



PUBLIC DOCUMENTS

Temporary Use Permit A-01-26

Application



Application Form

Temporary Use Permit

Applicants are advised to consult with Planning Staff before submitting an application. Applications can be submitted by mail, in person at the RDBN office, or emailed to planning@rdbn.bc.ca.

1. APPLICANT

Property Owner(s):

Name(s): Trevor Meerdink
Company Name: 0674377 Ltd
Mailing Address: PO Box 428 Smithers BC
V0J 2N0
Phone (Home): [REDACTED]
Phone (Cell): [REDACTED]
E-mail: [REDACTED]

2. PROPERTY OWNER

Applicant/Agent (if you are an agent acting on behalf of a property owner please fill out this section and have the property owner complete section 3).

Name: Leigh Purnell
Company Name: 0674377 Ltd
Mailing Address: PO Box 428 Smithers BC
V0J 2N0
Phone (Home): [REDACTED]
Phone (Cell): [REDACTED]
Email: [REDACTED]

3. AGENT AUTHORIZATION

If the applicant is not the sole registered owner of the subject property, ALL owners of the subject property must sign the application below, or provide a signed letter, authorizing the applicant to act as agent on their behalf in regard to the application.

As owner(s) of the land described in this application, I/we authorize (please print) Leigh Purnell to act as Applicant, and as our agent in regard to this application.

Trevor Meerdink
Owner Name (print)


Signature

Feb 24/26
Date

Owner Name (print)

Signature

Date

Owner Name (print)

Signature

Date

4. PROPERTY INFORMATION

Legal Description(s) of the land which is the subject of this Application (subject property):

Lot 3 Section 10 Township 2A District Lot 850 Range 5 Coast District Plan 6536 Except Plan 7543

Civic Address (House No., Street Name): 3901 Gilbert Rd Smithers BC

Parcel Identifier (PID): 009-943-528

Property Size(s): 23.97ha (Hectares/Acres)

Existing Land Use:

(Describe all current uses that occur on the land under application, including a list of buildings and the use of each building.)

This land has had a sand/gravel pit since the 1950's. The previous owner was operating a log home building business on a portion of the property. There are currently no buildings and there wont be any added. There are no activities currently taking place on the property.

5. PROPOSED TEMPORARY USE

Reason for Application:

Describe the proposed temporary use in detail, including the following:

- The length of time the use is expected to occur.
- The activities proposed to occur on the property.
- Any buildings or structures proposed on the property.

Please also discuss why you consider the proposed development to be appropriate for the land under application.

If more space is needed use page 4 or attach separate pages to the application, or a letter if necessary.

~~The intended use for this land is to operate as a sand and gravel pit to service our concrete manufacturing plants. The operations would be complete within 10 years and will be seasonal work from May to October. The proposed work would include the use of a screener, loader and haul truck. At times there could be a dozer used to clear new development area before extraction could begin. As well, there may be some addition equipment needed for reclamation purposes. There will be no buildings added to site.~~

6. APPLICATION FEES

An application fee as set out in Schedule A to the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020 must accompany this application. An application is not considered complete and cannot be processed until the required application fee and information has been received by the Regional District.

Fees can be paid in the following ways:

- Cheques payable to the Regional District of Bulkley-Nechako
- Debit card or cash payments can be made at the RDBN office, 37 3rd Avenue, Burns Lake, BC.
- ETransfer to pay@rdbn.bc.ca (Include in message box what you are paying for)
- Credit card through [Option Pay](#) on the RDBN Webpage (fees will apply)

The following fees are required: Check the box that applies to your application

Temporary Use Permit \$700

*Please note that the fee for an application to legalize an existing bylaw contravention is increased by an additional 50%.

7. SIGN NOTIFICATION REQUIREMENTS

Certain applications require that a sign be posted on the property to advise the community of the application. The sign can be provided by the property owner, or it can be rented from the Regional District of Bulkley-Nechako office (37-3rd Ave, Burns Lake) for a fee of \$25 plus a security deposit of \$75. The \$100 fee and deposit can be included with your application fee.

Do you wish to rent signage? Not applicable (to be confirmed by Planning Department)

Yes, I will pay the sign fee now

No, I will provide my own signage

8. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information requested on this form is collected under the *Freedom of Information and Protection of Privacy Act* section 26(c) and will be used for the purpose of processing your application. Any information relating to the use and development of the land provided to the RDBN for consideration in relation to the application may be made available for review by any member of the public. If you have any questions about the collection and use of this information, please contact the RDBN Information and Privacy Coordinator at 1-800-320-3339.

9. DECLARATION

I, the undersigned, hereby declare that the attached information, provided with respect to this application is a true statement of facts, and authorize RDBN staff to conduct site inspections of the subject property for the purpose of confirming information submitted as part of this application, and for the purpose of processing this

[Redacted signature area]

Feb 24/26
Date

[Redacted name area]

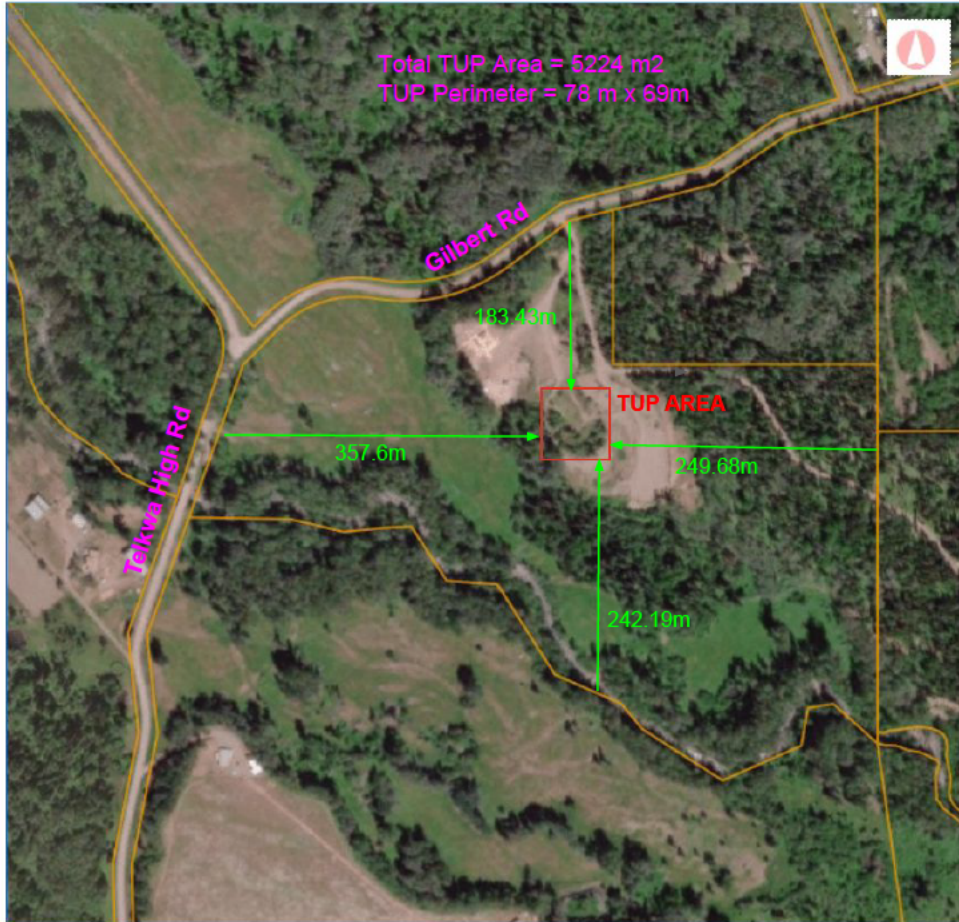
Date

Owner(s)

Owner(s)

Date

***To ensure your application is complete and that all items have been included with your application, see page 3 of the Temporary Use Permit brochure for the application checklist.**



iMapBC Mapping

Legend

PMBC Parcel Polygons - Out



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Date: NAD83
 Projection: WGS_1984_Web_Mercator_Auxiliary
 Sphere

Key Map of British Columbia





Mine Plan for the Gilbert Sand & Gravel Pit Development Period 2025 to 2035



Map Sheet 54°49'31"N 127°04'09"W

Mine No.: 0200455

Mines Act Permit: G-2-131

December 2025

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit

1.0 Introduction

This Mine Plan is for an existing sand and gravel pit which was previously owned and managed by Hans Tugnum and now owned by West Fraser Concrete Ltd. This plan has been developed to support the application to the Ministry of Mines as well as the application to the Agricultural Land Commission.

2.0 Project Overview

This mine plan discusses the proposed (extraction) operations over the next ten years, in which it is expected that ~50,000 tonnes will be extracted from Gilbert Sand and Gravel Pit from 2025 to 2035. The following years the pit is in operation; it will follow this same plan until the life expectancy has been reached and reclamation has been completed. This equates to ~5,000 tonnes per year of sand/gravel extraction.

This particular development is located on private land noted as Lot 3 Section 10 Township 2A District Lot 850 Range 5 Coast District, Plan 6536, PID No. 009-943-528, having an area of approximately 10.45 ha.

To access the Gilbert Pit you will head East from Smithers BC on HWY 16 for 2 kms before turning left onto Old Babine Lake Rd. Drive for 7.2 kms before turning left onto Telkwa High Rd. Drive for 2.8 kms before turning right onto Gilbert Rd then take your first right turn onto the access road which is roughly 400m.

Given this application is within the ALR, West Fraser Concrete Ltd has submitted an ALC Application - ID No. 102311.

The operation involves mining and screening, as required during the work season. The aggregate (sand and gravel) material will be made available for transport by way of the Telkwa High Rd to Highway 16 to the company's concrete plant sites.

This mining development will comply with the **Mines Act** and **Health Safety and Reclamation Code for Mines in BC, 2021** (Code). The operational intent will be to locate equipment to the site during the work season (March to December); with the purpose of extracting approximately 5,000 tonnes per year of screened material.

To ensure the sites are kept to having minimal environmental and/or socio-community impacts, the company has in-place; plans for archaeological chance find procedures and a Mine Emergency Response Plan (including fuel management & spill contingencies).

There will not be a requirement for an *Environmental Management Act* – Effluent Permit for the project given that there are no effluent discharges.

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit

3.0 Project Description

3.1 Description of Work

The proposed mining area for 2025 to 2035 is located within the Proposed Development Area that totals ~9.55 ha in area. The undeveloped area will be stripped of its topsoil and sandy loam mineral soil, prior to mining. The stripped materials are being stockpiled along the southern boundary of the existing disturbed area. The proposed permit area will be mined in a phased approach, meaning the area will be logged, stripped then mined in roughly 40ft sections heading East from the developed area. The attached map highlights the estimated mining progressions.

Each section will be logged and stripped keeping the soils stockpiled separately for reclamation purposes. This phased approach will keep a noise barrier for the neighboring properties and will provide the local wildlife with more substance in the coming years of development.

The operation will utilize the following equipment: tandem dump truck, loader, and screening equipment. At times there could be an excavator or dozer brought to site to aid in developing the area for mining and reclamation.

The mining and pit operations will be seasonal between March and December, with activities driven by demand for the final products. The required operating areas for this development consist of mining area, stockpiles, and screening. The pits will most likely operate between 7:00 am to 6:00 pm during Monday to Friday of the work season.

3.2 Mine Development

3.2.1 Mine Plan

Over the next ten year period (2025 to 2035), the proposed permit area will produce aggregate resources from the highlighted areas. It should be noted that this is an estimated timeline for development.

It is expected that a loader will extract the sand and aggregate materials from each working bench bringing it down to the current ground floor, and then the mining area will be reclaimed using the stripped mineral soil. It is expected that reclamation will be ongoing at all times, so the actual pit area will be very small.

The remaining area of the proposed permit area will provide operational room, product and topsoil/mineral soil stockpiles and roadways for the equipment and haul truck.

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit



Stockpiles - 2025



Stockpiles - 2025



Roadway to upper bench



Pre-existing development

If you have any questions, please contact the undersigned at [REDACTED] or [REDACTED]

Leigh Purnell

Health & Safety Coordinator, West Fraser Concrete Ltd

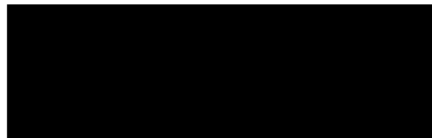
Gilbert Pit Agriculture Capability and Reclamation Plan

PRESENTED TO:

West Fraser Concrete
3520 Victoria Drive
Smithers, BC, V0J 2X0

PRESENTED BY:

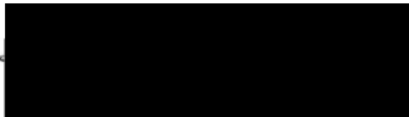
EcoLogic Consultants Ltd.
224 – 998 Harbourside Drive
North Vancouver, BC V7P 3T2
Phone: 604-836-2273



Daniel McAllister, M.Sc., P.Ag.
Project Manager, Director, EcoLogic

November 22, 2024

Date



Martin Robinson, M.Sc., A.Ag.
Soil and Terrain Scientist, EcoLogic

November 22, 2024

Date

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Appendix A. Gilbert Pit Soils Data

1. INTRODUCTION

1.1 PROJECT LOCATION AND SITE DESCRIPTION

The Gilbert Pit is located near Smithers, British Columbia (BC; Figure 1.1-1). The Gilbert Pit contains landscapes in various stages of disturbance and reclamation with gravel extraction as an ongoing process. The Gilbert Pit is within the Agriculture Land Reserve (ALR), and as such, any extractive or disturbance activity must be followed by reclamation that restores the land to an agriculture capability equal to or greater than the original, pre-disturbance condition. Therefore, an agricultural capability assessment conducted by a qualified professional is required to evaluate the current state of the land. This report outlines the methods and results of the agricultural capability assessment, which was then used to guide reclamation planning in accordance with ALR requirements.

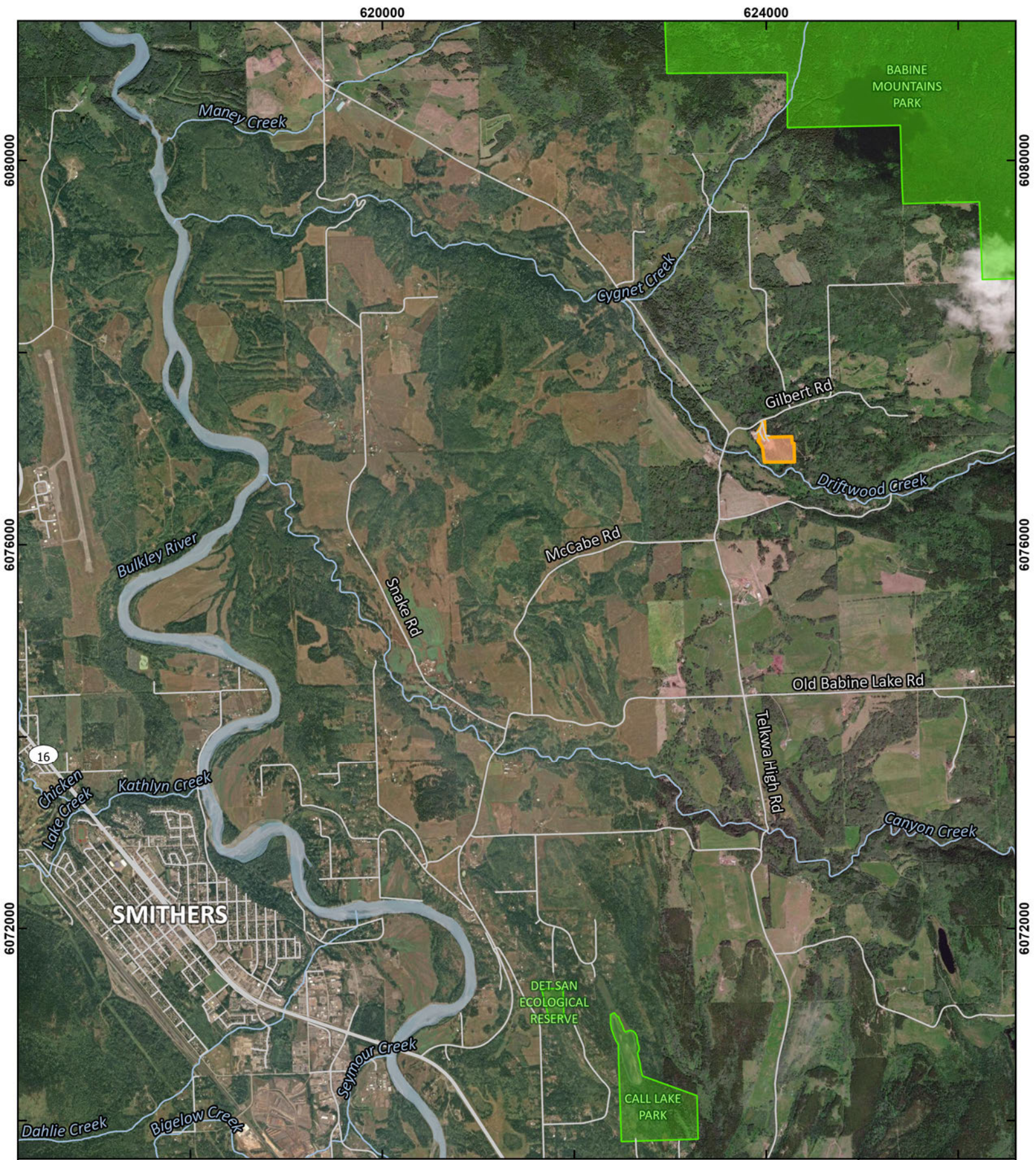
The land has been previously used as a sand pit so there is an access road developed with material stockpiles and a section of land that has been cut back to allow for screening operations to take place. There is currently a bench where material is pulled from that is to the east side of the pit. The material face is roughly five meters (m) tall and spans 92.54 m in length. The area is treed along the perimeter with the exception of the access road. There are currently two stockpiles of sand and one stockpile of aggregate to the northwest section of the sand pit.

