



# 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 25<sup>th</sup> 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\_\_.

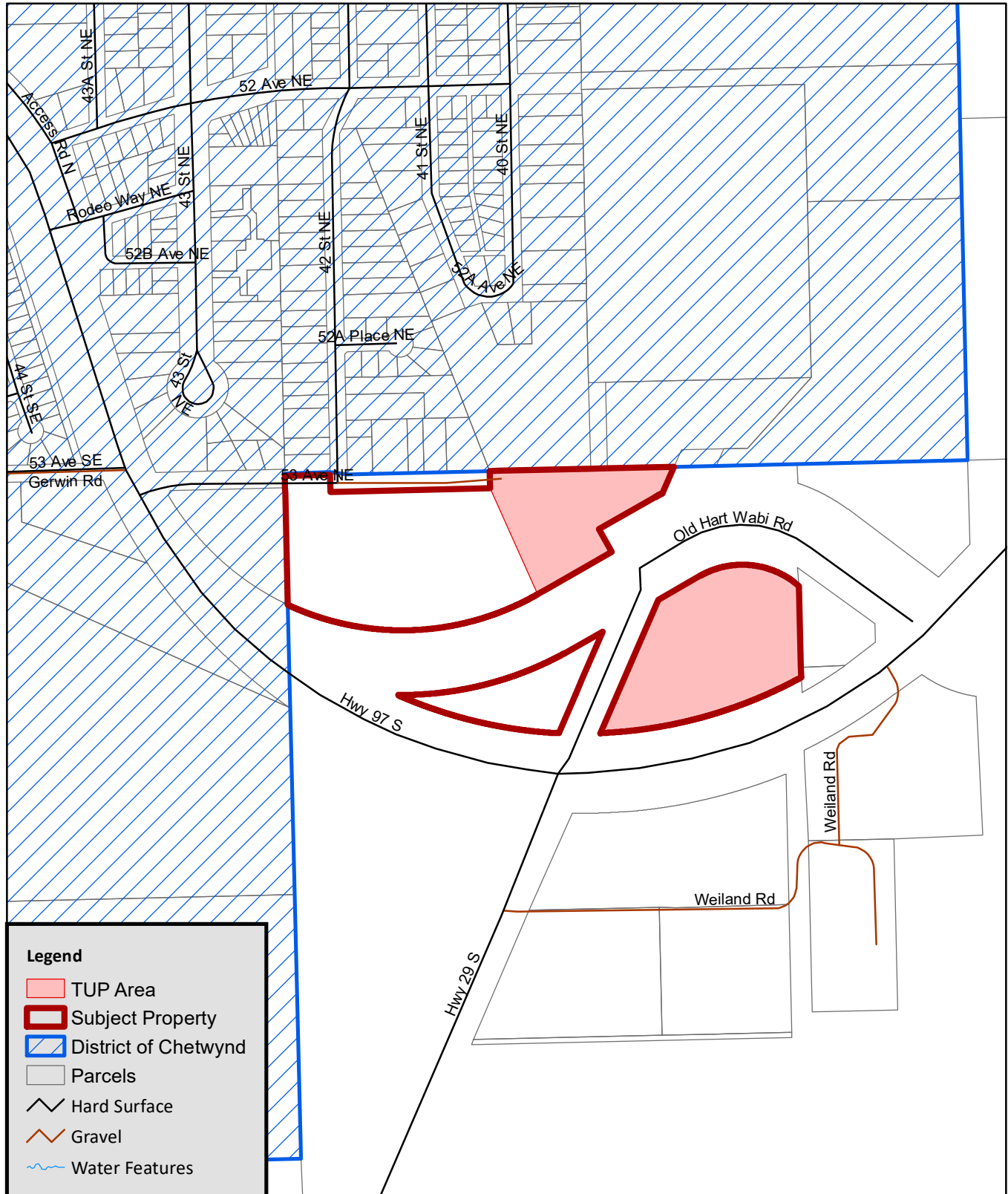
This permit is authorized by Peace River Regional District Board Resolution No. \_\_\_\_\_ passed on the 25<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
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.

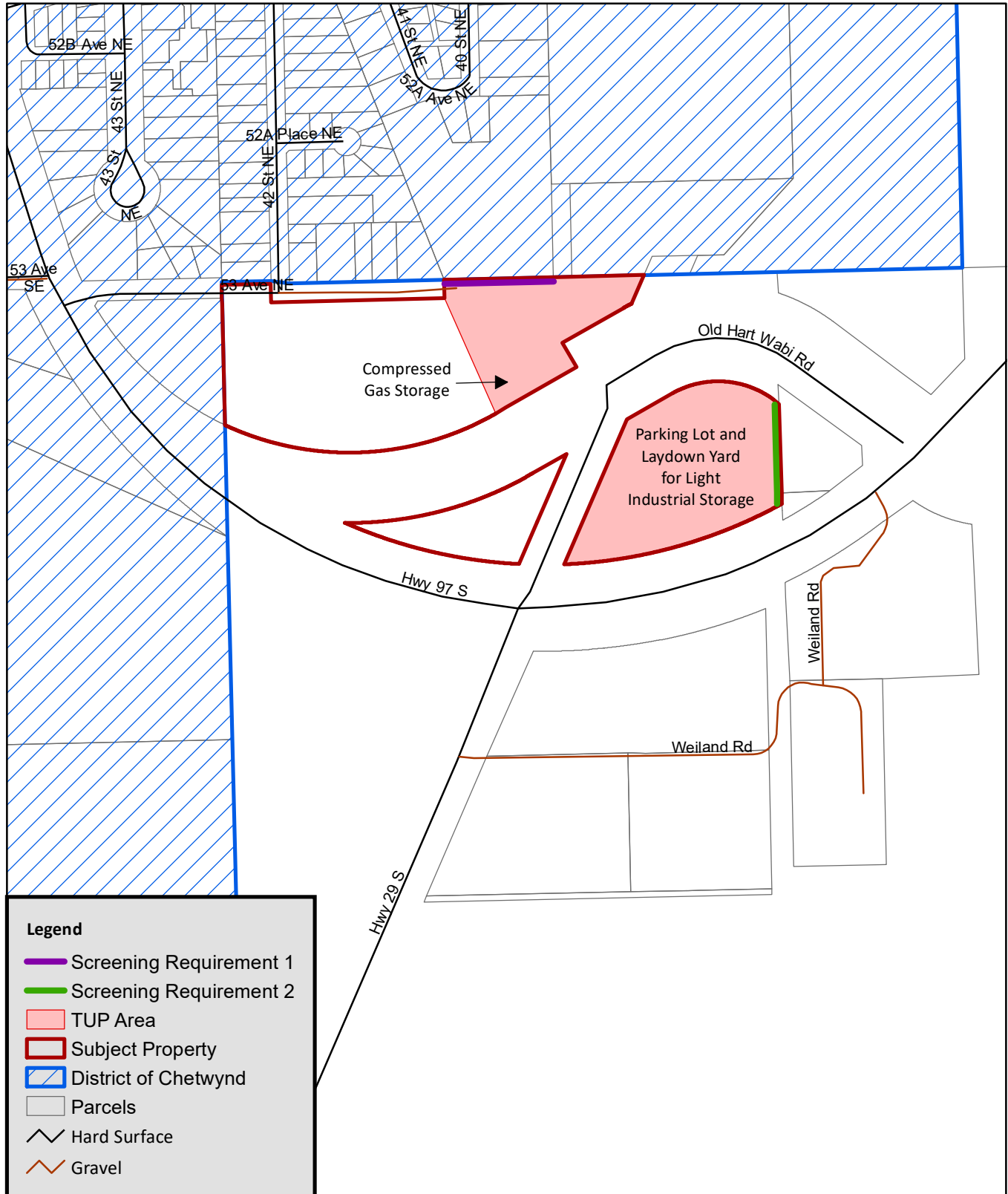


Peace River Regional District  
**SCHEDULE "A"**  
Temporary Use Permit  
No. 20-004





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



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.