns, all my concerns raised have actually became reality and i am very frustrated that the PRRD would have allowed this to happen, even more frustrated that District of Chetwynd was not opposed to said development. From the start of the clearing of this property and then the relocation of Surerus Murphy's equipment to this area, living in this area has rapidly decreased the living conditions we once had prior to this development. Examples are; No noise bylaws so they can operate equipment 24/7 which has and is happening... Removal of the trees that once protected our properties totally removed with this development exposing our properties to some of the very strong winds that blow through the valley, carrying dust, debris and materials that have caused damage, littered our yards, and dirtied our homes (i have siding that has become filthy from the dust and dirt that has become airborne... The traffic has become very active on the roadway (53rd ave) which not only adds to the dust but damage to the roadway itself with the additional traffic which also can run at all hours of the day. In addition to these concerns, to look out one's front window and immediately view a construction laydown directly across the roadway (may as well say an industrial zone that has been allowed to be developed) is not only an eye sore and loss of noise control, but has reduced the value of the quiet and attractive properties that the residents in this area once had. Then they add propane, boxy and acetylene storage to the zone only creates additional concerns. Now you are considering an additional area for extended parking to this already depressing mix and to add to more airborne dust, debris and noise to our area..... Sorry, but i strongly disagree to ANY further development wether it be temporary or permanent. You have taken far too much away already from those of us who reside in this area.... Someone should have considered these concerns and the impact it would create or have on those of us who live in the area long before the decision was reached to create an industrial zone right beside a residential area. Someone should be ashamed of what they have done to the residents of this area.... but i guess money talks and those individuals can be easily convinced to hold their hands out.

Name:

[REDACTED]

Date:

[REDACTED]

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

Dear Peace River Regional District,

We the adjacent property owners of said property in question are absolutely, 100% against the TUP #20-004 that Mr. Patty Gayse is applying for. The zoning of this property should be rezoned as ALR as when Mr. Gayse applied for district lot 4227 to be rezoned as commercial or whatever it is currently zoned as, he did so under false pretences. The reason the Peace River Regional District (PRRD) changed the zoning from ALR to commercial was that the Mr. Gayse proposed to build a restaurant, gas pumps, cold beer and wine store, convenience store, laundry mat, etc. Anyone can get plans off of the internet and claim that it is why the property should change its zoning from ALR. Well as you can tell, none of that has happened. You the PRRD fell for it hook line and sinker. You ate it up and took the property out of ALR.

I am not sure if any of the board members come to Chetwynd, but if you do you must wonder where the big commercial buildings and businesses are that were promised in order for the zoning change to be granted. Normally, applicants have two years to get all of the proper financing permits, blueprint plans, etc. in order to start building. If nothing happens, the property in question should go back to the previous zoning as before, as no attempt has been made to build the commercial development that the PRRD agreed to. The only thing that has happened with the property is complete tree and shrub clearing right to property lines with no wind breaks for wind, dirt, snow and garbage. Lots and lots of garbage (see photos). The drifting snow is so bad that we have had to shovel to get into our front door. The snow looked like piles of sand, but it was dirt blowing across the lot with nothing to stop it but our houses (see photos).

Before COVID-19, when people could go to meetings, there was a meeting like this one but in Chetwynd. It was to change zoning to allow this big fake commercial development to be built. Numerous concerns were brought forward on noise, dirt, blowing garbage and lots of heavy equipment etc. that comes with the construction of a huge development. I cannot remember who chaired the meeting or who all was there, but the PRRD should have minutes of the meeting. Dan Rose was there as an elected official. Towards the end of the meeting, we asked why they had to clear all of the trees. Mr. Gayse said

he could do whatever he wants and that he could turn the property into a pig farm if the rezoning was not passed. Dan Rose then said quote: "Patty and Diane would you plant a 15-meter strip of trees and shrubs along the length of the property on 53rd Ave to help with the wind, noise and garbage that comes along with construction". They replied that yes, they would plant trees and shrubs to help with the big concerns of neighbouring properties. Years have passed and absolutely no planting has taken place. I phoned Dan Rose and asked him why the trees weren't planted and he said that he did not attend the second meeting, but his colleague was going and would look after ensuring that the tree and shrub planting would be added as a condition. Of course, nothing was said at the meeting about the tree and shrub planting, so apparently, now they don't have to plant... Just another kick in the pants, thanks, Dan.

