



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report File No. TUP A-02-26

Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

Name of Agent/Owner: Leigh Norton, West Fraser Concrete Ltd.

Electoral Area: A (Smithers/Telkwa Rural)

Subject Property: **6165 Donaldson Road**, Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348 Except Plan PRP14965 (PID 004-310-128)

OCP Designation: Agriculture (AG) in the Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014 (the OCP)

Zoning: Agricultural (Ag1) in the Regional District of Bulkley-Nechako Zoning Bylaw No 1800, 2020 (the Zoning Bylaw)

ALR Status: Within the ALR

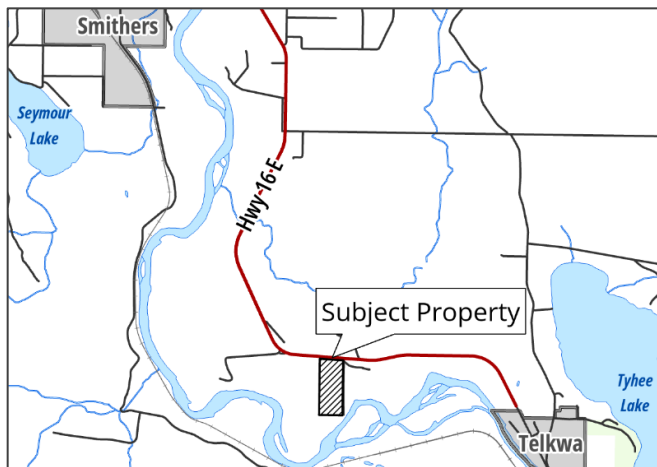
Existing Land Use: Gravel Pit

Location: Near the intersection of Hwy 16 and Donaldson Road, approximately 2.3 km from the Village of Telkwa and 3.7 km from the Town of Smithers. To the north is Hwy 16 and a dairy farm. To the south is vacant land and the Bulkley River. To the west is a gravel pit and to the east is the Smithers/Telkwa Transfer Station and Recycling Depot.

Property Area: 22.69 ha (56.06 ac)

TUP Areas: Proposed Site A: approximately 0.13 ha (~0.32 ac)
Proposed Site B: approximately 3.40 ha (~8.12 ac)
Total: Approximately 3.53 ha (~8.44 ac)

Subject Property Map:



Proposal:

The applicant is requesting a three-year Temporary Use Permit (TUP) to continue aggregate processing on approximately 3.53 ha (~8.44 ac) of the subject property. The applicant proposes removing 60,000 m³ (~78,477 yd³) of material from the subject property over the next 10 years.

The applicant wants to operate a wash plant on Site A and aggregate crushing on Site B, with the support of a loader, excavator, and gravel truck. No screening is proposed. Site A is proposed to be 0.13 ha and Site B is proposed to be 3.40 ha. The applicant is requesting to operate from April to December, Monday to Saturday, 6:00 am and 6:00 pm, for a maximum of 150 calendar days per year.

Applicant's Proposed TUP Areas (Outlined in Red): Site A to the North and Site B to the South



The lands are zoned Agricultural Zone (Ag1), which does not permit aggregate processing, including crushing and washing; therefore, a TUP is required. Aggregate extraction cannot be regulated by the RDBN.

The proposal received Agricultural Land Commission (ALC) approval in November 2024 (ALC resolution #738/2024) and an approved amended Ministry of Energy, Mines and Low Carbon Innovation (MEMLCI) permit in August 2025.

DISCUSSION

Proposed TUP Terms

The property owner has a valid TUP (TUP A-01-23) for aggregate washing and crushing on the subject which is valid until May 22, 2028. The applicant has submitted this new TUP application because they are looking to make modifications to their operations that cannot be accommodated within TUP A-01-23. The major differences between the existing TUP and this new TUP proposal are as follows.

- Increased washing days per year from 21 days to 150 days, to align the number of washing days with the number of crushing days;
- Starting operations at 6:00 am rather than 8:00 am to allow workers to work in cooler temperatures;
- And increasing the aggregate crushing area (Site B) from 0.44 ha to 3.40 ha to align with ALC approval area.

