

DATE:	October 15, 2015	COUNCIL MEETING DATE:	October 19, 2015
DEPARTMENT:	Administration		
SUBJECT:	Canadian Forest Products Ltd. – Development Permit 04-2015		

PURPOSE:

District of Chetwynd Development Procedures Bylaw No. 917, 2010 establishes procedures for the issuance of Development Permits by Council. A Development Permit is required prior to "the construction, alteration, or addition of a structure located on land within a designated Development Permit Area."

SUMMARY/BACKGROUND:

Attached for Council's consideration is a Development Permit Application from Canadian Forest Products Ltd. (Canfor) for an alteration to the entrance from Highway 29 North on Nicholson Road (highlighted in light green on Attachment "B" to this report) to the project.

The Ministry of Transportation and Infrastructure has no objection to the project subject to conditions as outlined in its letter dated October 9, 2015, included with this report as Attachment "C."

Section 920 of the *Local Government Act* authorizes Council to approve Development Permits to regulate form and character of improvements in a Development Permit Area.

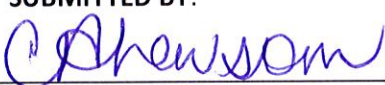

PAST PRACTICE/PREVIOUS ACTION TAKEN:

In the past Development Permit applications have been submitted to Council for review and consideration.

RECOMMENDATION(S):

THAT Council receive the report for information; or

THAT Council approve issuance of Development Permit No. 04-2015 to Canadian Forest Products Ltd. construction of a new weigh scale and access from Nicholson Road, together with an alteration to the entrance from Highway 29 North on Nicholson Road to the project on Lot 1, District Lots 1903 and 1904, Peace River District, Plan 30164 Except Plan PGP42638, as outlined on Attachments "A" – "C" included with this report.

SUBMITTED BY:  _____ Department Head	REVIEWED AND APPROVED FOR SUBMISSION TO COUNCIL BY:  _____ Chief Administrative Officer
---	---

Attachments:

Attachment "A" – Development Permit No. 04-2015

Attachment "B" – Application for a Development Permit from Canadian Forest Products Ltd.

Attachment "C" – Letter from Ministry of Transportation and Infrastructure dated October 9, 2015

**DISTRICT OF CHETWYND
DEVELOPMENT PROCEDURES BYLAW NO. 917, 2010**

SCHEDULE "E"

DEVELOPMENT PERMIT

DATE: **DEVELOPMENT PERMIT NO. 04-2015**

This Development Permit is hereby issued by the Council for the District of Chetwynd to:

Canadian Forest Products Ltd.
100 – 1700 West 75th Avenue
Vancouver, BC V6P 6G2

(Permittee)

For the development of: New weigh scale station and road access with alteration to
the entrance from Highway 29 North to Nicholson Road to
access the project

(Describe Proposal)

Subject to the following conditions:

1. This Development Permit is issued subject to compliance with all of the Bylaws of the District of Chetwynd applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to, and only to, those lands within the District described below, and to any and all buildings, structures and other development thereon:

Legal Description: Lot 1, District Lots 1903 and 1904, Peace River District,
Plan 30164 Except Plan PGP42638

Municipal P.I.D.: 005-511-861

Address: 4700 50th Street NE

To permit: Construction of a new weigh scale station and access to
Nicholson Road including new Highway 29 North
connection to permit access to the project

3. Bylaw(s) n/a is/are hereby varied or supplemented by:
4. The sequence and timing of all work in Number 5 is to be completed within one (1) year.

5. As a condition of the issuance of this Permit, as per Section 925 of the *Local Government Act*, the District is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit, and that construction to Nicholson Road is completed.

Security Deposit Amount: Bond in the amount of \$250,000.00

Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Permit within the time provided, the District may use the security to carry out the work by its employees, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the times set out above, the security shall be returned to the Permittee.