So then the West end of the property is gravelled conveniently just as Surerus Murphy comes to town, renting the area that the commercial development was planned in stone for... or so you thought. So Surerus Murphy came and left, then came back for the CGL line, so what happened was more levelling, dirt work, gravelling, and road access on to 53rd Ave. This all happened in the spring. They hauled hundreds of full loads of gravel down 53rd ave and totally destroyed the road. The District of Chetwynd said that they couldn't do anything for the overloads (70% loads on Chetwynd streets in the spring) because they couldn't weigh them. So when I asked Alex, the engineer for Chetwynd, he said that Mr. Gayse owned half of the 53rd Ave street right down the middle. So I replied how can that be that the water and sewer is under Mr. Gayse's side of the road. I asked Alex to get it surveyed but never heard back (as usual). I am still not sure if all of us on 53rd Ave actually have a District-owned road that we drive on, or if we are encroaching on Mr. Gayse's land.

As you head East up the hill towards Dave Milner's driveway, there is a ditch that the property owner dug and cleaned out all the way back down to the carwash, and along the West side of Mr. Milner's driveway. But instead of joining Mr. Milner's ditch to Mr. Gayse's ditch, both of which the property owner put in; they decided to run all of the water from the top clear cut by the old Hart Wabi Road across the District Road/right of way, and divert all of the run-off water behind the houses that go towards the PVEP. All the houses that back on to the vacant land were flooded, and the properties on the next street were flooded as well because the PRRD was diverting water onto Chetwynd tax payer's land (see photos). Nothing was done for over two weeks. Sounded like a waterfall. That's when I decided to go up there and I couldn't believe what they had done. Especially when they have put in a ditch with no

water in it. I talked to Alex so he could check it out, but I think he doesn't know whose property is whose. That is why I wanted a survey. Not sure who took a machine up there and got the water running back in his ditch, but it was long after everyone was flooded. After that episode, they started clear-cutting the chunk on South and East side of the Old Hart Wabi Road. Again, cleared it right to the road and to the Easternmost point of the property. Absolutely no windrow of trees again after the affected property owners asked for a buffer of trees to be left for the same reasons as 53rd Ave property owners. So much for being neighbourly.

So according to the pamphlet we received in the mail, the pink lot listed on the map along 53rd Ave currently is, and has been used as a lay down parking lot for months. you would think that the PRRD bylaw officer would have come to ensure that nothing was on the said property. I would think that an immediate removal of all vehicles, equipment and barriers could be requested until the application process was completed. And that with all of your wisdom you might have denied the TUP for the whole property so that Mr. Gayse could then focus on the commercial development that triggered this whole fiasco.

Every day, there are about 8 to 10 generators buzzing 24 hours a day. It is like living in a busy beehive. The board members should come to the site at night to experience it firsthand. It is like daylight at night with the giant lights facing our houses (see photos). We cannot open our windows due to the noise of the generators, the bright light plants, the smell of the diesel exhaust, and we have had to get blinds put up to manage the light pollution. At night when I drive my truck to go to work, my auto-pickup lights do not come on until I have passed all of the light towers. Even my truck thinks that it is daytime.

The parking lot is full of Alberta, Saskatchewan, Manitoba and Ontario license plates. If they sneeze, their droplets could easily travel to our properties bringing COVID-19. We know that British Columbia is allowing workers from other provinces to work here, but the percentage of out of province licence plates on that worksite is ridiculous. The ravens are having a hay day with all of the garbage that has been left in the back of vehicles, and guess where that all ends up... Spread throughout our private properties (see photos). Thanks again PRRD.

There is a property on top of Wabi that is and has been currently trying to get out of the ALR for over 20 years, yes... 20 years. It is solid rock and they have been trying to make an industrial site there for years with very little headway. Sure, it is tricky to get safe access to the site, but it is safer than turning right coming down Highway 97 onto Old Hart Wabi Road. Traffic coming down the hill in the winter or summer with big loads that have had to stop because of traffic jamming up at Tumbler Ridge intersection will most likely cause some terrible accidents as there will likely be over 400 vehicles trying to get in and out of the site. I guess the site on top of Wabi Hill should have said they were building a Wal-Mart, then it probably would have been a smooth transition to get its zoning changed from ALR.