The Gilbert Pit is surrounded by woodlands dominated by Douglas-fir (*Pseudotsuga menziesii* var. *glauca*) and lodgepole pine (*Pinus contorta*). It is located within the Interior Douglas-fir Dry Cool (IDFdk) biogeoclimatic subzone. As the site is dominated by glaciofluvial deposits, the likely site series is IDFdk-04. The IDFdk-04 site series is characterized by an overstory dominated by Douglas-fir, with lodgepole pine and occasionally ponderosa pine as secondary species. The understory is rich with shrubs such as soopolallie (*Shepherdia canadensis*) and common snowberry (*Symphoricarpos albus*); an herb layer dominated by pinegrass (*Calamagrostis rubescens*); and a well-developed moss layer featuring step moss (*Hylocomnium splendens*) and red-stemmed feathermoss (*Pleurozium schreberi*). This combination of vegetation reflects the dry, cool conditions of the site series.

The proposed mine area is mostly glaciofluvial material. Within the property limits Driftwood Creek runs along the south edge but is outside of the proposed mine permit area. Associated with this creek is a wetland swamp complex. The proposed mine permitted area has a small elevation change from the south end moving north.

The site is accessed using public roadways with an access road already in place to the west end of the proposed mine area. The site was left with a mobile P&H Omega crane as well as another crane which will not be used.

The operations at the Gilbert Pit will be screening of aggregate materials to collect and use in concrete manufacturing operations. This pit has been operating for years prior to this permit under different owners which has left the pit established and ready to use.



Gilbert Pit Restoration

Project Location
Figure 1.1-1

- Legend**
- Proposed Permit Area
 - Provincial Park
 - Roads
 - Streams



Date: 2024-10-07
Map Number: GPR-001
Coordinate System: NAD 1983 UTM Zone 9N
Projection: Transverse Mercator
Datum: North American 1983



1.2 QUALIFIED PROFESSIONAL

The agricultural capability assessment was completed by Daniel McAllister, M.Sc., P.Ag., who has a B.Sc. in Agriculture (Soils) and an M.Sc. in Soil Science, both from the University of British Columbia. Daniel has over 27 years' experience working in BC in the field of soil science, in government (Prince George Regional District), as an educator (BCIT Renewable Resources Dept), and as a consultant. He has carried out hundreds of soils and terrain assessments, from private capability assessments to large impact assessment submissions. He is the Director of EcoLogic Consultants Ltd., which has offices in North Vancouver and Prince George.

2. AGRICULTURE CAPABILITY ASSESSMENT

The Agricultural Capability Assessment included a desktop assessment to collect existing data on topography, and soil characteristics, including soil survey and climate data. On-site surveys were then carried out to measure soil properties such as texture, drainage, depth, and fertility, while physical features like slope and erosion were also assessed and recorded. The land was then classified using the Land Capability Classification for Agriculture in British Columbia (Kenk and Cotic 1983). A map and a summary of the classifications, limitations, and recommended reclamations practices are provided in Section 3.

2.1 METHODS

2.1.1 Desktop Assessment

A desktop was completed to gain an understanding of the regional context of the project location. Land Management Handbook 24 (DeLong et al., 1993) was reviewed to understand the ecosystem types found in the Sub-Boreal Spruce Dry Cool (SBSdk) Biogeoclimatic subzone where the project exists. The *Soil Resources of the Smithers – Hazelton Area* (Runka 1972) contains 1:50,000 scale mapping for the region and describes the soil types common in the region. Agricultural capability ratings are derived from Runka 1972 and were viewed using the Soil Information Finder Tool (SIFT) on the government of British Columbia website.

2.1.2 Field Investigations

Field investigations were carried out to assess the site with respect to soils and landforms, existing vegetation and ecosystems, and operational impacts to the area, including the presence of invasive plants and soil disturbance, including compaction, erosion and sedimentation. Four detailed soil and ecosystems plots were established, with data collected using the provincial FS882 field form. Eleven additional observations were taken, documenting soils, pit base conditions (the substrate that will serve as the reclamation substrate prior to topsoil deposition), invasive species, and stockpile conditions.

2.1.2.1 *Soil Survey*

A detailed soils assessment was carried out to inform the agricultural capability assessment and to confirm or revise the existing agricultural capability mapping available through SIFT.

The soil survey was conducted at a Survey Intensity Level 1 (SIL 1) in accordance with the Soil Inventory Methods of BC at a density of one detailed test pit for every one to five hectares. The following information was collected at each test pit:

- ◆ horizon designations;
- ◆ horizon depths;
- ◆ colour (Munsell Colour Chart);
- ◆ texture;
- ◆ structure;
- ◆ consistence;
- ◆ coarse fragment content by percent volume for gravel, cobbles, and stones;
- ◆ presence and depth of mottles (size, abundance, colour);
- ◆ drainage class; and
- ◆ rooting depth/root restricting layer.

Test pits were excavated to the C horizon or to where soils were resistant to further excavation (auger refusal). Photographs were taken of each test pit to provide context for the local soil conditions surrounding the operations.

2.1.2.2 *Agricultural Capability*

The Land Capability Classification for British Columbia (Kenk and Cotic 1983) presents a framework designed to evaluate the potential of land for agricultural use. It categorizes land into seven classes, ranging from Class 1, which has the highest capability for agriculture with minimal limitations, to Class 7, which has no capability for agriculture due to severe limitations. Class is determined by the most limiting of the subclasses, which assess specific limitations, including:

- ◆ soil moisture deficits (A and M),
- ◆ adverse climate (C),
- ◆ undesirable soil structure and/or low perviousness (D),
- ◆ erosion (E),
- ◆ low fertility (F),
- ◆ inundation (I),

- ◆ salinity (N),
- ◆ stoniness (P),
- ◆ shallow bedrock (R),
- ◆ topography (T), and
- ◆ excess groundwater (W).

A fundamental aspect of this classification is the distinction between unimproved and improved ratings.

The unimproved rating reflects the land's agricultural capability in its natural state, without any management activities to improve the land, such as irrigation, rock removal, and adding soil amendments such as organic matter or lime. It considers all inherent limitations that might affect agricultural productivity, such as poor soil fertility, steep slopes, adverse climate conditions, excessive stoniness, or inadequate natural drainage due to subsurface impermeable layers (clay, lithic contact).

Improved ratings are the land's capability after considering feasible and practical enhancements to overcome or reduce natural limitations. These improvements might include adding soil amendments such as organic matter or lime to enhance fertility, installing irrigation or drainage systems to manage water supply, or modifying the land's surface to reduce slope steepness through grading. For example, land initially rated as Class 5 unimproved could be reclassified as Class 3 improved after drainage systems are installed and stones are removed, making it suitable for a wider range of crops.

2.2 RESULTS

2.2.1 Desktop Assessment

The Gilbert Pit is located within the SBSdk subzone which has a cool, dry climate with moderate precipitation (400-600 mm annually) and a short growing season. Winters are cold, and summers are warm but brief. Forests are dominated by hybrid white spruce and subalpine fir, with lodgepole pine common after disturbances such as wildfire.

The native soils associated with the Gilbert Pit are mapped as the Alix, Pinkut and Stellako soil associations (Runka 1972). Alix soils are coarse textured glaciofluvial Orthic Dystric Brunisols that are rapidly drained with associated forested landscapes which are subject to moisture deficits during the growing season. Pinkut are colluvial Orthic Dystric Brunisols that occur on sloped terrain along Driftwood Creek where mass movement (slumps, landslide) processes occur. Stellako soil units are found along the fluvial plains of Driftwood Creek where seasonal inundation saturates the soil profile. Stellako soils are imperfectly drained Gleyed Regosols.

The Alix soil association is the target of aggregate extraction. The underlying parent material that will become the ground surface once the Alix soils have been removed is related to the Gilbert soil association mapped to the north. Gilbert soils are highly water worked morainal in nature and can be seen as on a

geomorphic continuum with the Alix soils. However, it will not be the surface materials that will be exposed but rather the underlying compact basal till, which is not described by any local soil association.

2.2.2 Field Investigations

2.2.2.1 Soil Survey

A field investigation was carried out on August 21, 2024, and four soil pits were evaluated. In the adjacent forested areas, soils have thin topsoil layers and minimal pedogenic processes (Plate 2.2-1 and 2.2-2). These soils have a weakly developed Ae_j horizon, which extends to depths between five to eight centimeters, transitioning to an AB horizon and a high coarse-fragment C horizon beneath. The limited soil development is typical of soils derived from glaciofluvial sediments. Glaciofluvial sediments tend to drain rapidly and lack surface area for soil-building processes (Plate 2.2-3). As a result, productivity is low, leading to reduced organic inputs from native vegetation and low topsoil quality. Although these soils are generally poor, vegetation can colonize exposed soil stockpiles (Plate 2.2-4). Soils in lower slope positions adjacent to gravel operations were imperfectly drained and support subhygric vegetation. The exposed soil where gravel extraction has occurred was found to have high coarse fragment content (>70%) and is compacted. This material is likely basal till, broadly underlying at variable depths of all the soils in the area (Figure 2.2-1).

The surrounding ecosystems at the Gilbert Pit are comprised of mesic (SBSdk-01) and submesic (SBSdk-04) coniferous and aspen forests (Plate 2.2-1; SBSdk-04). The lower slopes to the south of the gravel operation are a moisture receiving area which is characterized by wetter SBSdk-07 forests and a swamp (Ws02).

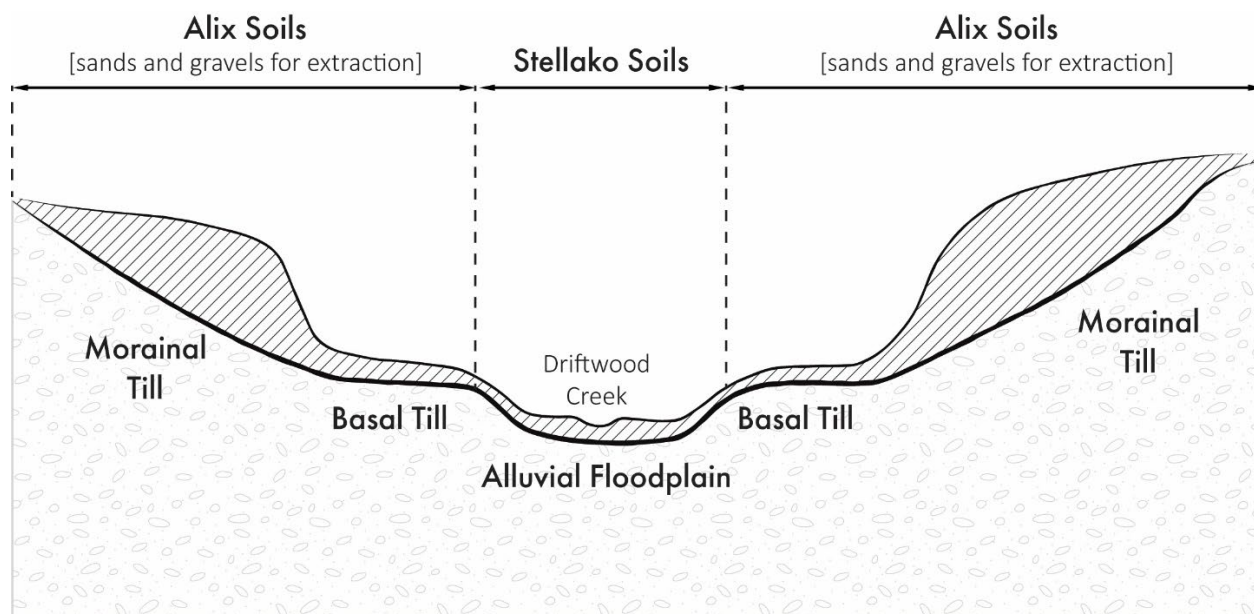


Figure 2.2-1. Physiographic Setting



Plate 2.2-1. Typical undisturbed vegetation conditions of the SBSdk-01 forest.



Plate 2.2-2. Example of an Alix Soil profile at an undisturbed site.



Plate 2.2-3. Pit wall showing glaciofluvial sediment used for gravel excavation.

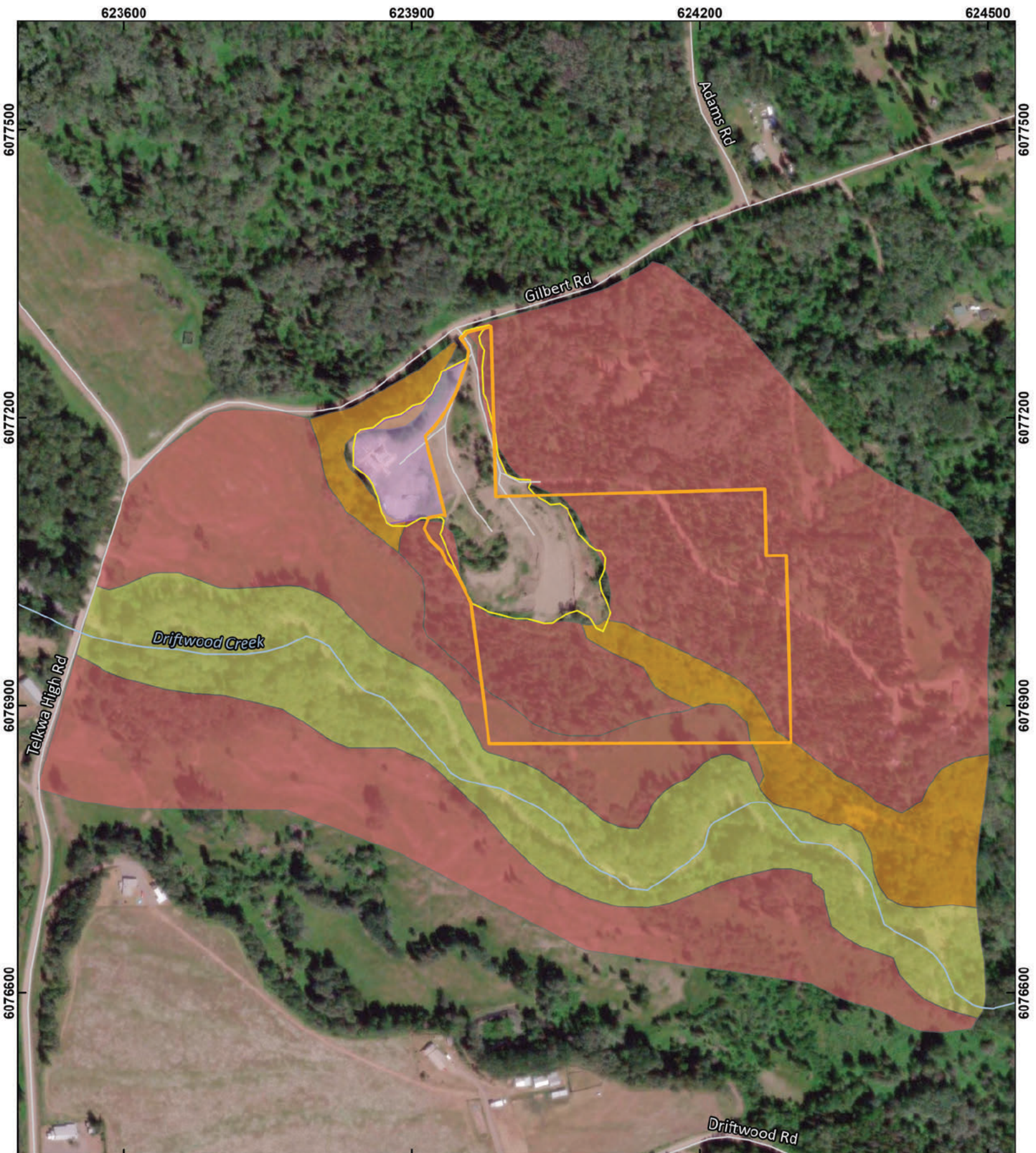


Plate 2.2-4. Vegetation cover on disturbed soil.

