

FRASER VALLEY REGIONAL DISTRICT

TEMPORARY USE PERMIT

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Permit No. 2017-03                      Folio No. 775-03662.200 & 775-03662.100

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Issued to: Canadian Carmelite Charitable Society

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Address: 10789 North Deroche Road, Electoral Area "G"

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Applicant: Paul Owens

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Site Address: 10699 North Deroche Road and 10789 North Deroche Road

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The lands affected by this permit are shown on Schedule "A", Location Map, attached hereto and which forms an integral part of this permit and are legally described as:

LOT 5 SECTION 7 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 3146 PID 007-331-525

LOT 4 SECTION 7 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 3146 PID 010-888-446

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**LIST OF ATTACHMENTS:**

Schedule "A": Location Map

Schedule "B": Site Plan

Appendix I: Notice of Permit

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**LAND USE REGULATIONS**

Zoning: Rural 1(R-1) and Civic Assembly (P-1)

Official Community Plan Designation: Rural and Institutional

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**AUTHORITY TO ISSUE**

This Temporary Permit is issued pursuant to Part 14 – Division 8 of the *Local Government Act*

Official Community Plan policy: This permit is issued in accordance with Section 16.o TEMPORARY USE PERMITS .

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## LAND USE PERMITTED FOR THE DURATION OF THIS PERMIT

1. This permit is valid for: 4 months from the date of issue and may be renewed once subject to the approval of the Regional District Board of Directors.
2. This permit is issued for the short term industrial activity involving the crushing and processing of aggregate material (rocks, stones, cobble, gravel, sand) only at the location shown on Schedule B attached hereto.
3. This permit authorizes aggregate material extracted from 10789 North Deroche Road and 10699 North Deroche Road to be processed (screened and crushed) at 10699 North Deroche Road.

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## BUILDINGS OR STRUCTURES AUTHORIZED BY THIS PERMIT

No new buildings have been authorized by this permit.

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## DEFINITIONS

In this permit:

"**Leq (1 hour)**" means the equivalent continuous sound pressure level of a sound energy averaged over one (1) hour.

"**Registered Professional**" means a person who is registered to practice as a professional engineer under the Engineers and Geoscientist Act, R.S.B.C. 1996, c. 11

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## SPECIAL TERMS AND CONDITIONS

### Hours of Operation

1. The hours of operation for the stockpiling, sorting, moving, loading, processing (screening and crushing) of aggregate material is limited to the hours of 9:00 am to 5:00 pm Monday to Friday excluding Statutory Holidays.

### Maximum Duration of Operation

1. During the four (4) months period in which this permit is valid, the processing (screening and crushing) of aggregate material shall not exceed 15 days.

**Noise**

1. No person shall cause or permit noise related to aggregate processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.
2. Material stockpiled from any aggregate processing shall be done so to maximize sound deflection away from neighbours located to the South and West.
3. The requirements of this permit do not apply to the noise that may be generated by the movement of trucks entering or exiting the lands affected by this permit.

**Dust**

1. No person may cause or permit dust associated with aggregate processing to escape from the permit area so as to constitute a nuisance on any other lands.
2. No person may cause or permit dust associated with aggregate processing to result in:
  - a. Dustfall over an average period of two (2) weeks in excess of 1.7 mg/(dm<sup>2</sup>-d), or
  - b. Total Suspended Particulate Matter over an average period of twenty four (24) hours in excess of 120 µg/m<sup>3</sup>, on any other lands.
3. Dust shall be controlled with water sprays on the haul roads, processing sites, stockpiles and other dust emission points during operations.
4. Prior to commencement of any aggregate processing, the holder of this permit must provide a dust mitigation plan prepared by a Registered Professional stating that, in the opinion of the Registered Professional, the dust control methods proposed by the applicant are operational and will result in dust levels that comply with the dust conditions of this permit. The dust mitigation plan shall include identification of sources of dust within the permit area, specific primary and contingency methods to control dust at each source, general methods to prevent the transmission of dust from within the permit area to adjacent lands, and proposed methods to monitor and report dust emissions.

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**GENERAL TERMS AND CONDITIONS**

1. This Permit is issued pursuant to Part 14 – Division 8 of the Local Government Act.
2. The person to whom this permit has been issued may apply to have the permit renewed. The permit may be renewed only once.
3. Nothing in this permit shall waive the developer's obligation to ensure that the development proposal complies in every way with statutes, regulations, requirements, covenants and licenses applicable to the undertaking?

4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act and any other provincial statutes.
  5. The owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
  6. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.
  7. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
  8. The owner of the subject property shall provide the general contractor and all professional associated with this project with copies of this permit as issued by the Regional Board.
  9. This permit does not authorize the commercial sale of aggregates or aggregate products.
  10. All aggregate products produced shall be used on site (10699 North Deroche Road, 10789 North Deroche Road), or for activities directly development on these properties.
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## SECURITY DEPOSIT

As a condition of the issuance of this permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security specified in the permit to ensure that development is carried out in accordance with the terms and conditions of this permit.

Should the holder of this permit:

- a) fail to complete the works required to satisfy the landscaping conditions contained herein;
- b) contravene a condition of the permit in such a way as to create an unsafe condition;

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

In addition, the Regional Board is holding the security specified in the permit, pursuant to Section 496 of the *Local Government Act*, to generate the performance of the terms of the permit. Pursuant to Section 496 of the *Local Government Act*, the Regional Board shall determine by resolution when there is a default under this permit. The entire amount of the security posted pursuant to Section 496 shall be forfeited to the Regional District in the event of a default unless otherwise specified in this permit or otherwise determined by resolution of the Regional Board.

Security Posted: (a) an irrevocable letter of credit in the amount of \$ N/A.  
(b) the deposit of the following specified security: \$ N/A.

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Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Temporary Use Permit Number 2017-03. The notice shall take the form of Appendix I attached hereto.

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AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE        TH DAY OF        XXXX.

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Chief Administrative Officer/  
Deputy Secretary

THIS IS NOT A BUILDING PERMIT

TEMPORARY USE PERMIT 2017-03  
SCHEDULE "A"  
Location Map