The main issues are dirt, dust, wind, garbage, light pollution, noise, and snowploughing at night. This has destroyed the property value and impacted the quality of living conditions of our neighbourhood on 53rd Ave. This used to be one of the most private, sought after areas of the Rodeo Grounds Subdivision. So when we complain about dust sometimes, they water the site, but then we drive through thick mud. A lose-lose situation. What would you board members prefer for your homes? Dust or mud?

Surerus Murphy has approximately 300,000 to 400,000 litres of gas and diesel on-site, and hundreds and hundreds of oxyacetylene bottles are on the property which have not been zoned. There is a terrifying potential for an explosion to take out several homes in a vast area of town. So who is at fault that we are fighting to protect our properties from further decline in appearance, value and wellbeing? Our properties are no doubt unsellable now, as who in their right mind would be foolish enough to want to live directly across from total chaos. Not sure who to thank. The PRRD members for not following through with Mr. Gayse's big commercial development plan? Dan Rose for not following through with the promises made for the planting of trees and shrubs? Or perhaps the District of Chetwynd for not buying the road from whomever owned it before Mr. Gayse, if that is the case. The District of Chetwynd also did not follow through with making the transition from PRRD land to District of Chetwynd property. This is what I thought was a condition in a meeting with the PRRD and District with the purpose of having taxes on the property go to the District of Chetwynd when the property was rezoned, then this would be a District of Chetwynd problem and not PRRD.

I had my skid steer parked on what was apparently Mr. Gayse's side of 53rd Ave, and his backhoe operator was instructed by Mr. Gayse to grab it with a backhoe and drag it down into the ditch. So I am guessing he owns half of the road. A bold move for 'being neighbourly'.

When I viewed the application for the TUP, I realized the land is already being used for the TUP change that has not went through yet. I guess this sets the precedent that it is easier to ask for forgiveness than it is to ask for permission.

We will be taking dust, dirt and sand samples from the sides of our houses, from siding, window ledges, and furnace filters to determine whether or not it contains silica. I believe there is a bylaw that states that there cannot be any produced, silica sourced product within 600 metres of District property. Hopefully not, as that will open up a new batch of problems for the PRRD board to deal with. Then that would potentially turn into a class action litigation along with the zoning change for commercial development that was tied to the change of use for District lot 4227.

Thank you all in advance for denying the TUP #20-004 application as the PRRD is all about community and community relations, as well as the safety and wellbeing of its citizens.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.


































Notice of Intent to Consider

Temporary Use Permit No. 20-004 FILE NO. 20-004 TUP

Chetwynd

Property Location: District Lot 4227 Peace River District Along Highway 97 S, adjacent to the District of Chetwynd.

Proposal: To permit a parking lot and laydown yard for light industrial storage for a period of three (3) years.



How to Participate

1 Get More Information
Contact the Peace River Regional District to get more information about a proposal.

By Personal (during Office Hours)

Dawson Creek Office 1981 Alaska Avenue Box 810 Dawson Creek, BC V1G 4H8	Fort St. John Office 9505-100th Street Fort St. John, BC V1J 4N4
---	---

By Email: planning@prrd.bc.ca

By Phone:
250-784-3200
Toll Free 1-800-670-7773
Fax 250-784-3301

This land is already being used for what is proposed for the TUP change

prrd.bc.ca | 

diverse. vast. abundant.

Coffee Talk Express has exclusive copyright of all advertisements, photographs and content created by Coffee Talk Express staff. Any reproduction requires consent of the owner.
Coffee Talk Express Phone: 250-788-3422 Fax: 250-788-3423 Website: www.coffeetalkexpress.com January 8, 2021