Site Details

Planning staff performed a site visit of the south end (Site B) TUP area in 2024. Site B is cleared of trees (see [link](#) for Site Visit Photos – Site B). The proposed processing area is level and sits at a lower elevation from the lands to the north containing a former landfill site. The Site B TUP area is reasonably well screened by trees, except to the south towards the Bulkley River and some thinning of trees along the northwest side of the parcel. The south parcel boundary has some earthworks that act as a low berm. The Site B TUP area is not visible from Highway 16 and has limited visibility from Donaldson Road. There is one gate for entering and exiting Site B and there is a small temporary storage structure for storing safety equipment and spare parts.

The applicant provided photos of the existing wash pit and the wash plant of the north end (Site A) TUP area ([see link for Applicant Photos](#)), which is accessible from Donaldson Rd. Staff took additional photos of Site A from Hwy 16 and from the side roads in March 2025 and again in June 2026 ([see link for Site Visit Photos – Site A](#)). While the wash plant has some tree coverage, the site is mostly visible from Highway 16 and the side roads. There is a temporary structure on skids which contains the wash plant electrical boxes, safety equipment, and spare parts.

To the west of the subject property is a gravel pit. A total of four properties, including the Smithers/Telkwa Transfer Station and Recycling Depot are accessed from Donaldson Road. The nearest dwelling is approximately 400 m from the permit area. There are four dwellings within 500 m, and approximately 20 dwellings within 1 km.

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of the designation is to preserve and encourage the utilization of land for agricultural purposes.

OCP Policy 3.1.2(2) states “[t]he Provincial Ministry should ensure that agricultural lands used for aggregate extraction are adequately restored for agricultural purposes”. Additionally, OCP policies 3.1.2(6) states:

“6) Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- (a) There is limited agricultural potential within the proposed area.*
- (b) Soil conditions are not suitable for agriculture.*
- (c) Neighbouring uses will not be compromised.*
- (d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.*
- (e) The application is in the best interest of the community.*
- (f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.*
- (g) And, traffic management issues will be considered and addressed appropriately”.*

Temporary Use Permits Explained

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in Section 6.2 of the OCP, which allows for the issuance of a Temporary Use Permit on the following basis:

- “(a) The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*
- (b) The environment would not be negatively affected by the proposed temporary use.*
- (c) The proposed temporary use will not have adverse effects on neighbouring land uses or property owners.*
- (d) The applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.*
- (e) The need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.*

(f) The proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR)."

MEMCLI Permit

The amended *Mines Act* Sand and Gravel Permit issued by MEMCLI (Permit Number G-2-131; Mine Number 0200455) for the subject property is effective from August 12, 2025 to August 12, 2035. It permits mining, stockpiling, processing and associated infrastructure as well as three settling ponds for the associated aggregate washing. The settling ponds are regulated by MEMCLI.

The Sand and Gravel Permit required the site be remediated to an agricultural standard and includes more detailed invasive plant prevention requirements than the previous permit, summarized as follows.

- Invasive plants on the site must be identified, monitored, controlled and documented.
- Reasonable efforts must be made to ensure that invasive plants do not migrate from the site to adjacent areas.
- The control of invasive plants must consider using non-toxic means for invasive plant control.
- The Permittee must ensure that all seed used on-site are certified weed free.

In the previous Sand and Gravel Permit MEMCLI required the maintenance of a 5-metre vegetative buffer and has not included this as a requirement for the new Sand and Gravel Permit. Regardless of this change, the applicant stated they plan to keep the vegetative buffer in place.

Public Notice and Referral Process

Notice of this application will be published on the Regional District's website, the Regional District's Official Facebook page, and in the Interior News informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed on the subject property at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

The application is being referred to the Village of Telkwa, the Town of Smithers, and the Electoral Area A Advisory Planning Commission (APC).

Referral Responses for Previous ALR Non-Farm Us (NFU) Application

Below are the referral responses received for the associated ALC NFU application (ALR 1253) for aggregate extraction and processing that received ALC approval in 2025.

