



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

January 29, 2026

**RE: Notice of discretionary use application – HJR Asphalt Inc
Temporary Asphalt Plant
Blk/Par HH-Plan 101466457 Ext 68, source quarter SW-19-48-25-W2**

The Rural Municipality of Prince Albert No. 461 has received a Temporary Discretionary Use Application from HJR Asphalt Inc. for the operation of a Temporary Asphalt Plant.

The proposed asphalt plant is intended to support future improvements to Highway 302 East, from 15th Avenue East to Spencer Grid. The temporary site is proposed to be located north of Sunshine Road at the Weststar Group of Companies property.

The operation is expected to occur for a period of two to three weeks in August or September 2026, subject to project scheduling. The plant will include a baghouse system to control dust and airborne pollutants. During operation, truck traffic is anticipated to depart the site approximately every 7–10 minutes, with appropriate signage in place within the construction zone to notify motorists of turning vehicles.

The asphalt plant will operate during daylight hours and will comply with the RM of Prince Albert Noise Bylaw, with operating hours limited to 7:00 a.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 10:00 p.m. on weekends. Portable washrooms and waste facilities will be provided for on-site staff.

You are receiving this notice because you are an assessed property owner in close proximity to the proposed development. As a neighbouring landowner, your comments are important and will be considered by RM Council as part of its review of the application.





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Council will hold a public hearing on Thursday, February 12 at 1:00 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 to:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	planning@rmprincealbert.ca	306.922.8283

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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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:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	planning@rmprincealbert.ca	306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: Blk/Par HH-Plan 101466457 Ext 68, source quarter SW-19-48-25-W2

Description of Proposal: Temporary Asphalt Plant

Date for Council Consideration: Thursday, February 12 at 1:00 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: _____

Signature(s): _____ Legal land description: _____

Discretionary Use Application – Temporary Asphalt Plant site

HJR Asphalt proposes to mobilize and operate a portable asphalt plant on Blk/Par HH-Plan 101466457 Ext 68 for the purpose of paving on Hwy 302 East from 15th Avenue to Spencer Grid. The Asphalt plant would be set up on the north 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 302 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

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. All materials and equipment will be removed from site upon completion of the project.