Industry

Residential

Farm Use

Notice of Intent to Consider

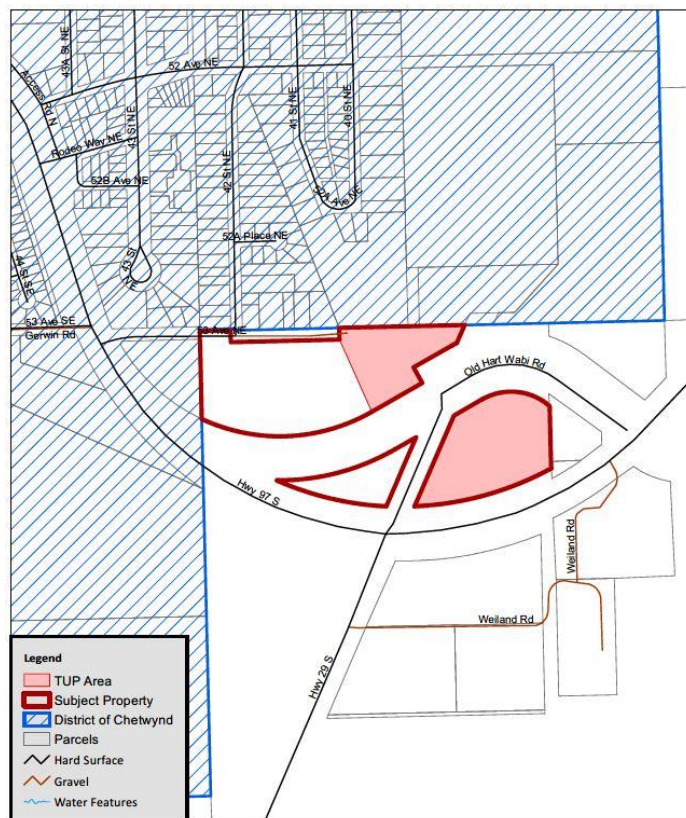
Temporary Use Permit No. 20-004

FILE NO. 20-004 TUP

Chetwynd

Property Location: District Lot 4227 Peace River District
Along Highway 97 S, adjacent to the District of Chetwynd.

Proposal: To permit a parking lot and laydown yard for light industrial storage for a period of three (3) years.



How to Participate

1 Get More Information

Contact the Peace River Regional District to get more information about a proposal.

In Person (During Office Hours)

Dawson Creek Office
1981 Alaska Avenue
Box 810
Dawson Creek, BC V1G
4H8

Fort St. John Office
9505-100th Street
Fort St. John, BC V1J 4N4

By Email

planning@prrd.bc.ca

By Phone

250-784-3200
Toll Free 1-800-670-7773
Fax 250-784-3201

Online

View Development
Applications at
prrd.bc.ca/engage



2 Send in a Written Comment

Through Engage, by e-mail, fax, mail or in person. Written comments or concerns will be accepted until 4:00 pm on February 24, 2021.

3 Watch the Board Meeting

Public attendance at meetings is not permitted due to COVID-19. Watch the meeting livestream via the PRRD 'Official Page' on Facebook.

When:

Thursday, February 25, 2021 at 10:00 am.

Where:

Peace River Regional District 'Official Page' on Facebook.



PEACE RIVER REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. 20-004

PART A – PERMIT HOLDER

1. **Issued to:** Patrick W. Gayse and Diane R. Gayse
2. **Address:** P.O Box 1645
Chetwynd, BC
V0C 1J0

PART B – PROPERTY INFORMATION

1. **Property affected**
 - i. **Legal Description:** DISTRICT LOT 4227 PEACE RIVER DISTRICT AS SHOWN ON PLAN EPP19152
 - ii. **PID:** 028-817-125
 - iii. **Landowner:** Patrick W. Gayse and Diane R. Gayse
 - iv. **Landowner Address:** 4825 42A Street
Chetwynd
2. **Official Community Plan**
 - i. **Bylaw:** West Peace Fringe Area OCP Bylaw No. 2312, 2018
 - ii. **Designation:** Settlement (S) and Industrial (I)
3. **Zoning Bylaw**
 - i. **Bylaw:** PRRD Zoning Bylaw No.1343,2001
 - ii. **Zone:** R-4 (Residential 4 Zone), C-2 (General Commercial Zone) and I-1 (Light Industrial Zone)

PART C – PERMIT SPECIFICATIONS

Development upon the land referenced in this permit shall conform to the following specifications and terms:

1. This Temporary Use Permit is valid up to and including the 25th day of February, 2024, at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
2. The 4.8 ha (11.8 ac) portion of the property referenced in Item B (1) above and shown on Schedule A may be used for the following temporary purposes in addition to those permitted by the zoning applicable to the property for the duration of the permit:
 - i. Parking lot and laydown yard for light industrial storage (as indicated on Schedule 'B');

- ii. Compressed gas storage (as indicated on Schedule 'B').