There is filed accordingly:

☐ N/A

6. As per Section 925 of the *Local Government Act*, if the District considers that:
- (a) A condition in a permit that natural landscaping along the road frontage and perimeter of the property is not retained;
 - (b) An unsafe condition has resulted as a consequence of contravention of a condition in the permit; or
 - (c) Damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.

The District will:

- (a) Undertake, at the expense of the holder of the permit, the works, construction or other activities required to satisfy the above noted conditions, correct the unsafe condition or correct the damage to the environment;
7. The land described within shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit shall form part hereof.
8. This Permit is not a Building Permit.

If the Permittee does not complete the development permitted by this Permit within one (1) year of the date of issuance of this Permit, this permit shall lapse.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS DAY OF , 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION ON THE 9TH DAY OF OCTOBER, 2015.

ISSUED THIS DAY OF , 2015.

Chief Administrative Officer

**DISTRICT OF CHETWYND
DEVELOPMENT PROCEDURES BYLAW NO. 917, 2010**

SCHEDULE "A"

APPLICATION FOR A DEVELOPMENT PERMIT

I/We hereby make application for a Development Permit.

1. Name of Applicant(s): Canadian Forest Products (Zach Gamsky)
2. Address: 4700 50 St. Folio # _____
3. Telephone Number: Business: 250.788.2231 Residence: _____
4. Name of Owner(s): _____
(If different from Applicant)
5. Address: _____
6. Legal Description of Property: Conifer Yard

7. Street Address of Property: 4700 50 St.
8. Existing Use of Subject Property: Conifer Yard
9. Existing Use of Adjacent Property: North: /
South: Industrial
East: ↓
West: ↓
10. Official Community Plan Map Designation: _____
11. Present Zoning: Industrial

12. Detailed Description of Permit:

Attach two (2) Site Plans. Site plan should illustrate legal information, setbacks, parking, access, outer perimeter of buildings and structures, topographic features, water courses, proposed elevations, cross sections or relevant detail drawings.

See attached for rough Scope of work

13. The following items are attached:

- ☐ Application Fee of \$250.00 - to be paid over phone on 9/21/2015
- ☐ Current, date stamped State of Title Certificate
- ☐ Letter of Consent from the Owner (if the Applicant is not the Owner)

I/WE HEREBY DECLARE THAT THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF TRUE AND CORRECT IN ALL RESPECTS.

Dated this 18 day of September, 2015.