2.2.2.2 *Unimproved Agricultural Capability*

The unimproved agricultural capability of the Gilbert Pit ranges from Class 4-5 (Figure 2.2-2), limited by soil moisture deficit (A), stoniness (P), and in adjacent areas not subject to gravel extraction, excess groundwater (W). The unimproved agricultural capability in the areas of proposed development is 5AP. The proposed development area of the Gilbert Pit has soils derived from glaciofluvial sediments (Plate 2.2-3), which have high coarse fragment content and low moisture retention resulting in a 5AP classification. With respect to agriculture production, the frost-free period is conducive to production, but the drought-prone nature of the soil and stoniness limits the range of crops for forage. Stoniness poses a significant barrier to agricultural production by reducing soil workability, making it difficult to plow and cultivate while increasing wear on equipment. It also obstructs root growth, limiting plants' access to nutrients and water, which can lead to drought stress. The presence of stones increases erosion risk and makes harvesting more challenging, further decreasing the land's usability and increasing production costs.











The soils along Driftwood Creek are derived from fluvial deposition with high coarse fragment content and experience inundation resulting in a 5IP classification. Lower slopes to the south of Gilbert Pit are imperfect to poorly drained and excess moisture limitation results in a 5W classification. Excess moisture along the Driftwood Creek bed can limit agricultural production by creating waterlogged soils that restrict oxygen availability to plant roots, leading to poor root development and stunted growth. Prolonged saturation can also increase the risk of root diseases, such as fungal infections, which further hinder crop health. Additionally, wet soils may delay planting and harvesting due to difficulty in accessing fields with machinery. In areas prone to flooding, crops may be damaged or destroyed by standing water, while nutrient leaching can reduce soil fertility, requiring more inputs for successful crop production. Altogether, these factors reduce the viability and yield of crops in moisture-saturated areas.



Gilbert Pit Restoration

Gilbert Pit Soils Association

Figure 2.2-2

- Legend**
- | | |
|--|---|
|  Alix |  Proposed Permit Area |
|  Stellako |  Site Boundary |
|  Pinkut |  Existing Sawmill |
|  N/A |  Additional Development Area |
| |  Roads |
| |  Streams |



Date: 2024-10-07
 Map Number: GPR-002
 Coordinate System: NAD 1983 UTM Zone 9N
 Projection: Transverse Mercator
 Datum: North American 1983



2.2.2.3 *Improved Agricultural Capability*

Gravel extraction will result in the removal of the glaciofluvial materials, leaving behind a till surface, which is part of the till plain located to the north of the site. Soils in this area are classified as Orthic Gleysols, due to the presence of near-surface drainage restriction layers, derived from compaction due to ice as well as fine-textured sediments. The soils are classified as the Barrett Association. Field investigations of these deposits found them highly restrictive to shovel penetration due to high amounts of coarse fragments and compacted matrix sediments. Although the soils of the Barrett Association are classified as being derived from morainal sediments, these materials exhibited characteristics more akin to basal till.

As per the reclamation plan presented in Section 3.1.1, the final configuration of the reclaimed soil profile will involve the placement of 30 cm of topsoil on the decompacted till surface. The salvaged topsoil will have a sandy loam to loamy sand texture. Coarse fragments, measuring upwards of 50%, will be screened out. This will reduce the moisture deficit limitation from 5A to 3A. It will also eliminate the stoniness (P) restriction present in the natural soils as coarse fragments will no longer be present within the upper 25 cm of the soil solum.

Although the underlying till material will be decompacted, it is not out of the question that some element of undesirable root limiting layer will be present or redevelop (decompacted soils can become more compact over time since treatment, depending on texture characteristics). Given this, the improved soils are assigned a limitation of 3D (undesirable root limiting layer within 35 to 50cm of the soil surface).

The overall improved agriculture capability rating for the site, after reclamation, will be 3AD.

3. RECLAMATION PLAN

The purpose of this Reclamation Plan (RP) is to produce a site-specific document to guide the reclamation efforts at the Gilbert Pit to achieve the end land use of grazing for agriculture. The site will be reclaimed to have equivalent or better agriculture capability when compared to pre-disturbance conditions (see Table 3.4-1 below). The reclamation plan includes guidance on the following:

1. reclamation filters
2. site preparation
3. soil decompaction
4. topsoil management
5. invasive plant management plan
6. agronomic vegetation establishment

3.1 RECLAMATION FILTERS

Restoration is effectively undertaken if the practitioner understands what is acting as an impediment to the re-establishment of a vegetation community. These are referred to as “filters” and can be natural or non-natural in origin. Nature is full of these types of filters. Steep slopes which cause soil to constantly move (slowly or rapidly) preclude the establishment of thriving vegetation communities. South-facing steep aspects in mountains often result in the establishment of grasslands, as trees are not able to obtain enough moisture to establish. Low bench floodplain communities are often disclimax pioneer systems, that repeatedly re-establish due to the aggradation and degradation of sands and gravels.

Common reclamation filters are shown in Figure 3.1-1. Figure 3.1-2 shows examples of how each of these filters can be overcome through reclamation prescriptions that are targeted at the existing filter.



Figure 3.1-1. Common Reclamation Filters (adapted from FLNRO 2021)

Key considerations in developing site level prescriptions for pit restoration include the following:

- ◆ What is the current status of the site? Has it been deactivated, re-sloped, are there signs of any other types of restoration?
- ◆ What is the current status of the site with respect to revegetation? Is there natural regeneration and if so, what are its characteristics?
- ◆ What is getting in the way of regeneration success? This is where you assess the presence of filters. Is the surface too compact? Are there too many weeds? Is there a lot of erosion occurring?
- ◆ What site preparation prescription would be used to overcome the identified filters?
- ◆ What type of ecosystem is adjacent to the site (what BEC Site Series)? Use this information to determine the appropriate vegetation prescription.

Site preparation prescriptions directly address the filters present. Proper site preparation is critical to establishing a successful vegetation community. Most commonly with gravel pits the filter is compacted soils; however, other filters are often present. Generally, site preparation prescriptions alter the soil surface in a manner that improves the site as a medium for growth. Improvements are yielded with respect to soil structure, porosity, aeration, drainage, and erosion. If side cast soil is available improvements can be made regarding poor nutrient status. Coarse woody debris can reduce erosion potential, create favorable microhabitat for vegetation and, over time, improve soil nutrient regimes. Figure 3.1-2 presents several examples of reclamation filters and potential site preparation treatment to address these filters.

Limiting Factor	SOIL MOISTURE	COMPETITION	COMPACTED SOILS	NUTRIENT-POOR	COLD SOILS
Wet sites	Mounding	Mounding Plowing*	Mounding Plowing	Mounding	Mounding Plowing
Dry sites	Scalping Scarification Disc trenching (wide trench)	Scalping Scarification Mixing* Disc trenching*	Mixing Winged subsoiler Straight ripper	Mixing Disc trenching (small trench)	Scalping Scarification Mixing Disc trenching

*Note: the indicated techniques may alleviate competition by exposing microsites, but these microsites may lead to increased competition if a vegetation management plan is not in place.

Figure 3.1-2. Reclamation Techniques to Overcome Common Site Limiting Factors (adapted from FLNRO 2021)

3.1.1 Site Preparation

When gravel extraction operations conclude at the Gilbert Pit the site will need to be recontoured to conform to the surrounding landscape. The pit wall of the Gilbert Pit will be near vertical and not suitable for the end land use objective. Therefore, the pit walls of the Gilbert pit will be recontoured to a slope of 3:1 to reduce erosion and to create a stable landform.

3.1.2 Soil Decomaction

The Gilbert Pit is a dry site with moisture limitations. Given the field analysis of the site conditions present, the reclamation approach will involve the use of an excavator with a toothed bucket to decompact the till sediments, and the application of 30 cm of salvaged topsoil. The toothed bucket will create fissures that improve water infiltration, root penetration, and soil aeration. Decompaction will promote plant growth and increasing crop yields. Importantly, it does this with minimal disturbance to the topsoil, preserving surface residues and reducing erosion.

3.1.3 Topsoil Management Plan

The reclamation of the Gilbert Pit will involve the placement of the salvaged topsoil to a depth of 30 cm over the decompact till plain material. Material will be placed by an excavator, working in a manner so that the placed topsoil is not over-ridden. Topsoil will be handled according to best management practices to facilitate the transition to the end land use of agriculture. Table 3.1-1 outlines the Best Management Practices (BMPs) for soil handling that will be applied during the reclamation activities at the Gilbert Pit.

Table 3.1-1. Best Management Practices for Soil Handling that will be Implemented at the Gilbert Pit

Operational Activity	Site-Specific Value	Best Management Practice
Soil Segregation and Salvage	<p>All attempts to salvage native materials will greatly increase viability of reclamation activities and should be conducted with as much care and precision as possible.</p> <p>Soil types (topsoil, subsoil and overburden) should be segregated in any work area at risk of rutting, compaction, and admixing of soil layers.</p> <p>Over-saturation of water in soil while conducting earthworks, and excessive equipment handling, are detrimental to, and can quickly degrade, soil structure.</p>	<ul style="list-style-type: none"> • Salvage and stockpile each topsoil, subsoil, and overburden horizon layer separately. • Salvage any vegetative layers and stockpile root-side down, in a single layer if possible, or use to cover stockpiled topsoil. • Salvage all topsoil to the greatest depth possible. • Soil salvage will be conducted by heavy equipment that is sized and properly equipped for the activity to limit excessive disturbance and compaction. • Where feasible, direct placement of topsoil and other soil layers will be used to limit soil breakdown. • Complete soil salvage when conditions are dry, if possible, to protect soil structure and minimize compaction. • If salvaged soil must be transported, it will be moved to a location that is predetermined by appropriate supervisors for stockpiling.
Soil Stockpiling	<p>The primary risks of soil stockpiling are the degradation of soil viability and soil losses due to erosion.</p> <p>Stockpiles should be handled as little as possible and carefully managed.</p>	<ul style="list-style-type: none"> • Segregate stockpiles by soil type (topsoil, subsoil, overburden). • Do not stockpile during heavy rain or excessively wet conditions to avoid erosion and soil structure degradation. • Stockpile soils in a well-drained location, if possible, to preserve soil quality. • Space stockpiles to allow for overland water flow to pass unobstructed into the adjacent vegetated areas. • Avoid locating stockpiles adjacent to riparian areas, waterbodies, or treelines to limit erosion and to prevent contamination of these features. • Construct geotechnically stable, non-erosive stockpiles by maintaining a maximum slope ratio of 3:1 to avoid slumping and erosion. • Maintain a rough stockpile surface to assist in minimizing erosion and a uniform cap to help prevent pooling of water along the crest. • Stabilize long-term soil stockpiles with a native cover crop, particularly stockpiles of topsoil, to limit erosion, control invasive weeds, and to maintain organic matter.

Operational Activity	Site-Specific Value	Best Management Practice
		<ul style="list-style-type: none"> • Document stockpile properties to keep track of the various reclamation material type. • Implement signage to prevent disturbance of existing stockpiles and to make identification in the future easier.
Soil Placement	<p>Effective placement of the salvaged material will be crucial to the success of vegetation establishment.</p> <p>Efficient revegetation is vital to agricultural capability, prevention of weed species establishment, and erosion mitigation.</p>	<ul style="list-style-type: none"> • Place soil across the entire disturbance area during reclamation and to an adequate depth to support a rooting zone. • Use reference site conditions to guide soil placement. • Place soil in a manner that leaves the soil loose with microtopographic variability to allow for moisture variability, microclimate conditions, seed retention, and erosion control. • When possible, use direct placement instead of stockpiling to preserve soil quality and structure.

3.2 SITE PREPARATION AND EROSION CONTROL

3.3 INVASIVE PLANT MANAGEMENT

The invasive plant measures that will be taken to prevent, minimize, and manage the introduction and spread of invasive plants during reclamation activities are summarized in the sections below. Invasive plants are defined as plants that are not native to BC that have the potential to pose a threat to the natural environment. Invasive plant species of concern have been identified as those listed under the Weed Control Act (1996) and/or by the Northwest Invasive Plant Council.

3.3.1 Prevention

Preventive measures to minimize the potential for invasive introduction and/or spread during reclamation activities will include the following:

- ◆ ensuring that all vehicles arrive and leave site clean (i.e., free of mud, debris or other material);
- ◆ restricting vehicle and other machinery to designated routes and approved work areas;
- ◆ establishing marked boundaries in work areas around invasive plant populations within which individuals and machinery are not permitted to work or operate; and
- ◆ implementing follow-up monitoring of reclaimed areas to ensure they do not contain invasive plants.

3.3.2 Treatment

Treatment options and timing will be identified based on the factors specific to each individual occurrence, including the species, the extent of the population, and site characteristics (e.g., riparian vs. terrestrial). The method of treatment will take into consideration the guidance provided by the Northwest Invasive Plant Council. Treatment options may include mechanical, biological, and chemical methods or a combination of these treatments. Mechanical control adopts physical means of removal, such as pulling by hand, and is typically used to control small populations. Biological control uses living organisms, such as insects, to control pest populations and is typically used to prevent population growth but may not be effective at eradicating a population completely. Chemical control uses herbicides to reduce and eradicate plant populations and can be used to control both small and large populations.

3.4 AGRONOMIC VEGETATION ESTABLISHMENT

A revegetation strategy for reclaiming the Gilbert Pit will involve establishing vegetation to facilitate site stabilization, erosion prevention and transition to agriculture use. Gilbert Pit will be seeded with appropriate forage vegetation, such as grasses and legumes suited to local conditions. Periodic monitoring will track vegetation establishment and agricultural productivity. Areas identified with poor establishment may require additional seeding effort or site preparation to improve vegetation success.

Table 3.4-1. Reclamation Prescriptions

Label	Predisturbance Ecosystem Name	Area (ha)	Vegetation Broad Category	Predisturbance Land Use	Reclaimed Soil Agriculture Capability	Target Land Use	Reclamation Treatment A	Reclamation Prescription B	Vegetation Prescription B
Prescription 1	SBSdk-04	3.59	Submesic forest	Wildlife habitat - food, security, thermal cover, mature forest	3AD	Agriculture - grazing	Contour site (3:1) to conform to surrounding environment and decompact surface soil using an excavator with a toothed bucket.	Place 30 cm of topsoil and apply amendments to ameliorate fertility issues as needed.	Seed agronomic and cover crop mix at 40 kg/ha

3.4.1 Final End Land Use Schematic

The end land use for the Gilbert Pit is grazing land for agriculture. Figure 3.4-1 shows a cross section of the landscape showing the change from before gravel extraction to the proposed end land use following reclamation. Figure 3.4-2 depicts the proposed end land use, final contours and the improved agricultural capability 3AD expected for the reclaimed area where gravel extraction took place.