3. The conditions of the Temporary Use Permit are as follows:

- i. Permit to be posted on site for its duration.
- ii. Compliance with all statutory and bylaw requirements.
- iii. The temporary use may occur on the noted area of the property as shown on Schedule 'A' attached to and forming a part of this permit.
 - i. The parking and laydown yard for light industrial storage may only occur in the area as shown in Schedule 'B';
 - ii. The compressed gas storage may only occur in the area as shown in Schedule 'B';
- iv. Prior to the issuance of the temporary use permit, the applicant must provide a copy of the lease agreement between the landowner and the lessee, and such lease agreement must contain language pertaining to any potential remediation, repair and maintenance of the area outlined in Schedule 'A'; and,
- v. The applicant must provide screening measures throughout the duration of this temporary use permit, as shown on Schedule 'B' and defined in Schedule 'C' attached to and forming part of this permit, including:
 - i. Screening measures, detailed as "Screening Requirement 1" in Schedule 'B' and defined in Schedule 'C', must be erected within two (2) weeks of the issuance of this temporary use permit and remain in place for the duration of this temporary use permit, satisfactory to the Peace River Regional District; and,
 - ii. Landscaping and screening measures in the form of a vegetative buffer and wooden fence, as referred to "Screening Requirement 2" in Schedule 'B' and defined in Schedule 'C', and must be erected by May 31, 2021 and successfully maintained for the duration of this temporary use permit, satisfactory to the Peace River Regional District;
 - 1. If any of the planted vegetation does not reach maturity and does not provide screening to the surrounding land uses, the applicant will be required to remove and re-plant the vegetation in a similar location within one (1) year of the removal of the existing vegetation, to ensure the provision of screening measure satisfactory to the Peace River Regional District.
- vi. Receipt of a security in the amount of \$41,500.00 to ensure the installation of fencing and landscaping measures as outlined in Schedule 'B' prior to the issuance of the permit. Such security shall be in favour of the Peace River Regional District in the form of an irrevocable letter of credit.
- vii. Should the temporary use be required beyond the expiration date of this permit, a temporary use permit renewal application must be received by the Peace River Regional District 6 months prior to the expiration of this permit for consideration by the Regional Board.
- viii. Throughout the duration of this temporary use permit, all conditions detailed in the lease agreement between the landowner and the applicant must be adhered to.
- ix. Upon the expiration of this temporary use permit, the site must be restored to conditions compliant with the applicable zoning in the Peace River Regional District Zoning Bylaw No. 1343, 2001 and cleared of materials used during the temporary use permit.

4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or bylaw and such noncompliance is not specifically permitted by this Temporary Use Permit.
5. THIS IS **NOT** A BUILDING PERMIT.

Issued this _____ day of _____, 20__.

