



RM OF PRINCE ALBERT No.461

Planning and Development

Junction Hwy 2 & 11

RR 2 Site 4 Comp 112 Prince Albert SK. S6V 5P9

306.764.2451 | planning@rmprincealbert.ca

June 22, 2026

**RE: Notice of discretionary use application – HJR Asphalt Inc
Temporary Stockpile and Asphalt Plant
Blk/Par 51-Plan 101817154 Ext 3**

The Rural Municipality of Prince Albert No. 461 has received an application from HJR Asphalt Inc. to relocate a previously approved temporary stockpile and asphalt plant to a new site, as the originally approved location was determined to be unsuitable for the proposed operation.

The proposed site would be located on Blk/Par 51 – Plan 101817154 Ext 3, owned by Thomcat Management Ltd., and is intended to support the Highway 302 East improvement project between 15th Avenue East and Spencer Grid.

The proposed operation is anticipated to occur between July and September 2026 and is intended to be temporary in nature. Aggregate material would be stockpiled on-site prior to production, with asphalt manufacturing occurring for a limited period during the project. Upon completion of the project, the plant and all associated equipment and materials will be removed from the site.

The application will be considered by Council as a Discretionary Use under the RM of Prince Albert Zoning Bylaw. In reviewing the application, Council will consider the temporary nature of the operation, site suitability, traffic considerations, and compatibility with surrounding land uses.

You are receiving this notice because you own property in proximity to the proposed development. Written comments regarding the application may be submitted to the RM office and will be considered by Council as part of its review of the proposal.





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Council will hold a public hearing on Thursday, July 9 at 1:10 p.m. at the RM of Prince Albert Municipal Centre, to hear any person or group that wishes to comment on the proposed discretionary use application. Council will also consider written comments received at or prior to the hearing. All comments received become public records and are considered in a public meeting.

If you would like your views considered by Council as part of this application, please complete the attached comment form and return it, **no later than 2 days prior to the meeting**, to:

<u>By Mail</u> RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	<u>In Person</u> The Municipal Centre Junction Hwy 2 & Hwy 11	<u>Email</u> planning@rmprincealbert.ca	<u>Fax</u> 306.922.8283
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Please contact me at 306-764-2451 if you have questions regarding this application or require further information.

Sincerely,

A handwritten signature in blue ink that reads 'Teresa Hanson'.

Teresa Hanson
Director of Planning and Development
Rural Municipality of Prince Albert No. 461



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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline become public records and are considered by the RM Council in an open Council meeting. As an alternative or supplement to a written submission you may attend the Council meeting to express your views directly. Please complete this comment form and return it by:

By Mail

RR 2 Site 4 Comp 112
Prince Albert, SK
S6V 5P9

In Person

The Municipal Centre
Junction Hwy 2 & Hwy 11

Email

planning@rmprincealbert.ca

Fax

306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: Blk/Par 51-Plan 101817154 Ext 3

Description of Proposal: Temporary Stockpile and Asphalt Plant

Date for Council Consideration: Thursday, July 9 at 1:10 p.m.

Comments: (by the Landowner)

Have no concerns

Have concerns

I am willing to discuss my views with the applicant before the Council meeting. Yes No

Name(s): _____ Phone: _____ Cell: _____

Signature(s): _____ Legal land description: _____

Discretionary Use Application – Temporary Stockpile and Asphalt Plant site

HJR Asphalt proposes to mobilize and operate a portable asphalt plant on Blk/Par 51-Plan 101817154 Ext 3 for the purpose of paving on Hwy 302 East from 15th Avenue to Spencer Grid. The Asphalt plant would be set up on the east side of the property.

- Traffic Volumes

During production there will be approximately one truckload of hot-mix asphalt leaving the plant every 7-10 minutes. There will be deliveries of asphalt oil and fuel to the site on average of four truck loads per day.

- Lighting and signage

Truck turning signs will be erected on Hwy 3 on either side of the approach to warn traffic of trucks turning on and off the highway. Signage at the entrance to the site will show “HJR Asphalt Plant Site” and a contact phone number.

- Operation Details

Aggregate will be hauled into the site and stockpiled during the months of July-August.

The asphalt plant would be on location for two to three weeks sometime in August or September of 2026 (depending on project progress). During this time, the plant would be operated only during daylight hours and would abide by municipal noise bylaws.

- Impact on Surroundings

HJR is committed to minimizing nuisances for residents in the surrounding area. The asphalt plant uses a baghouse, which is a dust and pollution control system. The plant will not operate outside of the RM of Prince Albert noise bylaw hours.

- Waste Disposal

Portable dumpsters and toilets will be used to keep the site tidy. Asphalt plant equipment will be removed from site upon completion of the project.