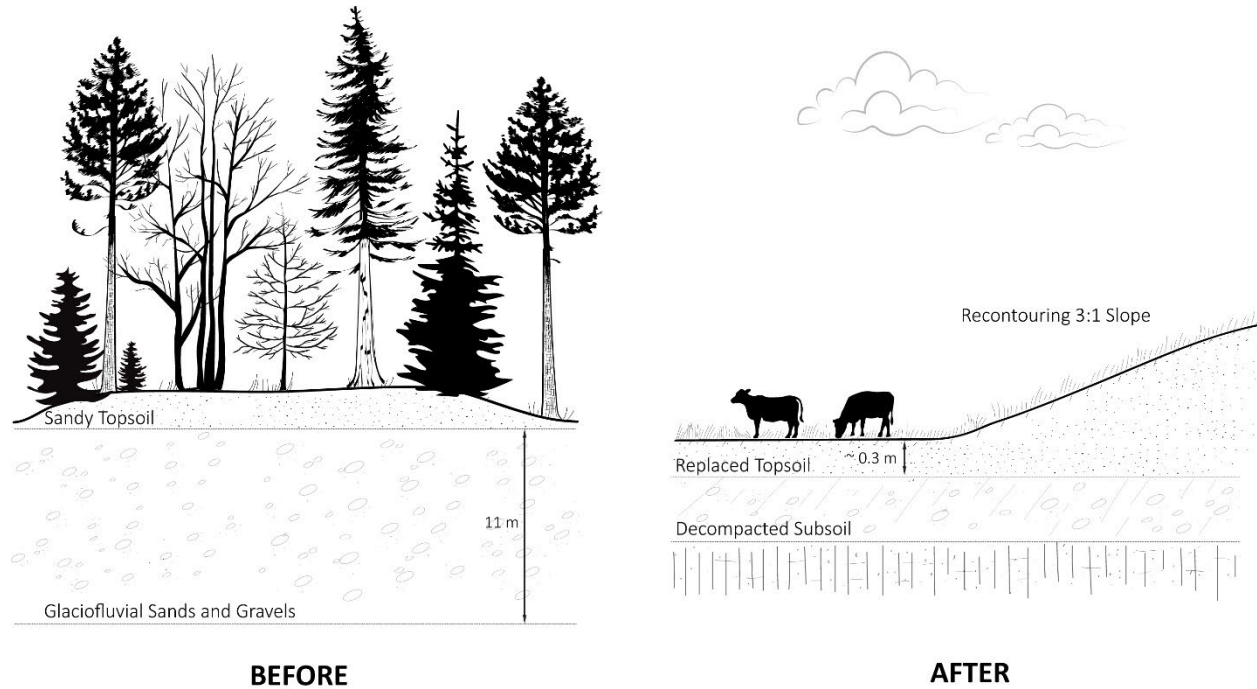


Figure 3.4-1. End Land Use Before Gravel Operations and After Reclamation



Gilbert Pit Restoration

Expected landscape following reclamation of the Gilbert Pit

Figure 3.4-2



Date: 2024-10-24
 Map Number: GPR-004
 Coordinate System: NAD 1983 UTM Zone 9N
 Projection: Transverse Mercator
 Datum: North American 1983

Legend

- Post-Reclamation Improved Agricultural Capability
- Unimproved Agricultural Capability
- End Land Use
- Topographic Lines
- Roads
- Streams



3.4.2 Reclamation Monitoring

Reclamation monitoring applies specifically to the success and refinement of reclamation prescriptions targeting the end land use objective of agriculture. To evaluate whether the site has achieved the end land use of agriculture, the site will be assessed through the following:

- ◆ Confirmation of recontouring of the landscape to align with the surrounding landscape.
- ◆ Monitoring of invasion or re-establishment of invasive plant species.
- ◆ Evaluation of soil structure, compaction, and water infiltration rates to ensure they support root growth and water retention.
- ◆ Monitoring of crop productivity yields over several growing seasons and comparison against regional averages.

These reclamation monitoring activities will provide the basis of adaptive management. Monitoring will provide information to inform adjustments to the program and to demonstrate progress towards achieving the end land use target.

REFERENCES

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- Kenk, E. and Cotic, I. 1983. Land Capability Classification for Agriculture in British Columbia. Manual 1, Surveys and Resource Mapping Branch, Ministry of Environment and Soils, Ministry of Agriculture and Food, Kelowna. Retrieved from: http://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf
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APPENDIX A. GILBERT PIT SOILS DATA

Plot ID	Unimproved Agricultural Capability	Soil Classification	Drainage	Horizon Name	Depth (cm)	Coarse Fragment Content (%)	Texture	Colour
GB1	5AP	O.DYB	Rapid	L	5-4	0	-	-
				Fm	4-0	0	-	-
				Aej	0-4	30	LS	7.5YR6/4
				Bm	4-22	80	S	7.5YR4/4
				BC	22-75	80	S	7.5YR3/4
GB2	5AP	O.DYB	Rapid	L	10-9	0	-	-
				Fm	9-0	0	-	-
				AB	0-15	50	LS	-
				Bm	15-31	80	LS	7.5YR2/4
				BC	31-75	80	S	7.5YR2/3
GB5	5AP	O.DYB	Rapid	AB	0-7	50	LS	5YR6/6
				Bm	7-16	70	LS	5YR8/2
				BC	16-35	70	S	5YR8/2
GB15	5AP	O.DYB	Rapid	AB	0-20	50	LS	7.5YR4/2
				BC	20-40	80	S	10YR5/4



PERMIT TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Transit

Bulkley-Stikine District
Bag 5000
3726 Alfred Avenue
Smithers, British Columbia V0J 2N0
Canada

("The Minister")

AND:

Trevor Meerdink 0674377 BC Ltd.
Telkwa, British Columbia V0J2X0
Canada

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way...
B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:
The installation, operation, and maintenance of established industrial access off Gilbert Road, Smithers BC. Seasonal use between May and September for one dump truck hauling sand from existing sand reserve. Located as shown on mapping.
C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. The Minister shall designate an official ("the Designated Ministry Official") who shall act as the Minister's agent in the administration of this permit in the manner hereinafter set out.
2. The Use shall be carried out according to the reasonable satisfaction of the Designated Ministry Official.
3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
4. The Permittee shall make diligent attempts to determine if there are other users of the right of way in the vicinity of the Permittee's location whose use may be affected. It shall be the responsibility of the Permittee to contact any such users before exercising any of the rights granted hereunder and to attempt to reach an accommodation.



5. The Minister shall take reasonable care to do as little damage or interference, as possible, to any Use authorized by this permit in the carrying out of the construction, extension, alteration improvement, repair, maintenance or operation of any work adjacent thereto, but the Minister shall not be responsible for any damage regardless.
6. The Minister at the absolute discretion of the Minister may, at any time, cancel this permit for any reason upon giving reasonable notice; provided, however, that in the case of default by the Permittee or in the case of an emergency no notice shall be necessary. The Minister shall not be liable for any loss incurred as a result of permit cancellation.
7. Placing of speed arresters on the access (or accesses) or in the Permittee's property without the prior consent in writing of the Designated Ministry Official shall render the permit void.
8. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.
9. The Permittee shall remove any mud, soil, debris, or other foreign material tracked onto the highway from the access authorized herein. Such removal shall be at the Permittee's expense and shall be done at any time the material unduly inconveniences traffic and, in any event, daily.
10. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.
11. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Designated Ministry Official. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.
12. The rights granted to the Permittee in this permit are not assignable without the consent of the Minister.
13. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Transit that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 24 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.
14. The permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in co-ordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.
15. Any works within the Ministry right-of-way that fall within the scope of "practice of professional engineering" or "practice of professional geoscience" under the Professional Governance Act and the Engineers and Geoscientists Regulation will be performed by a Professional, and shall comply with this Ministry's "Professional Assurance Guidelines". The Guidelines can be viewed on the Ministry's website at <https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/technical-circulars/2023/t01-23.pdf>
16. The permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.
17. The Use shall be carried out according to the following drawings and specifications, which are attached and shall be considered to be part of this permit:
HERE DESCRIBE THE ATTACHMENTS
18. (a) The rights granted under this permit shall not be exercised before March 30, 2026.
(b) The Construction and Installations must be completed on or before December 31, 2026.
Exceptions: HERE DESCRIBE ANY CONSTRUCTION OR INSTALLATIONS, WHICH NEED NOT BE COMPLETED BY THAT DATE.
19. A. LOCATION
20. The layout shown on the attached drawing is a condition of this permit, and any change in layout without the prior consent in writing of the Designated Ministry Official shall render the permit void.
21. B. CONSTRUCTION AND INSTALLATIONS:
22. The rights granted under this permit and certificate are temporary and will expire on N/A or for an indefinite period.



23. The Permittee shall take all reasonable precautions to attempt to ensure the safety of the public in connection with the Use. In particular, but not so as to limit this obligation, the Permittee shall, if so required by the Designated Ministry Official on reasonable grounds, prepare and implement a traffic control plan. The contents of the plan and the manner in which it is implemented must meet the reasonable satisfaction of the Designated Ministry Official.
24. The Permittee shall, at their cost, supply, erect, and maintain standard traffic control devices in accordance with the Ministry of Transportation and Transit Traffic Management Manual for Work on Roadways and Occupational Health and Safety Regulation.
25. A stop sign must be erected on the industrial road at the entrance to Gilbert Road.
26. Advance warning Truck Turning signs (W-316 Logging Truck) or (W-317 All other Trucks) and other signs as required by the Designated District Official to be erected either side of the access in accordance with the Ministry of Transportation and Transit Manual of Standard Traffic Signs and Pavement Markings.
27. The access (or accesses) shall be defined to the satisfaction of the Designated Ministry Official by the erection of standard white-painted delineator posts, guard-rail, nonmountable curb, or some other substantial barrier to traffic satisfactory to the Designated Ministry Official.
28. This permit includes permission to construct channelization within the highway right of way as specified by the Designated Ministry Official, and such channelization shall be constructed at the Permittee's expense and maintained and operated by the Ministry of Transportation and Transit.
29. That before opening up any highway or interfering with any public works, written notice of intention to do so must be given to the Designated Ministry Official at least two(2) weeks before the work is begun.
30. If there is an existing access to a highway on property owned or controlled by the Permittee in the vicinity of the permit area, that access shall, unless the Designated Ministry Official says otherwise, be closed and the manner of closure shall be to the reasonable satisfaction of the Designated Ministry Official.
31. The access (or accesses) shall be graveled to an extent satisfactory to the Designated Ministry Official to prevent the tracking of mud and soil onto the highway surface.
32. The access (or accesses) shall be constructed with 600 mm culvert pipe manufactured to CSA or ASTM standards and laid at ditch invert elevation. Maintenance and periodic cleaning of this culvert is the responsibility of the Permittee.
33. The profile of the access (or accesses) shall not exceed 2% grade from the ditchline for a distance of at least 15 metres as measured away from the highway along the centerline of the access.
34. The finished grade of the access (or accesses) at the ditch-line shall be 15 cm below the highway shoulder elevation.
35. Access to be constructed at 90 degrees to the highway for a distance of 15 metres from the highway shoulder.
36. This permit does not provide licencing and insurance and/or oversize, overweight authorization for a commercial vehicle to access a provincial highway from an industrial road. Commercial vehicle operators require authority pursuant to Section 8 of the Commercial Transport Act, R.S.B.C. 1996, and should contact the Provincial Permit Centre at 1-800-559-9688 to obtain a Highway Crossing Permit.
37. In accordance with Sections 000.03 Non-Ministry Developments on Ministry Land or That are Intended to Become Ministry Assets and 165.20 Archaeological and Paleontological Discoveries of the Design Build Standard Specification for Highway Construction - In the event that any item of archaeological, heritage, historical, cultural or scientific interest is found on the project site, the following Chance Find Procedure shall apply:

Such item(s) shall remain the property of the Province and the Permittee shall, on making or being advised of such a find, immediately cease operations in the affected area, minimize activities which create ground disturbance in and adjacent to the affected area, and notify the District Official and the Archaeology Branch of the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development [Ministry of Forests]. Work shall not resume within 30 m of the discovery site until an appropriate directive has been received from that agency.

To protect archaeological and paleontological sites that are situated within or adjacent to a project site, the Permittee may be required to use a variety of mitigative measures, including but not limited to drainage or erosion control, slope stabilization measures, or erecting fences or other suitable barriers to protect archaeological or paleontological sites that are situated within or adjacent to a project site. These measures, with any negotiated extensions of time for completion of the Works they require, will be determined and adopted at the discretion of the District Official. The costs associated with such mitigative measures will be borne by the Permittee.

A buffer zone, in which no land alteration or other activity is permitted, may be required to ensure adequate site protection. The width of this buffer zone shall be determined by the District Official in consultation with a representative of the Archaeology Branch of the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development



[Ministry of Forests]. The Permittee shall be responsible for the actions of employees and subcontractors with respect to site vandalism and the unlicensed collection of artifacts from Designated archaeological sites in and around the work location.

The Permittee shall ensure that all workers and Subcontractors are fully aware of these requirements and processes.

38. C. AUTHORIZED ACTIVITIES

39. The access (or accesses) shall be restricted to the following movements only - minimal seasonal usage and the Permittee shall construct and erect all necessary channelization, signs, and other traffic-control devices at their cost.

40. D. OPERATION AND MAINTENANCE

41. The Permittee will ensure that the works do not, impair, impede or otherwise interfere with;

I. public passage on the Highways;

II. the provision of highway maintenance services by the Province, or by its servants, contractors, agents or authorized representatives of the Province in connection with the Highways; or

III. the operation of the Highways;

42. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.

43. That before opening up any highway or interfering with any public works, written notice of intention to do so must be given to the Designated Ministry Official at least 72 hours before the work is begun, except in the case of an emergency situation, the Permittee will immediately contact the Road & Bridge Maintenance Contractor or local RCMP.

44. That when necessary all excavations, materials, or other obstructions are to be efficiently fenced, lit, and watched, and at all times every possible precaution is to be taken to ensure the safety of the public.

45. E. RISK MANAGEMENT

46. The Permittee shall obtain and maintain Commercial General Liability insurance including non-owned automobile and contractual liability insurance in an amount of not less than \$5,000,000.00. The insurance shall comply with all terms and conditions of the Ministry Certificate of Insurance (H0111) and evidence of such insurance shall be given by way of a duly completed H0111. All insurance coverage shall be issued with insurers acceptable to the Ministry, and issued by companies licensed to transact business in the Province of British Columbia and Canada.

47. The Permittee is responsible for abiding by all seasonal road restrictions.

48. Drainage upgrades are required at this access, including a swale to divert drainage as well as culvert installation or upgrade.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Smithers, British Columbia, this 30 day of March, 2026

[Redacted signature]
On Behalf of the Minister

Draft Temporary Use Permit



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. A-01-26**

ISSUED TO: West Fraser Concrete Ltd.
PO Box 428
Smithers, BC V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

**3901 Gilbert Road, legally described as Lot 3, Section 10, Township 2A,
District Lot 850, Range 5, Coast District, Plan 6536 Except Plan 7543 (PID:
009-943-528)**

1. This Temporary Use Permit authorizes the following temporary use:
The operation of a portable screening unit and portable crushing unit in association with aggregate processing on the subject property.
2. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.
3. The permit holder shall, as a condition of this permit, ensure the following:
 - a. Maintain a valid Industrial Access Permit with the Ministry of Transportation and Transit in association with the Temporary Use.
 - b. Operation of the portable screening unit and portable crushing unit shall be limited to between May to October of each year.
 - c. Hours of operation for the portable crushing unit and portable screening unit shall be limited to 7:00 am to 3:00 pm, Monday to Friday.
 - d. The portable screening unit shall operate for a maximum of 150 days per calendar year.
 - e. The portable crushing unit shall operate for a maximum of 21 days per calendar year.
 - f. No permanent structures associated with the Temporary Use shall be built or placed on the subject property.
 - g. The portable crushing unit and portable screening unit shall not be set up on permanent foundations.
 - h. Operation of the portable screening unit and portable crushing unit shall be limited to the "Temporary Use Permit Area" as identified in Schedule A.

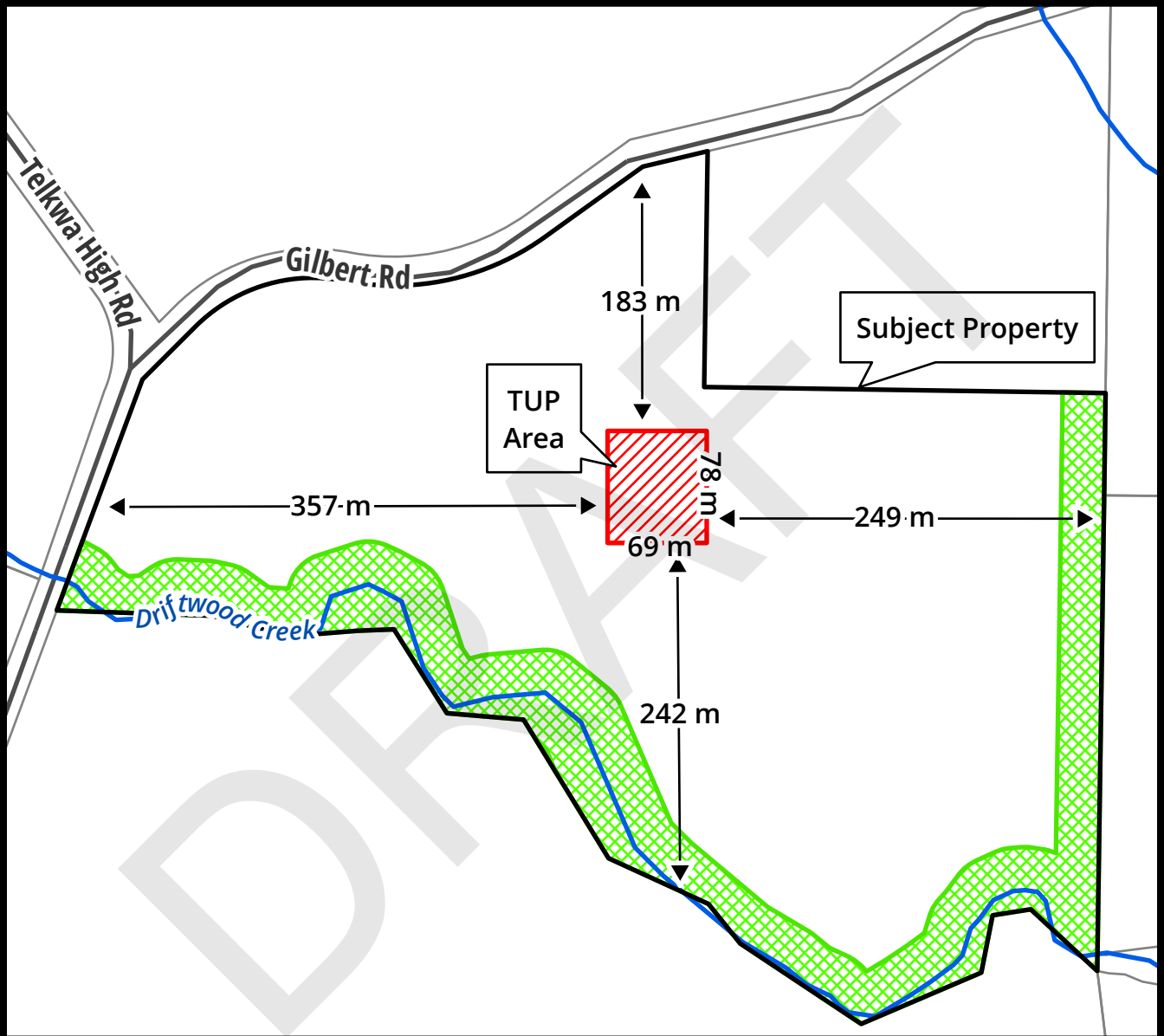
- i. No existing trees or other vegetation may be removed from the subject property as follows, and as shown on the attached Schedule A:
 - i. Within 30 metres of the natural boundary of Driftwood Creek.
 - ii. Within 30 metres of the property line abutting 3985 Gilbert Road.
 - iii. Despite section (i), the following is permitted:
 - The removal of dangerous trees for safety purposes.
 - The removal of trees or other vegetation to maintain access easement C724, as shown on Plan 7445.
4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.

If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and/or property owner are in default of this permit, and the permit shall be void and of no use or effect.
5. As a term of this permit the owner of the land must remove the portable crushing unit and screening unit from the land upon which the temporary use is occurring or has occurred within two months of the expiration date of this permit unless this permit is renewed by the Board.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional District Board on the ___ day of _____, 2026.

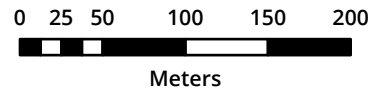
PERMIT ISSUED on the ___ day of _____, 2026.

Corporate Administrator



TUP A-01-26: Schedule A
Regional District of Bulkley-Nechako
Electoral Area A (Smithers/Telkwa Rural)
Produced: 2026-05-12

Lot Area: ≈ 23.97 ha
TUP Area: ≈ 0.52 ha



Referral Report



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP A-01-26

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

Name of Agent / Owners: Leigh Purnell, West Fraser Concrete Ltd.

Electoral Area: A (Smithers/Telkwa Rural)

Subject Property: 3901 Gilbert Road, legally described as Lot 3 Section 10 Township 2A District Lot 850 Range 5 Coast District Plan 6536 Except Plan 7543 (PID: 009-943-528)

OCP Designation: Agriculture (AG) in "Regional District of Bulkley-Nechako Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" (the OCP)

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

Building Inspection Within the Building Inspection Area

Fire Protection Not within a Fire Protection Area

Existing Land Uses: Aggregate Extraction (inactive)

Property Size: 23.97 ha (59.23 ac)

Proposed TUP Area: 5,224 m² (45,467 ft²)

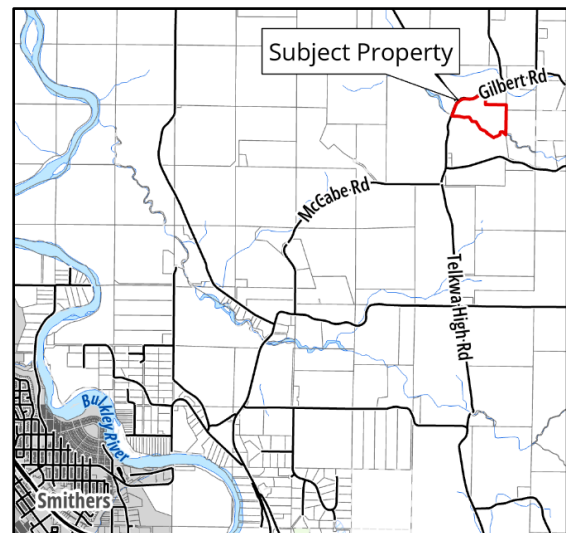
Location: Approximately 6 km northeast of the Town of Smithers.

Location Map:

PROPOSAL

The applicant is requesting the issuance of a Temporary Use Permit (TUP) for three years to allow the operation of a portable crusher and screener on a 5,224 m² (45,567 ft²) area of the subject property. The applicant is in the process of reactivating an existing sand and gravel pit owned and managed by the previous property owner.

The applicant is proposing to extract and process approximately 50,000 tonnes of material (5,000 tonnes per year) between 2025 to 2035. Operations would involve mining, crushing and screening using a dump truck, loader, excavator, dozer, and crushing and screening equipment. The material will be transported offsite along Telkwa High Road and



Highway 16. The temporary use is proposed to operate intermittently depending on demand from May to October, Monday to Friday, 7:00 am to 6:00 pm.

The applicant provided the attached Mine Plan and Reclamation Plan. The applicant also provided staff with copies of their application for a *Mines Act* Permit amendment and Ministry of Transportation and Transit Access Permit application which are available from staff upon request.

The subject property is zoned Agricultural (Ag1) which does not permit aggregate processing, including crushing and screening. Therefore, a TUP is required. Aggregate extraction cannot be regulated by the RDBN.

Proposed TUP Area



DISCUSSION

Site Details

Staff visited the site in 2025 as part of the applicant's ALR application (see Attachments for 2025 Site Visit Photos).

The proposed application area is located within the footprint of an inactive sand and gravel pit which was operated by the previous property owner. The previous owner had also operated a log home construction business on the property which has since been deactivated. No buildings or structures are located on the subject property, and the application states no activities are currently occurring. The proposed TUP area is screened from surrounding properties and roads by vegetation, and the perimeter of the pit is heavily treed to the north, east and south. Driftwood Creek runs along the southern boundary of the property, approximately 125 m from the proposed TUP area.

Six dwellings are located within approximately half a kilometre (1,640 ft) from the application area. The nearest dwelling is located approximately 200 m (656 ft) northeast. The Driftwood Community Hall is located approximately 650 m (2,132 ft) southwest. Staff note the access road for the mine appears to also serve as the driveway for a residence at 3985 Gilbert Pit Road, approximately 500 m (1,640 ft) to the southeast. The applicant stated to staff the proposal will not impact access to this property.

Official Community Plan and ALR Application

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to preserve the land for the purposes of farming and other related activities. Section 3.1.2 of the OCP states:

(1) Agriculture and other compatible uses of land may be permitted.

On June 19, 2025, the RDBN Board considered the applicant's Agricultural Land Commission (ALC) Non-Farm Use application for aggregate extraction and processing on the subject property (see attachments for ALR 1277 Board Report). The Board recommended ALC approval and requested the ALC ensure appropriate remediation throughout the life of the pit. The Board also requested the ALC and the Ministry of Mining and Critical Minerals ensure that an adequate vegetation buffer be maintained around the perimeter of the site and that any sensitive ecosystems along Driftwood Creek are preserved.

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 the Section 6.2 of the OCP, which allow 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).*

Referral and Approval Process

This application is being referred to the Electoral Area A Advisory Planning Commission, the Town of Smithers, and the Ministry of Transportation and Transit.

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.

ATTACHMENTS

- [Applicant Submission](#) (Link)
- [ALR 1277 Board Report](#) (Link)
- [2025 Site Visit Photos](#) (Link)

Referral Responses

**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date: Monday April 13, 2026	Meeting Location: Virtually via Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Natalie Trueit-MacDonald		<input checked="" type="checkbox"/> Director Stoney Stoltenberg
<input checked="" type="checkbox"/> Bob Posthuma - ABSTAINED		<input type="checkbox"/> Alternate Vicky Hoskins
<input checked="" type="checkbox"/> Sandra Hinchliffe		<u>Other Attendees</u>
<input checked="" type="checkbox"/> Andrew Watson		<input checked="" type="checkbox"/> Cameron Kral, Planner
<input checked="" type="checkbox"/> Alan Koopman		<input checked="" type="checkbox"/> Leigh Purnell, Applicant
<input type="checkbox"/> Paul Murphy		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7:10pm		
<u>Agenda</u>		
7:00 pm TUP A-01-26		
Applications (Include application number, comments, and resolution)		
TUP A-01-26 (awaiting confirmation from ALC)		
The APC unanimously supports the application.		
Meeting Adjourned: 7:40pm	Secretary Signature:	[REDACTED]



May 6, 2026

File: TUP A0-1-26

EMAIL: Jason.llewellyn@rdbn.bc.ca

Jason Llewellyn, RPP, MCIP
Director of Planning
Regional District of Bulkley-Nechako,
37 3rd Avenue / PO Box 820,
Burns Lake, BC, V0J 1E0

Dear Jason Llewellyn,

Re: Referral Response for Temporary Use Permit Application TUP A0-1-26

Thank you for the opportunity to provide comment on the Temporary Use Permit application TUP A-01-26, initiated by Leigh Purnell, West Fraser Concrete Ltd., for 3901 Gilbert Road, legally described as Lot 3 Section 10 Township 2A District Lot 850 Range 5 Coast District Plan 6536 Except Plan 7543 (PID: 009-943-528).

Based on the detailed provided, the Town understands that the proponent has prepared a detailed Mine Plan for the site, submitted permit / approval applications to various provincial and federal agencies for realizing the proposed development, and that the TUP shall comply with the requirements listed under section 6.2 of the Official Community Plan (OCP) for the area. The Town has no concerns regarding the approval of the subject TUP application on the condition that the proposed activities will be undertaken in strict compliance with the appropriate environmental protection, mitigation, remediation, and reclamation measures.

Should you have any questions on this letter, please contact the undersigned at 250-847-1600 or dchandran@smithers.ca.

Sincerely,



Deepa Chandran
Manager of Planning and Climate Readiness

CC: Mark Allan, Director of Development Services, Town of Smithers, mallen@smithers.ca
Cameron Kral, Planner, RDBN, cameron.kral@rdbn.bc.ca

From: [Leach, Rhonda L TT:EX](#)
To: [Cameron Kral](#)
Subject: Referral Comments: MoTT File 2026-01711 Temporary Use Permit - West Fraser Concrete Ltd. (TUP A-01-26)
Date: April 24, 2026 1:58:30 PM
Attachments: [ALR 1277 Site Photos.pdf](#)
[4 Report ALR 1277 2025June19.pdf](#)
[TUP A-01-26 Applicant Submission.pdf](#)
[Report Referral TUP A0-1-26.pdf](#)
[Online Permit Application Process.pdf](#)

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Good afternoon Cameron,

Thank you for the opportunity to review and comment on Temporary Use Permit A-01-26 for West Fraser Concrete Ltd. Please consider this email as the Ministry of Transportation and Transits official comments.

The Ministry has no objections to the application. Please notify the applicant that access via Ministry of Transportation and Transit roads will require an Industrial Access Permit. Instructions outlining the application process are attached for reference. Additionally, drainage associated with the development must be managed on-site and not be diverted to Ministry of Transportation and Transit infrastructure.

Should further communication be required regarding this application, please reference Ministry File No. 2026-01711.

Thank you,

Rhonda Leach

A/ Development Officer

Bulkley Stikine District

Ministry of Transportation and Transit

Bag 5000 – 3726 Alfred Avenue

Smithers, BC V0J 2N0

Cell: [REDACTED]

RDBN Board Report

(Anticipated to be available May 22, 2026)

See May 28, 2026 Board Agenda

Link below for Board Report

(anticipated to be available May 22, 2026)

<https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings>

Newspaper Advertisement

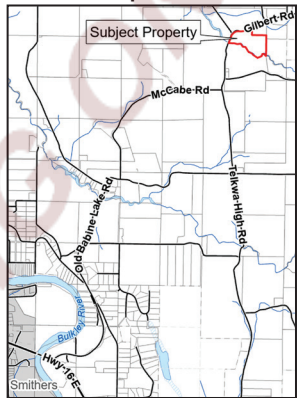
(Interior News, May 14, 2026)

NOTICE OF APPLICATION FOR TEMPORARY USE PERMIT

Notice is hereby given that the Board of Directors of the Regional District of Bulkley-Nechako (the Board) will be considering the issuance of a Temporary Use Permit (TUP) at a meeting to be held during business hours on Thursday, May 28, 2026 in the Regional District of Bulkley-Nechako Board Room, 37 3rd Avenue, Burns Lake, BC. Pursuant to Section 493 of the *Local Government Act*, the RDBN Board may allow temporary uses for a period of three years or less, renewable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of this TUP is to allow the operation of a portable screener and crusher for aggregate processing on the subject property in accordance with the terms outlined in the TUP. The subject property is located at 3901 Gilbert Road, legally described as Lot 3, Section 10, Township 2A, District Lot 850, Range 5, Coast District, Plan 6536, Except Plan 7543 (PID: 009-943-528). It is located approximately 6 kilometres northeast of the Town of Smithers, as shown on the following location map.

Location Map for TUP A-01-26



All persons who deem their interests to be affected by this application may deliver written submissions to the RDBN Office at 37 3rd Avenue, Burns Lake, BC; by mail to PO Box 820 Burns Lake, BC VOJ 1E0; or by email to planning@rdbn.bc.ca. Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, May 26, 2026 to ensure consideration by the Board.

A copy of the proposed TUP and additional information may be inspected at the RDBN Office, or the Town of Smithers Municipal Office at 1027 Aldous Street, Smithers, BC; during regular business hours from May 14, 2026 to Thursday, May 28, 2026 (excluding weekends and statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

Public Submissions

(last updated May 27, 2026)

From: [RDBN Planning](#)
To: [Cameron Kral](#); [Deneve Vanderwolf](#)
Subject: FW: Concerns Regarding Temporary Use Permit Application A-01-26
Date: May 13, 2026 8:55:46 AM

From: Melissa Dowd [REDACTED]
Sent: May 12, 2026 9:02 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: Concerns Regarding Temporary Use Permit Application A-01-26

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To Whom It May Concern:

I am writing regarding Temporary Use Permit Application A-01-26 for the proposed portable screening and cruising operation at 3901 Gilbert Road.

I am the owner of 4037 Gilbert Road which has a shared property line with the application.

I have concerns about the impact this operation may have on neighbouring residents (myself included), agricultural properties, livestock, and the surrounding rural environment.

My concerns include:

- Increased noise from cruising equipment, heavy machinery, alarms and truck traffic.
- Dust and air quality impacts affecting nearby homes, animals, pasture, and water sources.

We own horses that are pastured on our property who will be impacted by the above mentioned items. We also garden and grow produce. Additionally, multiple members of our family have respiratory issues which will be negatively impacted by the dust.

- Increased industrial traffic . Driftwood is a quiet community and Gilbert Road serves to access approximately 30 houses. Adding industrial traffic to our road will increase noise as well as wear and tear on the road. The maintenance of our road is already a concern.
- Potential impacts to groundwater, drainage, and water sources. We are reliant on our well as a water source for our property. The above application may impact our water source.
- That a "temporary" industrial use could become extended or normalized over time.
- Reduced property value over the timeline of the application. We have made significant

financial investments in our property including space and facilities for our horses, constructing a greenhouse, and building garden beds to grow our own food.

- Impact on the safety of our child, ourselves, and animals being able to enjoy our property.
- Reduced ability for peaceful and quiet enjoyment of our property.

The noise and dust that have been produced to date have been a concern for our family and if the temporary use permit is approved will continue to impact our family.

Thank you for considering my concerns as a nearby resident and property owner. Please don't hesitate to contact me if you have any further questions.

Sincerely,

Melissa Dowd

4037 Gilbert Road



From: [REDACTED]
To: alc.soil@gov.bc.ca; [Cameron Kral](mailto:Cameron.Kral); soilandfillapplications@gov.bc.ca
Subject: Application opposition.
Date: May 17, 2026 12:20:55 PM

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Hi there

We are writing to formally oppose the application to establish a gravel pit on land within the ALR at 3901 Gilbert Rd. Application ID 102311.

We own 5667 and 5653 Gilbert Rd and feel the proposed gravel pit and operations would be detrimental to the rural character of our neighbourhood. Our concerns are the negative impact on residents (both human and animal), and the adverse effects on land use, as well as land value. Additionally we are concerned regarding the precedent it would set to allow further exceptions of land use in the ALR.

The proposed application defeats the entire purpose of the ALR which is to maintain agricultural land in BC.

Thank you for your consideration.

Katie Humble & Mitch Dennis
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: alc.soil@gov.bc.ca; soilandfillapplications@gov.bc.ca; [Cameron Kral](#)
Subject: Gravel pit at 3901 Gilbert Rd, AID 102311
Date: May 17, 2026 4:39:33 PM

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We own the property at the end of Gilbert Road - 5680 Gilbert Road. We are writing to support our neighbours who are closer to the proposed industrial zoning change to the above property. The noise and increased traffic to this proposed industrial use site would, in our opinion, would negatively affect nearby rural residential properties in the area. We request no change to the current zoning and use of the above property.

Thank you

Dave and Sharie Wertz

5680 Gilbert Road

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Application ID 102311
Date: May 17, 2026 11:19:40 AM

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Opposition to Proposed Gravel pit on ALR property.

I am writing to formally oppose the application to establish a gravel pit on land within the ALR at 3901 Gilbert Rd. Application ID 102311.

I am the owner of 6980 Adams Road and have lived in this quiet neighbourhood for over 70 years. Our properties are within the ALR and I can't understand how a rezoning to industrial for the gravel pit could even be considered.

The proposed gravel pit and associated operations are incompatible with the rural character of the Driftwood neighbourhood, and will have an unacceptable negative impact on the quality of life of existing residents, adverse effects on neighbouring land use, and could set a precedent to allow future exceptions to land use in the ALR.

My concerns with the proposed gravel pit are: increased noise, dust, reduced ability for peaceful quiet lifestyle we all enjoy as well as impacts on the abundant wildlife we see in the Driftwood area. I did not receive any notification of this from Regional District ...that is unacceptable in a neighbourhood such as Driftwood.
Thank you for your attention.

Andrea Houlden
6980 Adams Road
Smithers BC V0J 2N7
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](mailto:Cameron.Kral)
Cc: alc.soil@gov.bc.ca; soilandfillapplications@gov.bc.ca
Subject: Concerns regarding Application #102311
Date: May 18, 2026 11:03:13 PM

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Hi Cameron, and to whom it may concern at the ALC,

My husband and I are writing to express our concerns regarding the application at 3901 Gilbert Road, application ID 102311.

We own the property at 5659 Gilbert Road. We bought this property to get away from the noise and busyness of town and raise our children in an agricultural, rural setting. There are very few properties in the valley where you can escape the noise produced by either the train, the mill or the highway. Everyone living on Gilbert and Driftwood roads do so because of this rural setting and peace and quiet. The current gravel pit at 3901 Gilbert Road already introduces industrial noise and traffic into an otherwise extremely peaceful and quiet community. Although the current level of noise produced by the gravel pit is minimal and tolerable, it is noticeable and echoes down Driftwood Canyon. Expanding operations at the gravel pit and any associated increase in traffic and noise seems inappropriate and unacceptable.

We were not notified of this application directly nor were any of our immediate neighbours, even though we would be directly affected by changes to operations at this property. Furthermore, the sign posted on Gilbert Road is not obvious to drivers as it is set back amongst the brush making it difficult to see.

Would the operation of a gravel pit not fall outside the current zoning designation of this property which is AG 1? From our interpretation of the zoning, this is not a permitted use listed in this zone. We would like to emphasize that we do not wish to file an enquiry about the current zoning and operations; an increase in operations and associated noise is our main concern.

In summary, our concerns are:

- Increase in industrial noise and traffic
- Potential decrease in property values
- Setting a trend for industrial operations on agricultural land
- Lack of notification

Regards,

Julie Hoddinott, *B. Arch.*

Merle Corbett

5567 Gilbert Rd. (not to be confused with my neighbour's address 5667 Gilbert Rd.)

Smithers, BC, V0J 2N7

████████████████████

Agricultural Land Commission

May 18, 2026

133 - 4940 Canada Way

Burnaby, BC V5G 4K6

Also submitted to:

Regional District of Bulkley Nechako

37 3rd Ave., P.O. Box 820, Burns Lake, BC, V0J 1E0

Re: Opposition to Non-Farm Use Permit Application — Soil/Material Removal, 3901 Gilbert Road, Application ID 102311

Dear Agricultural Land Commission,

I am writing as a neighbouring landowner to formally express my strong opposition to the above-referenced permit application. I reside at 5567 Gilbert Road, approximately 1 km from the subject property. I have a direct and ongoing interest in how this land is used, and I respectfully ask that this letter be entered into the official record of the application.

My understanding is that the applicant — a private company — is seeking approval under the Agricultural Land Commission Act to remove soil, gravel, rock, and other land matter from property currently zoned AG1 and situated within the Agricultural Land Reserve. The proposed operation would involve a footprint and excavation depth that I understand to be dramatically larger than anything previously conducted on this site, as well as the installation of large-scale industrial crushing equipment.

I would ask the Commission to note that the prior small-scale screening activity on this property was, to my understanding, unpermitted. It should not be treated as an established or approved use, and the current application should not be evaluated as a natural extension of anything previously sanctioned. The proposed operation is, in practical terms, a new industrial extraction use — and a substantial one.

I am aware that the applicant may argue that soil testing has identified low agricultural value on this land, and that removal and reclamation would ultimately improve it for farming purposes. I do not dispute that this land may present agricultural challenges. However, the question before the Commission is not simply whether the end state might be improved — it is whether the process of getting there, through years of large-scale industrial extraction, is appropriate within the ALR and consistent with the purpose of the Agricultural Land Commission Act. In my view, it is not. The disruption, the duration, and the industrial character of the proposed operation are themselves incompatible with the ALR framework, regardless of the stated reclamation intent.

My most direct concern is noise and its impact on the surrounding community. I live approximately 1 km from this property, at a higher elevation, and I can already hear the existing screening equipment from my land. Sound carries uphill in this terrain. The introduction of industrial crushers, combined with the removal of the tree buffer that currently provides some acoustic attenuation, would dramatically worsen this. On a still day, this operation has the potential to be audible across a wide area — not as background noise, but as the dominant sound of the landscape.

This matters because of who lives here and why. The area surrounding this property is a rural community located approximately twenty minutes outside of Smithers. The people who choose to live here do so deliberately — for the quiet, the space, the privacy, and the quality of life that rural living outside of town provides. Many have made significant personal and financial commitments to build their lives in this environment. An industrial-scale, potentially continuous rock crushing and extraction operation would fundamentally and permanently alter the character of this community. That is not what any of us signed up for, and it is not a trade-off that benefits the public interest.

The financial consequences for neighbouring landowners are also a legitimate concern. Properties in this area carry value precisely because of their rural character — the quiet, the natural setting, and the distance from industrial activity. Approval of this permit would reasonably be expected to reduce property values throughout the surrounding area, imposing a real economic harm on residents who have no recourse and derive no benefit from the applicant's commercial interests.

Perhaps most importantly, I would ask the Commission to consider the precedent this approval would set. The subject property is not unique in its geological composition. Driftwood Canyon and the surrounding area contain other properties with similar deposits of sand and aggregate material that would be attractive for concrete production and related industrial uses. If this application is approved on the basis that the land has limited current agricultural value and that extraction followed by reclamation constitutes an improvement, the same rationale could be applied to other ALR parcels along this corridor. The Commission could find itself facing a succession of similar applications, each citing this one as precedent. Approval here is not a contained decision — it opens a door that may be very difficult to close.

I respectfully urge the Commission to deny this application in full. If a site visit has not yet been conducted, I would encourage one that includes an assessment of sound travel and visibility from neighbouring properties. I am willing to be contacted to discuss my concerns further.

Thank you for your time and for your consideration of this submission.

Sincerely,

Merle Corbett; 

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Opposition to Temporary Use Permit A-01-26
Date: May 18, 2026 8:12:40 AM

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Dear Cameron,

I am writing to express my opposition to Application 102311 currently under consideration by the Agricultural Land Commission.

I strongly believe this proposal is not in the best interests of the Agricultural Land Reserve, the surrounding environment, or the local community. The ALR is not a place for mines.

First, I am concerned about the proposal's proximity to Driftwood Creek. Development and soil disturbance near waterways can create risks to water quality, erosion, fish habitat, and the surrounding ecosystem. The creek and adjacent lands are environmentally sensitive and should be protected from unnecessary industrial or intensive land alteration activities.

Second, the Agricultural Land Reserve exists to preserve agricultural land for present and future food production. Allowing non-agricultural activities or extensive land alteration undermines the purpose and integrity of the ALR. Once agricultural land is degraded or altered, it is extremely difficult to restore its long-term agricultural capability.

I am also concerned about the impact on traffic, noise, and the peaceful character of the neighbourhood. Residents who chose to live in this rural agricultural area did so with the expectation of a quiet farming community, not increased industrial-style activity, truck traffic, dust, and disruption. This proposal would significantly change the character of the area and negatively affect nearby residents' quality of life.

Finally, soil within the ALR is a valuable agricultural resource and should not be removed unless there is a clear and compelling agricultural benefit. Removing soil from ALR land risks permanently reducing the land's agricultural productivity and sets a concerning precedent for future applications.

For these reasons, I respectfully ask the Agricultural Land Commission to reject this proposal and prioritize the long-term protection of agricultural land, environmental values, and rural community stability.

Thank you for your consideration.

Sincerely,

Amanda Goodrick

Telkwa BC

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Fwd: Attention regarding file# 54060
Date: May 19, 2026 8:48:12 PM

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----- Forwarded message -----

From: D.F P. [REDACTED]
Date: Wed, May 20, 2026, 4:33 AM
Subject: Attention regarding file# 54060
To: <ALC.North@gov.bc.ca>

<https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/2015-decision-minutes/54060d1.pdf>

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed gravel mine/pit development near Gilbert Road and Telkwa High Road. Parcel 009-943-528 Lot 3 section 10 township 2A.

My family and I live directly across from the proposed site, and we are deeply concerned about the significant negative impacts this project would have on our health, quality of life, environment, and property value.

This area is currently a peaceful rural residential community surrounded by natural beauty, wildlife, and clean air. Approving an industrial gravel extraction operation in such close proximity to homes would fundamentally alter the character and livability of the area.

Our concerns include:

- Constant industrial noise from excavation equipment, crushing operations, backup alarms, and heavy truck traffic
- Air quality degradation caused by dust, diesel exhaust, and fine particulate matter, especially during dry seasons
- Potential health impacts related to silica dust and airborne particles
- Increased heavy truck traffic creating safety risks for residents, children, pets, cyclists, and wildlife
- Decline in property values and difficulty selling or maintaining residential properties near an

industrial extraction site

- Loss of peaceful enjoyment of our home and land
- Potential impacts to groundwater, nearby waterways, drainage patterns, and local ecosystems
- Wildlife displacement and habitat fragmentation
- Increased light pollution and visual industrialization of a rural area
- Concerns regarding erosion, sediment runoff, and long-term land reclamation
- Increased wildfire risk associated with industrial activity during increasingly dry summers

There are also broader concerns regarding cumulative environmental impacts in the Telkwa region. Independent reviews of mining and extraction proposals in this region have previously identified risks related to water contamination, inadequate long-term mitigation planning, and insufficient protection of sensitive ecosystems.

This proposal appears incompatible with the rural residential and environmental values of this community. Residents should not be expected to sacrifice their health, peace, property values, and environmental quality for an industrial operation located directly beside homes.

I respectfully urge decision-makers to deny this proposal, or at minimum require a far more rigorous environmental, traffic, noise, dust, and community impact assessment with meaningful public consultation.

Thank you for your consideration and for listening to the concerns of local residents whose lives would be directly affected by this development.

Sincerely,

Denise Fortin

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Proposed gravel pit expansion on Gilbert Road
Date: May 19, 2026 10:43:29 PM

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Caution: The sender name (John L'Orsa) is different from their email address (jalorsa@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Hello Cameron,

I am writing to strongly oppose Temporary Use Permit A-01-26 for the proposed reactivation and industrial operation of the Gilbert sand and gravel pit at 3901 Gilbert Road.

After reviewing the application materials in detail, I do not believe the proposal has adequately demonstrated that the operation can occur without significant adverse impacts on neighbouring residents, the rural character of the area, nearby ecosystems, and overall community wellbeing.

The proposal involves industrial crushing, screening, excavation, trucking, and aggregate processing activities in close proximity to rural residences. The application itself acknowledges that homes exist within approximately 200 metres of the proposed activity area. Despite this, the submission contains no professional noise study, no dust assessment, no traffic impact analysis, no air quality assessment, and no hydrogeological study.

This absence of evidence is deeply concerning.

The applicant repeatedly claims impacts will be “minimal,” yet these assertions are not supported by meaningful technical analysis. Crusher and screener operations are known to generate significant noise, vibration, and dust. Even though the proposal attempts to minimize concern by limiting crushing to 21 days annually, there is no guarantee those days would not occur consecutively, nor are there enforceable decibel limits or independent monitoring requirements proposed. Twenty-one days of industrial crushing activity can still have a severe impact on nearby residents’ health, stress levels, sleep, outdoor enjoyment, and overall quality of life.