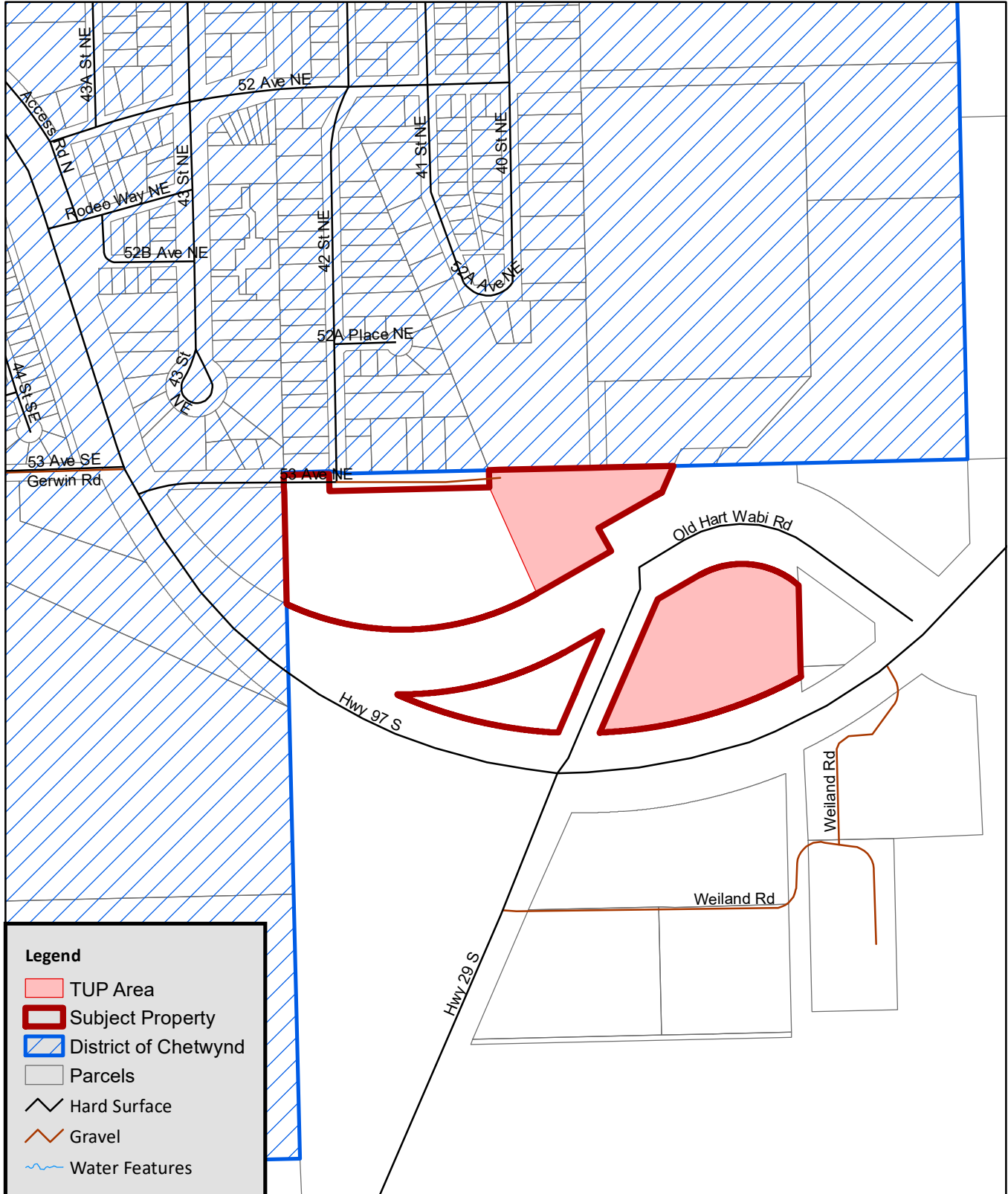
This permit is authorized by Peace River Regional District Board Resolution No. _____ passed on the 25th day of February, 2024.

Authorized Signatory

Schedule 'A' (Temporary Use Permit Map), Schedule 'B' (Temporary Use Permit Screening Requirements) and Schedule 'C' (Screening requirement specifications) is attached to and forms part of Temporary Use Permit No. 20-004.