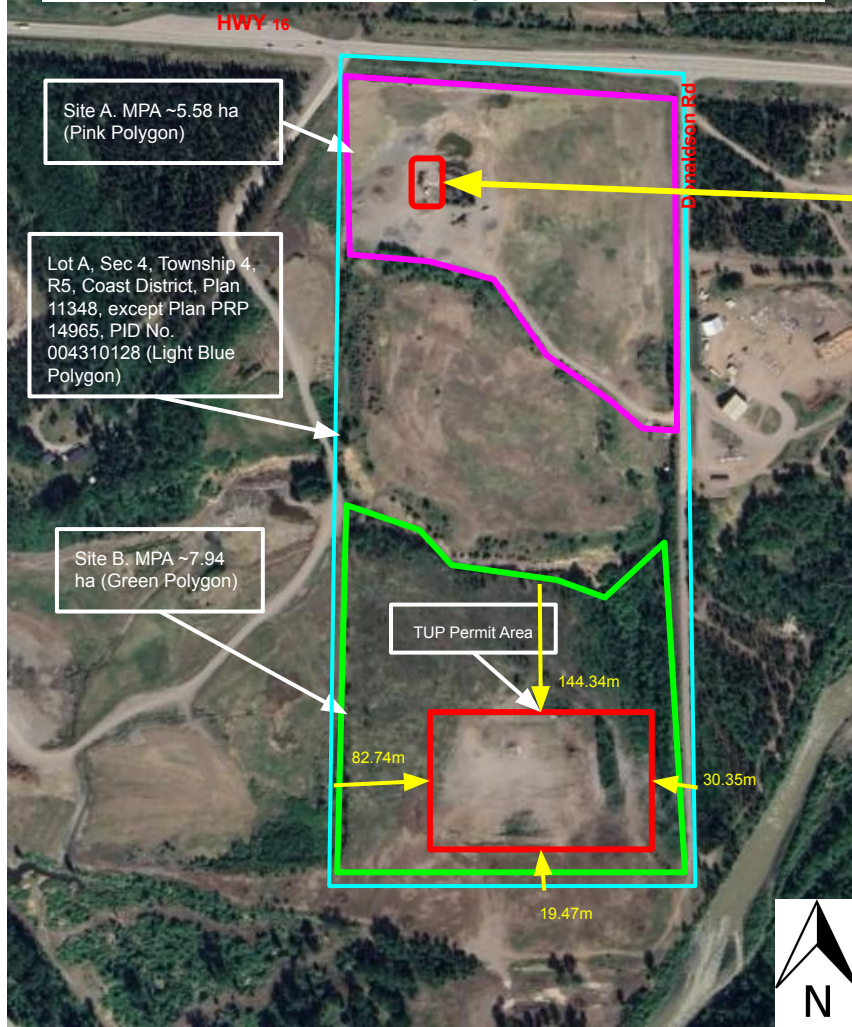
The **Ministry of Agriculture and Food** provided the attached referral letter (see [Attachments for link](#)).

The **Regional District Agriculture Coordinator** stated, *“this property has already been fundamentally altered from it’s [sic] natural state as a function of the activities that have already occurred (the reclaimed landfill site and existing gravel removal operation). A portion of Site B has already been prepared for mining (i.e., logged and the topsoil stripped off and piled); prioritizing both the monitoring of invasive plant species establishment and spread, and protecting ground water quality from deleterious substances should be considered as both environmental impacts could affect the future agricultural use of this property.”*

ATTACHMENTS

- Applicant’s Site Plan
- [2025 Site visits photos for Site B](#) (link)
- [2025 Applicant photos for Site A](#) (link)
- [2025 and 2026 Site visit photos for Site A \(near Hwy 16\)](#) (link)
- [Ministry of Agriculture and Foods referral letter](#) (link)
- [May 22, 2025 Board Report for Existing TUP A-01-23](#) (link)

Meerdink: Landfill Pit - TUP Crushing - Crusher Setup Site Plan



HWY 16

Site A. MPA ~5.58 ha
(Pink Polygon)

Lot A, Sec 4, Township 4,
R5, Coast District, Plan
11348, except Plan PRP
14965, PID No.
004310128 (Light Blue
Polygon)

Site B. MPA ~7.94
ha (Green Polygon)

TUP Permit Area

144.34m

82.74m

30.35m

19.47m

Downsview Rd

Proposed
Aggregate Washing
Operation