The application also relies heavily on existing vegetation as a mitigation measure. However, vegetative screening does not eliminate industrial noise, low-frequency vibration, or airborne dust. No evidence has been provided demonstrating that the proposed buffers are

sufficient to protect neighbouring properties.

Traffic impacts are also inadequately addressed. The proposal would increase industrial truck traffic along Gilbert Road and Telkwa High Road, yet the application provides no estimate of truck frequency, no assessment of road wear, no dust suppression plan for haul routes, and no analysis of impacts to nearby residents, children, pedestrians, animals, or shared access routes.

I am additionally concerned about the proposal's proximity to Driftwood Creek and associated wetlands. The documents acknowledge the presence of sensitive hydrological and ecological features, including wetland and moisture-receiving ecosystems. Yet the application does not include a comprehensive hydrological assessment, sediment transport study, groundwater analysis, or meaningful spill contingency evaluation appropriate for industrial extraction activities near sensitive environments.

The reclamation plan also leaves significant uncertainty. The proposal projects extraction activities extending to 2035, while the Temporary Use Permit itself is only proposed for three years. Much of the reclamation language is speculative and dependent on future monitoring and future compliance. There appears to be no clearly defined reclamation security presented in the package sufficient to assure neighbouring residents that restoration obligations will actually be fulfilled if the project encounters financial, operational, or ownership changes.

I am also concerned by inconsistencies within the application materials themselves. Different documents describe different operating months and different operating hours, raising concerns about enforceability and oversight.

The Official Community Plan states that temporary uses should not adversely affect neighbouring land uses, the rural character of the area, or the natural environment. In my view, the applicant has not met this threshold.

This proposal asks nearby residents to bear the burden of industrial noise, dust, traffic, and environmental risk without providing sufficient independent evidence demonstrating that those impacts can actually be prevented.

For these reasons, I respectfully urge the Regional District Board to deny Temporary Use Permit A-01-26.

I also wish to emphasize that I live very near the proposed project area and would be personally and directly impacted by this development. The anticipated noise, dust, truck traffic, industrial activity, and loss of quiet rural enjoyment are not abstract concerns

to me; they would affect my daily life, my use and enjoyment of my property, and the wellbeing and safety of my household. I am deeply disappointed that those potentially impacted by this project were not given adequate time or public notice to respond, and ask the Board to give serious weight to the lived impacts this proposal would impose on nearby residents.

Sincerely,

John L'Orsa

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Gilbert Rd gravel pit expansion
Date: May 20, 2026 7:56:15 AM

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Hi,

I've just been made aware of the application for a much expanded gravel pit on Gilbert rd, on ALR land. Crushing and sifting operations this close to neighbors, public halls and the areas used extensively for recreational use, combined with the 20x larger scope of the expansion, necessitate greater public input. I live very near the site, and am on the board for the Glenwood hall, which hosts weddings and other community events all through the year, particularly summer. It is only about 600 m to the site.

I can easily state my personal opposition to the project, and further believe that it should be looked at as a new project and not as an expansion to an existing operation.

I also would also contend that West Fraser Concrete has not demonstrated adequate reclamation on any site they have previously operated.

Duran

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Re: Proposed Gravel pit Gilbert Rd.
Date: May 20, 2026 8:34:23 AM

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Additional Concerns: Wildlife Conservation and Heritage Resources

I would also like to formally draw attention to the proximity of both a significant wildlife rehabilitation and conservation facility, Northern Lights Wildlife Conservation, as well as the historic Driftwood Schoolhouse heritage site.

The Northern Lights Wildlife Conservation site plays an important role in the rescue, rehabilitation, and protection of local wildlife. Industrial gravel extraction in close proximity raises serious concerns regarding the impact of noise, vibration, dust, and increased human and vehicle activity on the animals in care. Wildlife rehabilitation environments require stability, low stress conditions, and clean air quality. Disruption from heavy industrial operations could undermine both the welfare of animals undergoing treatment and the effectiveness of the facility's conservation work.

In addition, the Driftwood Schoolhouse represents an important cultural and historical asset within the community. Heritage sites such as this contribute to local identity, education, and community engagement. The introduction of industrial extraction activity nearby risks diminishing the peaceful and historical character of the area, as well as affecting the visitor experience and long-term preservation of the site's surroundings.

Taken together, these nearby sensitive sites further highlight the incompatibility of the proposed gravel pit with the existing land use, cultural landscape, and ecological function of the area. The cumulative impact on wildlife care, heritage preservation, and community value must be carefully considered in any decision regarding this application.

Thank you for your help with this!

On Wed, May 20, 2026, 5:23 PM D.F.P. [REDACTED] wrote:

Dear Cameron,

I am writing to formally express my strong opposition to the proposed gravel pit/mine development near Gilbert Road and Telkwa High Road. As a nearby resident, I am deeply concerned about the serious long-term impacts this project would have on the surrounding community, environment, and quality of life for those who live in this rural area.

This proposal is incompatible with the peaceful residential and agricultural character of the land and would create significant and lasting harm for nearby residents.

My concerns include the following:

Noise Pollution and Loss of Peaceful Enjoyment:

The constant noise from blasting, crushing equipment, excavation machinery, backup alarms, and heavy truck traffic would dramatically alter the quiet rural environment that residents chose to live in.

Noise pollution from industrial operations can negatively affect sleep, stress levels, mental health, and overall well-being. This type of industrial activity does not belong directly adjacent to homes and rural properties.

Air Quality and Dust Concerns:

Gravel operations generate large amounts of airborne dust and particulate matter, especially during dry seasons.

Dust from excavation and trucking can negatively impact respiratory health, coat homes and vehicles, contaminate gardens, and reduce overall air quality.

Residents should not be forced to live with ongoing industrial dust exposure in their daily lives.

Increased Heavy Truck Traffic and

Road Safety Risks:

This proposal would likely bring a substantial increase in heavy truck traffic along local roads that were not designed for continuous industrial hauling. Increased traffic creates safety risks for residents, children, cyclists, pets, and wildlife. It would also contribute to road deterioration, noise, vibration, and dangerous driving conditions.

Environmental and Wildlife Impacts:

The area surrounding Gilbert Road and Telkwa High Road supports local wildlife, natural ecosystems, and the rural landscape that many residents value deeply. Gravel extraction can lead to habitat destruction, disruption of wildlife migration patterns, increased erosion, vegetation loss, and long-term environmental degradation. Once these impacts occur, they are often irreversible.

Concerns About Groundwater and Water Quality:

Excavation activities may affect groundwater systems, drainage patterns, nearby wells, and water quality. Many rural residents depend on well water, and even the possibility of contamination or disruption should be treated with extreme caution. Protecting clean and reliable water sources must remain a priority.

Decline in Property Values:

Industrial gravel operations near residential properties can significantly reduce property values and make homes more difficult to sell. Residents should not bear the financial burden of a development that diminishes the livability and desirability of the area.

Incompatibility With Rural

Community Character:

This proposal represents a major industrial intrusion into a rural residential environment. Many residents moved to this area specifically for its peace, natural beauty, and slower pace of life. Approving this project would permanently change the character of the community and undermine the qualities that make the area desirable and livable.

Long-Term Community Costs:

While the proposal may promise short-term economic benefit, the long-term costs to residents, infrastructure, environmental health, and community well-being may far outweigh those benefits. Once industrial extraction begins, nearby residents may be forced to live with the consequences for many years or decades.

For all of these reasons, I respectfully urge decision-makers to reject this gravel pit proposal and prioritize the health, safety, environment, and quality of life of the existing community.

Thank you for taking the concerns of local residents seriously and for carefully considering the long-term impacts this project would have on the surrounding area.

Sincerely,
Denise Fortin
15044 Telkwa High Rd, Smithers, BC V0J 2N7, Canada
May 20, 2026

From: [REDACTED]
To: commission@alc.gov.bc.ca; alc.soil@gov.bc.ca
Cc: [RDBN Planning](#); [Cameron Kral](#)
Subject: Submission re: ALC Application 102311 and RDBN TUP A-01-26
Date: May 20, 2026 4:10:48 PM

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May 20, 2026

Agricultural Land Commission
133 4940 Canada Way
Burnaby, BC V5G 4K6

Re: Opposition to ALC Application No. 102311
West Fraser Concrete Ltd.
Proposed Aggregate Extraction, 3901 Gilbert Road, Smithers BC
Agricultural Land Reserve

Dear Members of the Agricultural Land Commission,

I am writing as an adjacent landowner and farmer in the Agricultural Land Reserve to oppose ALC Application No. 102311 for proposed aggregate extraction at 3901 Gilbert Road, Smithers, BC.

My concern is that the proposed use is not compatible with surrounding agricultural operations and would negatively affect existing and planned farming activity on neighbouring ALR land.

The ALC's mandate includes preserving agricultural land, encouraging farming, and supporting uses compatible with agriculture. This application should be assessed against those purposes.

My concerns are as follows.

1.

Noise impacts on livestock, bees, and farm use

The proposed operation would introduce industrial noise from crushing, heavy equipment, trucks, and reversing alarms into a quiet agricultural area.

I keep horses on my property, and children ride here regularly. Sudden or sustained industrial noise can create safety risks around horses, particularly for young riders.

I also operate beehives adjacent to the proposed site. Ongoing noise, vibration, dust, and disturbance could interfere with safe hive management and pollinator health.

I am also exploring pasture lease opportunities. A nearby industrial extraction operation would likely reduce the suitability and attractiveness of my land for agricultural leasing.

2.

Dust impacts on crops, bees, soil, and residents

Aggregate extraction, crushing, and truck movement can generate airborne dust. My beehives and planned pollinator forage plantings are close to the proposed site.

I am also planning berry production, including blueberries and haskaps. Dust settling on forage, crops, soil, and water sources could undermine these farm uses and reduce the viability of future agricultural investment.

3.

Traffic and road safety

The proposal would add heavy truck traffic to rural roads that are narrow, hilly, winding, and used by residents, cyclists, walkers, equestrians, and children.

This creates a foreseeable safety concern. I have already experienced windshield damage from gravel dropped by dump trucks in the area. Increased industrial truck traffic would increase risk for residents and other road users.

4.

Incompatibility with surrounding ALR farming

This area is agricultural and rural in character. A long term aggregate operation beside active and planned farms would introduce industrial impacts that are difficult to reconcile with the purpose of the ALR.

My farm has recently received Environmental Farm Plan certification. My current and planned uses include hay production, pasture, pollinator forage, beekeeping, berry production, and livestock use. The proposed operation threatens these uses through noise, dust, traffic, and general land use conflict.

5.

Need for the site has not been demonstrated

To my knowledge, there are other aggregate sources in the Bulkley Valley. The applicant has not demonstrated that this particular ALR location is necessary, or that less harmful alternatives are unavailable.

6.

Compliance and enforceability concerns

Neighbours have raised concerns about past stop work orders and compliance issues involving the proponent. I ask the Commission to verify the applicant's compliance history before considering approval.

If the Commission is considering approval, I ask that any conditions be specific, enforceable, and backed by meaningful financial security.

7.

Reclamation is not guaranteed unless legally secured

The applicant appears to rely on future reclamation and potential agricultural improvement as a major benefit of the proposal. That benefit is speculative unless the reclamation plan is fully enforceable and financially secured.

If extraction begins but is delayed, abandoned, interrupted, or not properly completed, the land could be left in a worse agricultural condition than it is today.

I ask the Commission to require clear proof that reclamation would be completed even if the operator fails, stops work, or becomes unable to finish the project. In the absence of ironclad guarantees, the promised agricultural improvement remains speculative. The harms to neighbouring farm operations are not.

8.

Lack of notice to adjacent landowners

As an immediately adjacent ALR landowner whose farm would be directly affected, I was not notified of this proposal before the comment deadline. I learned of it informally and had limited time to respond.

I ask the Commission to consider whether the notice process provided affected neighbouring farmers with a fair opportunity to participate.

Conclusion

For these reasons, I respectfully ask the Agricultural Land Commission to deny ALC Application No. 102311.

The proposed aggregate extraction would create avoidable conflict with neighbouring farm operations, reduce agricultural viability, increase road safety risks, and undermine the rural agricultural character of the area.

If the Commission does not deny the application outright, I ask that it require further review, direct notice to affected neighbours, a public process, independent agricultural impact assessment, and binding financial security sufficient to guarantee

full reclamation.

Respectfully submitted,

Taylor Fox
15052 Telkwa High Road
Smithers, BC



From: [REDACTED]
To: [Cameron Kral](#); [Cameron Kral](#)
Subject: 3901 Gilbert Road, Smithers. British Columbia.
Date: May 22, 2026 8:34:35 AM

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Good Day.

I've seen the sign posted for the TUP at this property . I've been a resident on Gilbert rd. for 32 years.

This property has been used as a sand/Gravel source since I've been residing here.

The reclamation materials are there to reclaim the pit after the excavation. In my opinion it will be better than adequate.

I do have several years in mining. Certified shifter. 20+ years experience.

The screening equipment has never been heard by myself or my family.

Our neighborhood has always been respected by the land owners of the sand pit. Prior owner as well as the current owner.

I am writing this letter in support of the TUP for 3901 Gilbert rd. Their is an individual in our neighborhood who are recruiting individuals to oppose this TUP. By writing letters of opposition.

I am in Support of the TUP at 3901 Gibert rd.

Thank You

Frank Forsythe
4310 Gilbert Rd.
Smithers .
British Columbia.
VOJ-2N7

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: 3901 Gilbert Road
Date: May 22, 2026 10:35:39 PM

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May 22, 2026

Cameron Kral
Planner
Regional District of Bulkley-Nechako

Re: Opposition to Temporary Use Permit for Aggregate Screening,
Crushing and Extraction Equipment – 3901 Gilbert Road

Dear Mr. Kral,

My name is Janice Gilbert and I am a Driftwood property owner with longstanding family roots in this area.

I am writing to express my opposition to the proposed Temporary Use Permit associated with aggregate screening, crushing, and extraction equipment at 3901 Gilbert Road.

I appreciate the opportunity the Regional District has provided for public input on this application. I have taken time to review information regarding both the Regional District and Agricultural Land Commission applications and remain concerned about the proposed industrial use within our rural neighbourhood.

This application is not simply about continuing the small-scale gravel pit historically associated with the former Hans Tugnum operation. The proposed use involves industrial screening, crushing, and extraction activity on AG1 zoned land, with operations proposed between May and October, 7:00 a.m. to 6:00 p.m., for up to 150 days annually.

The Regional District is being asked to consider whether this type of industrial activity is compatible with surrounding land uses and with the intent of the zoning and Official Community Plan.

I do not believe it is.

My concerns include:

- Industrial noise from crushing and screening equipment affecting nearby homes and outdoor enjoyment
- Dust impacts and concerns regarding air quality and property enjoyment
- Increased industrial traffic and safety concerns on rural roads
- Loss of peaceful enjoyment for neighbouring property owners
- Potential impacts to nearby community facilities including the Driftwood schoolhouse and hall
- Reduced rural character and potential impacts on surrounding property values
- Concern that approval of this Temporary Use Permit could create precedent for additional industrial uses within the neighbourhood

As a member of the Gilbert family with over 100 years of history and agricultural roots in Driftwood, I value the rural and agricultural character that has long defined this area. Many people live here because of the quiet setting and ability to enjoy their properties free from industrial activity. The sound of crushers, screeners, and heavy equipment operating throughout spring and summer months would significantly alter that experience.

I am also concerned about the potential impact of dust, noise, and increased

industrial activity on nearby agricultural and pollinator operations, including bee hives located in close proximity to the proposed site. Bees and other pollinators play an important role in rural and agricultural landscapes, and nearby hive owners may reasonably have concerns regarding dust accumulation, disturbance, and the potential effects prolonged industrial activity could have on their operations and surrounding forage areas. These impacts should be carefully considered as part of the Regional District's review.

I am also concerned by information suggesting operations may have occurred before all required approvals were in place. While I understand oversight involves several agencies and I am not speaking to enforcement matters, this raises concerns about confidence that buffers, dust controls, operating limits, and permit conditions would be fully respected if approval were granted.

My understanding is that the Official Community Plan contains policies intended to protect rural residential enjoyment and guide industrial development toward appropriate locations. Introducing this level of industrial activity into an AG1 rural neighbourhood does not appear consistent with the long-term vision for this area.