Peace River Regional District
SCHEDULE "A"
Temporary Use Permit
No. 20-004

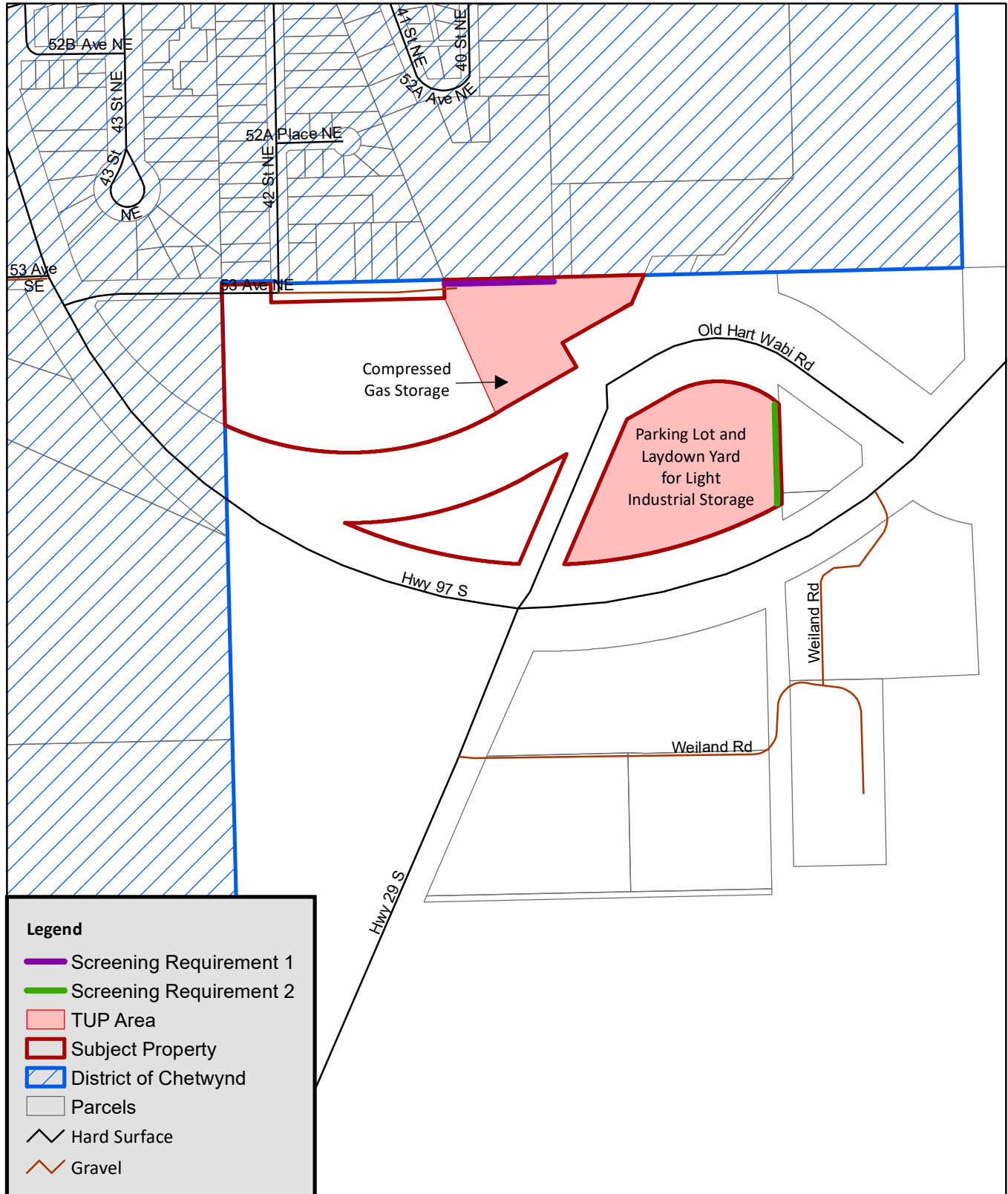




Peace River Regional District
SCHEDULE "B"
Temporary Use Permit
No. 20-004



1:6,087



SCHEDULE C
SCREENING REQUIREMENT SPECIFICATIONS

The definitions of Screening Requirement 1 and Screening Requirement 2 referred to in Temporary Use Permit No. 20-004 and shown on Schedule 'B' are below:

1. The screening required in Screening Requirement 1 (shown in purple on Schedule 'B') will consist of a fence that shall:
 - (a) be erected east of the driveway access, and extending east to the base of the hill;
 - a. be opaque and can be a combination of grid-lock or chain link fence with opaque plastic or mesh screening material;
 - i. plastic or mesh screen material must be secured horizontally with a lacing cable that is fastened to each post.
 - (b) contain no opening more than 100 millimetres wide from the top of the screen to the bottom of the screen;
 - (c) be maintained so that it is:
 - i. in good repair with no gaps larger than 100 millimetres in the screening;
 - ii. free from health, fire and accident hazards;
 - (d) have a height not less than 1.8 metres above grade; and
 - (e) must not encroach into the public right of way.
2. The landscaping and screening required in Screening Requirement 2 (shown in green on Schedule 'B') will consist of a vegetation buffer and wooden fence as described below, and shall:
 - (a) be erected as shown in Schedule 'B' along the entire length of the shared property line between PIDs 028-817-125, PID 014-922-517, and PID 014-967-171;
 - (b) be a wooden fence;
 - (c) contain a maximum opening between each slat of no more than 100 millimetres;
 - (d) contain a maximum of a 300 millimetre space between the grade level and the bottom of the fence;
 - (e) the fence must be maintained, in good repair;
 - (f) have a height not less than 1.8 metres above grade;
 - (g) must not encroach onto PID 014-922-517 and PID 014-967-171; and
 - (h) have a vegetation buffer area with the following requirements:
 - i. the buffer must be 5 metres wide, measured from the fence;
 - ii. shall consist of trees, bushes, shrubs, grass or other vegetation;
 - iii. shall include a line of coniferous trees, spaced no less than five (5) metres apart and no further than 6 metres apart; and
 - iv. trees must be planted with at least 6 centimetres in diameter at breast height at the time of planting.