



For Office Use:
 Receipt # _____
 Date Received _____
 File No. _____
 Sign Issued: Yes No N/A

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input checked="" type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/> Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
---	-------------

2. PLEASE PRINT

Property Owner's Name Deasan Holdings Ltd.	Authorized Agent of Owner (if applicable) Knelsen Sand and Gravel Ltd. - Joe Hustler
Address of Owner Box 6958	Address of Agent 9801 156 Avenue
City/Town/Village: Fort St. John	City/Town/Village: Grande Prairie, Alberta
Postal Code: V1J 4J3	Postal Code: T8V 6T6
Telephone Number: 250-793-7767	Telephone Number: 780-876-2614
E-mail: sandy@drsenergy.ca	E-mail: jhustler@knelsen.com

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
Lot 1 Section 19 Twp 83 Rge 18 W6M, PID: 9937072	20.91/51.68	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 20.91/51.68	ha./acres

4. Civic Address or location of property: 9913 240 Rd

5. PARTICULARS OF PROPOSED AMENDMENT

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

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:

A 150 tonne asphalt plant to support local construction projects for Knelsen Sand and Gravel

Development Permit: Bylaw No. _____ Section No. _____

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

The property is being used as a gravel pit. There is a scale house and scale on site for the gravel operations. Activities on site include excavation, aggregate crushing, materials hauling, reclamation. Plant has been located to not conflict with the sand and gravel operation.

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

(a) North Gravel Pit, Bridge Storage, farther north residences and industrial

(b) East City of Ft. St. John - Water lagoons

(c) South Mostly vacant land

(d) West Forested land, farther west residences

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

Relocate the 150 tonne asphalt plant to a location further south just north of the scale within the gravel pit.
The asphalt plant will only run as needed. the last couple years the plant run for less than a month each summer.
The asphalt trucks will follow the same access route as the other gravel trucks.

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

This location is 400 meters further south, provides a larger buffer on residences and business and meets BC asphalt regulation requirements.
Fort St. John needs asphalt plants to support construction and keep the market competitive.
Gravel pits are good locations for asphalt plants as they already have truck traffic, noise and dust to manage.

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

Use of portable toilets
No camp proposed

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

Any water needed will be brought from off site

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

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

March 23, 2023


Date signed

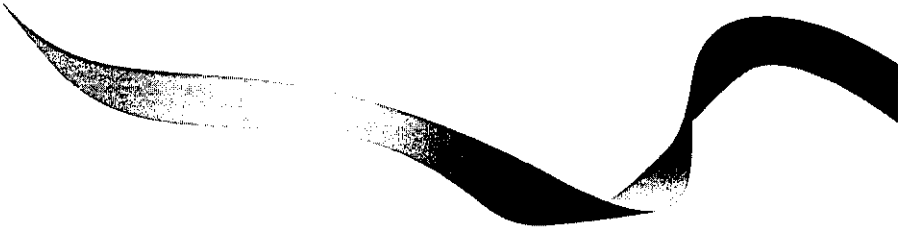
Signature of Owner

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 <u>Deasan Holdings Ltd.</u> and _____ hereby authorize (name of landowner) (name of landowner)
<u>Joe Hustler</u> to act on my/our behalf regarding this application. (name of agent)
 Date: <u>March 23, 2023</u>
Signature of Owner: Date:



CONTAMINATED SITE DECLARATION FORM

I, Deasan Holdings Ltd., hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

Lot 1 Section 19 Twp 83 Rge 18 W6M, PID: 9937072

Please check only one:

- I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the *Act*.
- I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

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

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



22 / 03 / 2023 /
dd mm yyyy

Owner/Agent

 / / /
dd mm yyyy

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



TUP - Asphalt Plant Truck Haul Route



- Legend**
- Evacuation Orders Currently Is
 - Alert
 - Order
 - Regional District Boundary
 - Hwy Mile Marker
 - Rural Community
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Parcels
 - PRRD Electrical Utility
 - Sewer Line
 - Storm Water Drainage
 - PRRD Water Utility
 - Highway
 - Municipal Road
 - Hard Surface
 - Gravel
 - Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
 - Driveway
 - Rivers/Creeks
 - Regional Park
 - Locality
 - Other Jurisdictional Boundary
 - Municipal
 - First Nation
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations
 - 4.8m Resolution Metadata

1: 15,529



788.9 0 394.43 788.9 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



TUP Application - Asphalt plant



Legend

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

1: 17,762

902.3 0 451.15 902.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



TUP - Asphalt Plant



- Legend**
- Evacuation Orders Currently Is
 - Alert
 - Order
 - Regional District Boundary
 - Hwy Mile Marker
 - Rural Community
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Parcels
 - PRRD Sewer pts
 - Air Valve
 - Blow Off
 - Curb Stop
 - End Cap
 - Flow Meter
 - Lift Station
 - Main Valve
 - Cleanout
 - Manhole
 - Shut Off
 - PRRD Water pts
 - Flow Meter Chamber
 - Plug
 - Shut Off
 - Shut Off - Gate Valve
 - Tee
 - PRRD Electrical Utility
 - PRRD Sewer Utility
 - Sewer Line
 - Storm Water Drainage
 - PRRD Water Utility
 - Highway
 - Municipal Road
 - Hard Surface
 - Gravel
 - Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
 - Driveway
 - Rivers/Creeks
 - Regional Park
 - Locality
 - Other Jurisdictional Boundary
 - Municipal
 - First Nation
 - World Imagery

1: 4,514

229.3 0 114.66 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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

Notes



TUP Application - Asphalt Plant



Legend

- Evacuation Orders Currently Is
- Alert
 - Order
- Regional District Boundary
 - Hwy Mile Marker
 - Rural Community
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Parcels
- PRRD Sewer pts
- Air Valve
 - Blow Off
 - Curb Stop
 - End Cap
 - Flow Meter
 - Lift Station
 - Main Valve
 - Cleanout
 - Manhole
 - Shut Off
- PRRD Water pts
- Flow Meter Chamber
 - Plug
 - Shut Off
 - Shut Off - Gate Valve
 - Tee
- PRRD Electrical Utility
- PRRD Sewer Utility
- Sewer Line
 - Storm Water Drainage
- PRRD Water Utility
- Water Main

1: 4,440



225.6 0 112.79 225.6 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes