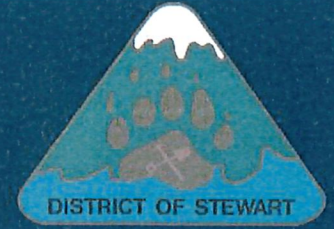


# PUBLIC NOTICE



## TEMPORARY USE PERMIT APPLICATION

**Re: Temporary Use Permit Application: Ascot Resources Ltd**

Location: 810-11<sup>th</sup> Ave with 901/913-11<sup>th</sup> Ave, Parcel A District Lots 336 & 443, Cassiar Land District, Plan 4872, Except Plans 4874 4950 and 11381; Parcel C District Lot 443, Cassiar Land District

The District has received an application from Ascot Resources Ltd. For a Temporary Use Permit to change the zoning from Residential (R1) to General Commercial Work Camp (C2A) in order to allow for construction or placement of buildings or structures used for industrial work camp accommodations for 152 persons. If granted, the permit will be for a 3-year term from November 2023 to November 2026, with the option to extend.

Council of the District of Stewart, at the Regular Council Meeting of Tuesday, October 15, 2024, at the hour of 7:00pm, will consider passing a resolution under section 493 (1) (a) of the Local Government Act to issue a Temporary Use Permit to Ascot Resources Ltd., for the aforementioned purpose.

Members of the public will be given the opportunity to speak in support of or against the Temporary Use Permit. Written submissions are encouraged and can be submitted in advance of, or presented at, the Council meeting.

A copy of the permit application and map can be viewed on the District's website at [www.districtofstewart.com](http://www.districtofstewart.com) or at the District of Stewart office located at 705 Brightwell St.





# District of Stewart

## Temporary Use Permit Applications

705 Brightwell Street, P.O. Box 460, Stewart, BC V0T 1W0  
Tel: 250-636-2251 - Fax: 250-636-2417

14.002

Day 11	Month SEPT	Year 2023	Application No. (s)
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ZONING \_\_\_\_\_

Applicant's Name (Please Print) Ascot Resources Limited		Telephone 1-778-725-1060
Applicant's Mailing Address 1050 - 1095 West Pender Street, Vancouver, BC V6E 2M6		
Name and Address of Registered Property Owner (if different from above) 364832 B.C. LTD., PO Box 532, Stewart, BC V0T 1W0		Telephone 250-641-2962

Roll Number PID: 010-850-953 PID: 010-237-747	Lot PARCEL A DISTRICT LOTS 336 AND 443 PARCEL C (D.E. 17640 AND PLAN 5930)	Block AND 443 CASSIAR DISTRICT PLAN 4872 DISTRICT LOT 443 CASSIAR DISTRICT PLAN 951	District Lot EXCEPT PLANS 4874 4950 AND 11381	Plan
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General Location 810 11th Ave with 901/913 11th Ave
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Existing Zoning residential	Proposed Zoning C2A	Existing OCP Designation	Proposed OCP Designation
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Purpose of Application: see attached
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### Application Submission Requirements

Application Type Completed Application Form	ZONING
Scaled Site Plan indicated lot size, lot dimensions, location of all buildings (existing and proposed), setbacks to all property lines, north arrow, contours in 2 m intervals, existing and proposed driveways, existing and proposed septic fields, street names, topographical features, etc.	

*Bryant Schwengler*  
Applicant's Signature

Sept 15 2023  
Dated

*Umonia Aglyos*  
Registered Owner's Signature

Sept 15/23  
Dated

Where the applicant is NOT THE REGISTERED OWNER, the application must be signed by the REGISTERED OWNER or his SOLICITOR

**Date: September 11, 2023**

**Temporary Use Permit Request – District of Stewart**

**Property:** 810 11th Avenue, Stewart, BC (PID: 010-850-953, PARCEL A DISTRICT LOTS 336 AND 443 CASSIAR DISTRICT PLAN 4872 EXCEPT PLANS 4874 4950 AND 11381), 901/913 11th Avenue, Stewart, BC & 1102/1116 Glacier Drive, Stewart, BC (PID: 010-237-747, PARCEL C (D.F. 17640 AND PLAN 5930) DISTRICT LOT 443 CASSIAR DISTRICT PLAN 951)

**Requested length of time for TUP:** 3 years, with the option to extend

**Requested start date of TUP:** Fall 2023

**Purpose:** The purpose of the TUP application is to provide a temporary housing facility for employees and contractors of Ascot Resources Ltd. The temporary housing facility would provide housing for up to 152 persons, as Ascot proceeds from development to operations at its Premier Gold Project.

**Facility:** The facility would consist of a temporary dorm-style buildings, an example of the potential building style is shown on page 3. This is a photo of the temporary housing facility at Thompson Rivers University (TRU) in Kamloops.

The location of the temporary housing facility would be in the middle to southern location of the Property on 11<sup>th</sup> Avenue, as shown on pages 4 and 5.

The temporary housing facility would be operated by a third-party operator that would implement policies and procedures for anyone staying at the facility. An example can be provided if requested. The rules are extensive and each person residing at the temporary housing facility has to acknowledge and agree to abide by the polices by signing a legal waiver. Procedures include rules regarding quiet times, security, abuse and harassment, theft, alcohol and drug policies, housekeeping, respect for the environment, vehicular movement, any applicable health related protocols, including protocols for Covid-19. Violations may result in the temporary or indefinite revocation of facility privileges at the discretion of the Operator or Facility Owner.

**Benefits to Stewart:** Ascot workers will be encouraged to be involved in the surrounding communities and to support local activities. Employees and contractors may eventually transition into their own housing in Stewart. Additional mine workers could bring families into the area, which could support additional enrollments of students at the school, spouses and older children to participate in the workforce, as well as the potential for new business opportunities (or possible existing business purchases).

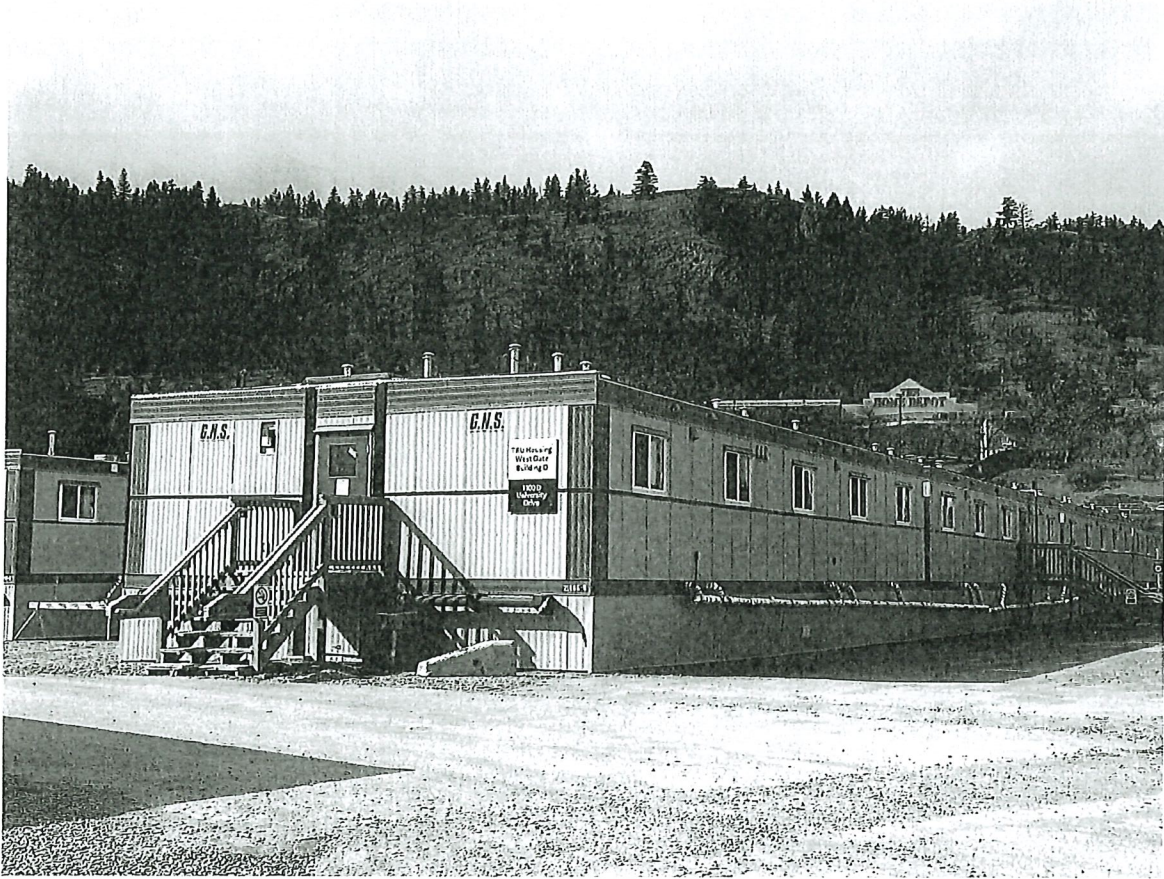
The increase number of persons in town could be beneficial for businesses and support services in Stewart and the surrounding areas. Purchases from local businesses for personal products, food/snacks, dining out, purchasing of gifts, gas and other supplies from Stewart, could help support current and future businesses in town.

The facility could allow for potential subdivision and development of the Property (subject to regulatory approvals) and provide a location for Ascot employees to live while additional suitable housing could be built.

**Community Consultation:** On April 8<sup>th</sup>, 2022, Ascot hosted a community update and discussed proposed temporary housing. Most seemed to understand the need of this temporary housing facility. Ascot has reviewed potential concerns that were raised and held another Information Session in 2023 on July 6<sup>th</sup> to provide the local communities with a subsequent update on the project.

Ascot will consider hosting more information sessions once the TUP has been submitted.

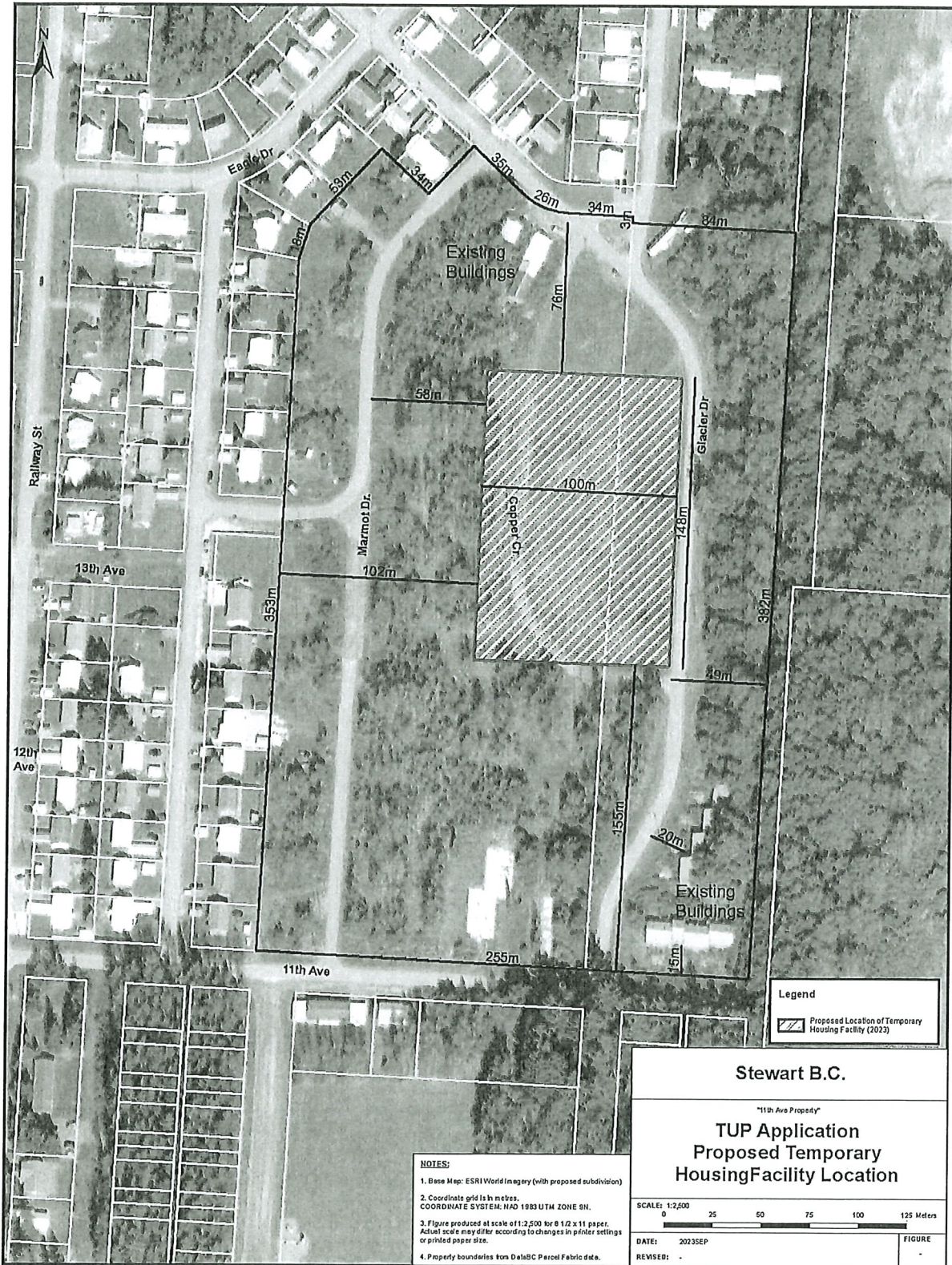
Photo of temporary housing facility at TRU



Location Map of Proposed Temporary Housing Facility - Overview



Location Map of Proposed Temporary Housing Facility



**NOTES:**

1. Base Map: ESRI World Imagery (with proposed subdivision)
2. Coordinate grid is in metres.  
COORDINATE SYSTEM: NAD 1983 UTM ZONE 9N.
3. Figure produced at scale of 1:2,500 for 8 1/2 x 11 paper.  
Actual scale may differ according to changes in printer settings or printed paper size.
4. Property boundaries from DataBC Parcel Fabric data.

**Legend**

Proposed Location of Temporary Housing Facility (2023)

**Stewart B.C.**

"11th Ave Property"

**TUP Application  
Proposed Temporary  
Housing Facility Location**

SCALE: 1:2,500

0 25 50 75 100 125 Meters

DATE: 2023SEP

REVISED: -

FIGURE: -