Zach Gansky
Print Name of Applicant

[Signature]
Signature of Applicant

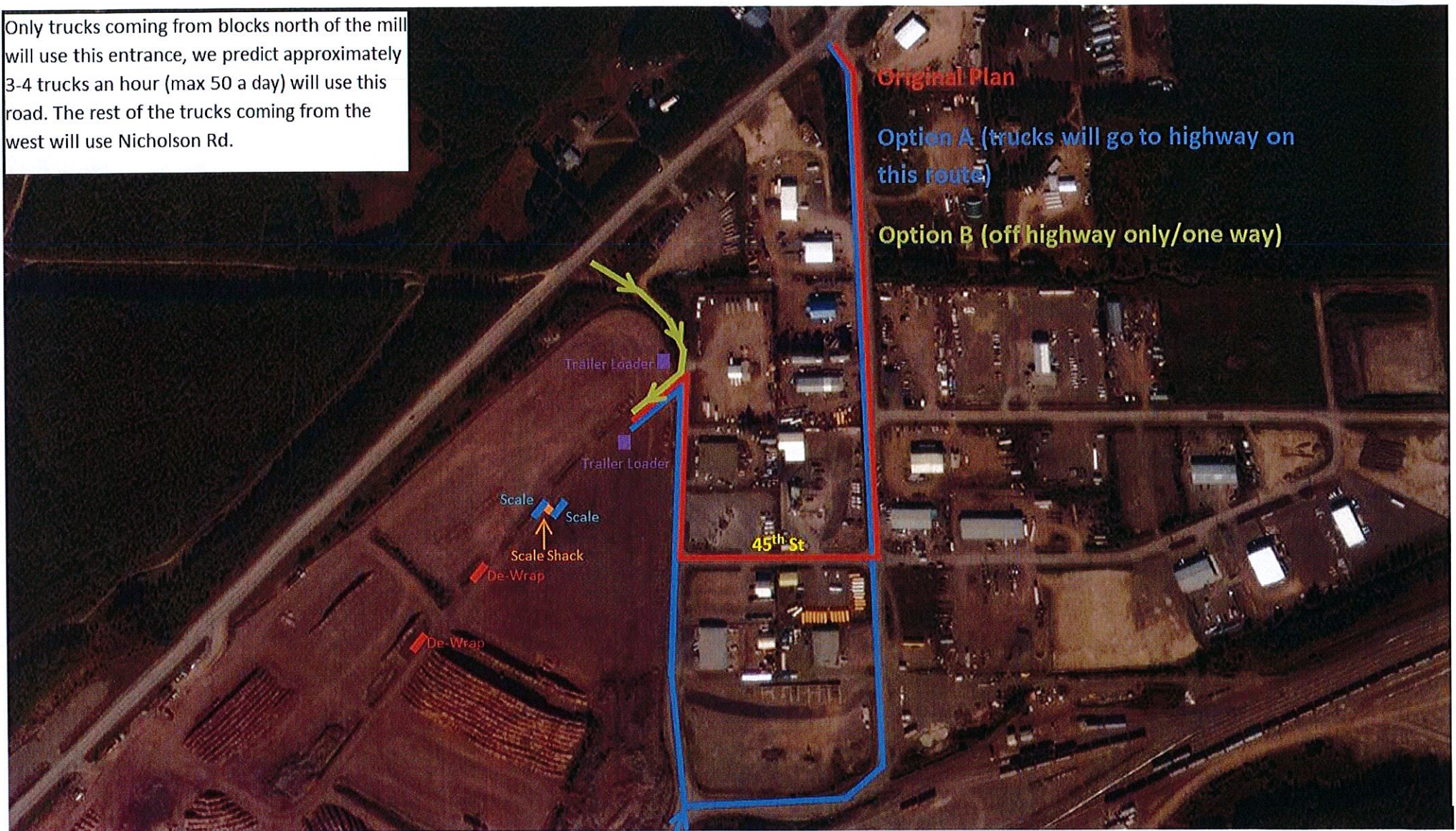
Print Name of Applicant

Signature of Applicant

NOTES:

1. The Local Government Act states that a development permit shall not vary:
 - (a) The use or density of land from that specified in the Bylaw; or
 - (b) A flood plain specification
2. Prior to the issuance of a Development Permit, the District may require, as a condition of issuing the Permit, security to guarantee the performance of obligations under the Permit.

Only trucks coming from blocks north of the mill will use this entrance, we predict approximately 3-4 trucks an hour (max 50 a day) will use this road. The rest of the trucks coming from the west will use Nicholson Rd.







MoTI File #: 2015-04836

October 9, 2015

District of Chetwynd
5400 North Access Road
Box 357
Chetwynd, BC
V0C 1J0

Attention: Carol Newsom

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated September 21, 2015 for proposed Development Permit for Canfor to re-open access to their old scale. The subject property does not fall within Section 924 of the Local Government Act and will not require Ministry final approval; however given it is off a Controlled Access Highway, all intersections will require a "Controlled Access Highway" permit.

The Ministry is in support of the re-opening of the old access so long as it is limited to a right-in/ left-in only (one-way in). The access will need to be designed and constructed to Ministry engineered pavement standard. Please contact the Ministry in order to set up a design start-up meeting prior to any design works taking place.

Thank you for the opportunity to comment. If you have any questions or concerns please contact me at (250) 787-3445 or by email at Nicola.Hogg@gov.bc.ca.

Yours truly,

Nikki Hogg, Senior District Development Technician