I respectfully ask the Regional District to carefully consider the cumulative and long-term impacts this proposal may have on surrounding residents, agricultural activities, and the Driftwood community.

For these reasons, I do not support approval of the Temporary Use Permit for 3901 Gilbert Road.

Thank you for considering my comments.

Sincerely,

Janice Gilbert
Driftwood Property Owner

May 20, 2026

To: Agricultural Land Commission — commission@alc.gov.bc.ca

Copy: RDBN Board of Directors — planning@rdbn.bc.ca

Re: ALC Application No. 102311 | RDBN TUP A-01-26 | 3901 Gilbert Road, Smithers BC | PID: 009-943-528

Dear Members of the Agricultural Land Commission,

I am an ALR landowner and long-term resident in the Driftwood area, whose house is approximately 800 m from the proposed site. We also hold a parcel directly across Gilbert Road from the development area, leased to a commercial beekeeper and being rehabilitated for hay. If our children inherit this land, they will be fourth-generation owners.

We bought gravel from the previous owner ourselves. We do not object to small-scale rural activity here, including the previous small gravel pit and past log construction activity. We do object to large-scale, long-term industrial operation in an ALR agricultural area.

Scale

I understand the existing pit is under 0.4 acres. This proposal covers about 23.6 acres over 10 years, including logging, stripping, extraction, crushing, screening, stockpiling, and hauling. The ALC portal confirms it is not consistent with Ag1 zoning. This is a **substantial new non-farm use**, not a continuation of a small historic pit.

Concerns

Agricultural compatibility: The application does not assess impacts to neighbouring farm uses during operations: hay fields, horses, beekeeping, planned crops, trail riding, and downstream livestock water. A nearby cattle operation relies on Driftwood Creek. These are agricultural impacts, not just neighbour inconvenience.

Dust and health: Extraction, crushing, and hauling could generate dust and fumes reaching neighbouring properties. One of our children has asthma. The application does not appear to include a dust suppression plan, silica assessment, or boundary monitoring.

Driftwood Creek: The site is uphill from the creek. A 30 m buffer is not a water quality plan. Where is the baseline water data, or monitoring for sediment, storm-events, spring-melt or downstream water quality?

Truck traffic: The roads here serve homes, children, school buses, horses, farm equipment, and local traffic, not constant industrial haul trucks. Road safety, increased traffic volume, road dust, noise, and exhaust fumes from repeated heavy truck movements are hugely concerning.

Also, the operating plan allows March to December, while the TUP limits May to October. That discrepancy needs to also be resolved.

Noise and lighting: No enforceable noise limits or lighting plan. Any lighting should be safety-only, shielded, downward-directed, and off outside operating hours.

Compliance: Neighbours report a stop-work order may have been issued by the Ministry of Mining and Critical Minerals. I do not have the full record and request that the ALC confirm compliance history before deciding.

Financial security: The draft TUP does not appear to require a performance bond or letter of credit. Without one, there is no clear funded mechanism to ensure reclamation is completed.

Community: Residents here stay for decades; multigenerational ownership is common. The subject property does not appear to contain a residence. The noise, dust, and traffic would be borne primarily by the people who live and farm nearby. Glenwood Hall is about 650 m away, and Driftwood Schoolhouse is also nearby. They host numerous events.

I request that the ALC refuse this application. If approval is considered, conditions must include: compliance confirmation; phased approval with a performance bond; independent agricultural impact assessment; dust and silica monitoring; enforceable noise and lighting controls; a water quality plan for Driftwood Creek; vegetation buffers; truck route controls for Gilbert Road and Telkwa High Road; and a clear complaint process.

I reserve the right to provide further comments. Please confirm this submission is in the official record for ALC Application No. 102311 and RDBN TUP A-01-26.

Respectfully submitted,

Nicole Fox
Driftwood area, Smithers BC



To whom it may concern:

I am a resident of the neighborhood near the Gilbert Road pit owned by West Fraser Concrete. I live on Adams Road, approximately 2 km from the operation.

Rather than argue whether I am “for” or “against” the operation, I am more concerned about the rights of property owners to carry out legitimate, permitted and historic activities on their own land. West Fraser Concrete purchased the property in good faith with the intention of carrying out the operation of aggregate and sand processing and removal. Apparently, this sand/aggregate mix has the correct chemical properties for the production of concrete.

This pit was developed by Hans Tugnem at least 50 years ago when he owned and operated Mulder Concrete, likely, for the same purpose. It has operated off and on over that time and many tons of material have been removed for various other reasons over that time as well.

I have lived in the neighborhood for 30 years and some type of activity at the pit with its accompanying noises was an annual activity.

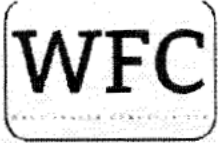
The sound of the aggregate operation has occurred periodically and sporadically, from May to September, along with other seasonal sounds in the area including tractors, balers, cows mooing loudly in the fall, chain saws, feller bunchers and trucks hauling everything from logs to milk on the Telkwa high road.

We like our quiet area, however, we are not isolated from the world so we also have the different sounds of commercial activity.

This permit application includes activity that is not new, its on private land and is an allowable resource use that has occurred for decades in one form or another.

Sincerely

Rick Braam
8498 Adams Road
Smithers, BC



West Fraser Concrete Ltd
3520 Victoria Dr Smithers BC

May 21, 2026

Re: Opposition Letters and Community Meeting

RDBN TUP Application: A-01-26

ALC Application: 102311

NoW Application: G-2-32

This letter is in response to the group of letters our applications have received regarding the Gilbert Rd sand pit. Hank Meerdink and Leigh Purnell from West Fraser Concrete Ltd sent out notices to the neighboring properties inviting them to meet at 3901 Gilbert Rd on Saturday May 23, 2026 to discuss the current applications. There were 25 people in attendance from the Driftwood community.

During this meeting there was open and respectful conversation regarding; noise, dust, screening operations, traffic concerns, estimated amount of material per season, operational scheduling, and the four governing agency applications we have made and what they cover. We do understand and appreciate the community reaching out to voice their concern but also for hearing our response that had eased the majority by the end of the meeting.

There were some attendees that expressed their wish to rescind or adjust their initial letter of opposition. We are hopeful these letters are made available to the Regional District and the Agricultural Land Commission before their respective deadlines. West Fraser Concrete Ltd will commit to keeping the community updated as changes or updates are made available in regards to this property.


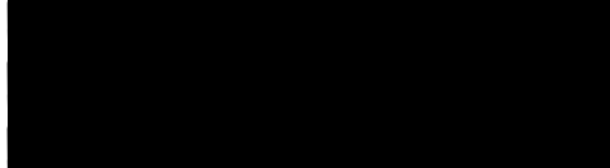
This letter is also to address and request that "crushing operations" be removed from any and all applications for 3901 Gilbert Rd. As stated previously, as well as, at this community meeting there will be no crushing taking place on site as the material is sand.

Thank you all for taking the time and putting in your effort to understand the process and sharing your input.

Thank you,

Hank Meerdink



Leigh Purnell



Glenwood Community Hall
13804 Telkwa High Road
Smithers BC,
V0J 2N7

To Regional District of Bulkley-Nechako
c/o Cameron Kral

May 23, 2026

Comments RE: Application TUP A-01-26

The Glenwood Hall is a community hall constructed in 1954 by two neighboring rural agricultural communities, Glentanna and Driftwood. Both communities contributed funds, materials, and labor. To acknowledge these contributions, and that the hall was intended to serve farmers and residents of both areas, the names were combined to form "Glenwood." The purpose was to provide a place for community events: potlucks, dances, meetings, weddings, birthdays, and so on.

The Glenwood Hall is still operating, and going strong. It is owned by the Womens Institute and is managed by a volunteer board. It is registered as a non-profit organization in good standing under the BC Societies Act.

These days the Hall serves the rural and municipal community inhabiting the wider Bulkley Valley including Smithers, Telkwa, Quick, and Witset. In 2025 alone it held 18 weddings, 5 birthday parties, 2 graduation dinners, 2 baby showers, 2 first-aid courses, 6 family dances, 5 retreats, 2 memorials, 1 Federal election, the Smithers Farmers' Institute AGM, the Women's Institute annual bazaar, 3 neighborhood socials, and more.

Much of the attraction of the Glenwood Hall lies in its quiet rural location. A tractor may be heard disking a nearby field, or horses whinnying in their pasture. There is only occasional traffic on the Telkwa High Rd, all of it farm-related or local residents going to and from their homes. The wind in the aspens across the road and the quiet murmur of nearby Driftwood Creek provide a soothing setting for the many events that take place here.

The application under consideration, TUP A-01-26, would allow gravel crushing and screening at a location just a half-kilometer from the

Hall. The proposed operation would be loud and dusty, and would mean much heavy traffic passing the hall on the quiet rural Telkwa High Rd. Those of us on the Board of Directors expect that with the change of atmosphere and character of the hall, due to near-constant noise, we would have few bookings. Who will choose to have their wedding and other celebrations amidst the noise, clamour, and truck traffic created by this industrial development?

And here is the thing: this application is for an industrial development right in the midst of a quiet and peaceful agricultural and rural-residential setting. While the ALC's role is to protect ALR land and consider whether non-farm uses are compatible with agriculture and agricultural life, the Regional District needs to protect the quality of life in its communities. Although the Glenwood Hall is not "agriculture" in itself, it was built by farmers and their families to serve the agricultural and rural community, which it continues to do to this day. The Hall cannot continue to operate without revenue from events, and it would be a great loss to the community if it had to close due to one noisy gravel pit.

Thanks very much.

Paul Glover, Vice-President
Glenwood Hall Committee Association

Attachment:

Northern BC Septic Solutions
**Rural-residential &
ALR Agricultural land**

proposed gravel pit

**Rural-residential &
ALR Agricultural land**

**Glenwood Community Hall
and Historic One-room
Schoolhouse**

Telkwa High Rd
Glenwood Hall

Driftwood Creek

**Rural-residential &
ALR agricultural land**

Driftwood Lodge

**Rural-residential &
ALR Agricultural land**

**Rural-residential &
ALR Agricultural land**

Old Babine Lake Rd

Old Babine Lake Rd

Telkwa Hig

Image © 2026 Airbus

Google Earth

1985

Imagery Date: 9/10/2022 54°50'10.34" N 127°02'42.03" W elev 810 m eye alt 3.96 km

TO:
Cameron Kral
Planner
Regional District of Bulkley-Nechako | rdbn.bc.ca
cameron.kral@rdbn.bc.ca
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

May 24, 2026

Comments on TUP A-01-26

As a long-time resident in the Driftwood area outside of Smithers, I am opposed to the issuance of any permit allowing gravel extraction and processing at 3901 Gilbert Rd.

-As you will have heard from others, the noise, dust, and increased industrial traffic associated with gravel operations at this property will disrupt the quality of life of residents in a radius of several kilometers, at least.

-Noise and dust from the operation will disrupt events at Glenwood Hall and Driftwood Schoolhouse, potentially forcing permanent closure of these community spaces due to lack of rentals. Glenwood Hall has been in operation for more than 70 years, and the schoolhouse has been at its location for more than 80 years.

-The applicant has demonstrated a disregard for regulations. He has been conducting development and extraction activities at this site for the past year and longer, despite having no permit and despite stop-work orders from the Ministry of Mines. These activities have been documented by local residents.

-As well as operating illegally, the applicant has been developing the property without due diligence. In the past month, while using a large machine to clear trees and brush, he mowed down vegetation on a neighboring property that had been left there intentionally by the property owner as a buffer. The operator thought that the fence line marked the property, but the fence was intentionally set back from the property line. Clearly not exercising care and caution, or respect for neighboring residents.

-By clearing trees and brush during bird-breeding season (roughly mid-April to mid-July) the proponent was violating Section 34 of the Wildlife Act. This demonstrates a lack of awareness and lack of concern for environment and the consequences of his actions, and lack of care in planning.

-It appears that efforts at enforcement have been ineffective. We can assume that, if a permit is granted, any conditions or limitations included may be ignored, without consequence.

-The issuance of any permit allowing gravel extraction operations at this location flies in the face of the RDBN's Official Community Plan.

-There is no shortage of gravel pits already in existence in the Bulkley Valley and operating in areas designated for industrial development, primarily along the Bulkley River. There is plenty of available aggregate in the Bulkley Valley; this gravel pit proposal is unnecessary.

The proposed development provides no benefit to any residents in the immediate area, while producing only harmful effects to their environment, professions, property values, and quality of life.

Thanks very much,

Paul Glover

[REDACTED]

4070 McCabe Rd

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Comments for Proposed Gravel Pit on Gilbert Road.
Date: May 26, 2026 1:49:06 PM

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To Regional District of Bulkley-Nechako
c/o Cameron Kral <cameron.kral@rdbn.bc.ca>
250-692-3195

Comments on TUP A-01-26
May 26, 2026

My name is Erik Moller. I am a professional beekeeper and have been for most of my life.

This is how I earn my living. I currently have nearly 200 hives, mostly located in the Driftwood area outside Smithers, with some located on Gilbert Rd near its intersection with Telkwa High Rd, just across Gilbert Rd from the proposed gravel pit at 3901 Gilbert Rd. I have constructed a honey shed at the site and have two storage containers there as well, primarily to overwinter all the hives. I have invested considerably in this location as the center of my beekeeping business.

I am opposed to the issuance of a temporary use permit, or any other, for development and operation of a gravel pit at 3901 Gilbert Rd. An operation like this causes a great deal of dust, both from activities in the pit and by heavy truck traffic along the road. Road dust is very fine particulate matter and is harmful to bees. It coats them, the hives, and the vegetation they depend on to nectar and pollen. It is a particular problem for bees as it clings to the tiny hairs on their bodies and can interfere with their ability to navigate to and from the hive. This may result in loss of foragers, colony stress, and susceptibility to other pests and disease.

Dust reduces both quantity and quality of honey. Road dust travels widely and may take a long time to settle from the air. Note that the Ministry of Environment sometimes issues air-quality alerts for the Bulkley Valley, Smithers, Telkwa, Houston, and Burns Lake due to air-borne road dust.

In addition to the dust, I am concerned that the smoke from the gravel crushers and other equipment will hang in the air, creating a toxic polluted air in this area of the driftwood valley where the air can remain stagnant and is not generally swept away by predictable winds. This is true of the dust as well.

Beekeeping is highly compatible with the combination of rural-residential and agricultural setting of the area surrounding the proposed development. This activity is quiet and produces no negative effects to the environment or residents. On the contrary, it is beneficial to the environment through pollination of wild and agricultural plants, and in the end the honey that

is produced benefits many people in our community, and sustains me and my family. By contrast, the proposed gravel extraction and crushing is not compatible with the surrounding residents, produces noise, smoke and dust that are harmful to their well-being and to my bees, and in the end benefit only a handful of people who don't even live nearby. Please consider that this industrial activity is proposed in an ALR area set aside for Agricultural production, not industrial activity.

Thank you for your consideration in this matter.

Erik Moller
Smithers, BC



From: [REDACTED]
To: [Cameron Kral](#)
Subject: TUP-01-26
Date: May 26, 2026 4:36:31 PM

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I am writing to formally oppose Temporary Use Permit A-01-26.

I am the owner of 3985 Gilbert Road and share a property line with the property subject to the TUP application. I have experienced significant disruption to my ability for quiet, peaceful enjoyment and use of my property due to the aggregate screening operations the applicant performed in 2025. The type of noise from the screening operations is a constant industrial noise and not compatible with a rural residential area.

I am an Equine Assisted Personal Development Coach and work from my property. Equine Assisted Learning programs rely heavily on a peaceful, low-stress environment to ensure the safety and well being of both participants and horses. These programs often serve vulnerable populations including youth, individuals with disabilities, and those experiencing mental health challenges. The introduction of a gravel extraction operation would significantly compromise the calm and predictable setting that is essential for these activities. Horses are highly sensitive animals, particularly to sudden noise and environmental disruption. Increased industrial activity in close proximity can lead of heightened stress responses, behavioural issues, and safety risks for riders and handlers. This not only undermines program effectiveness but also raises liability concerns that could force programs to scale back or cease operations entirely. EAL programs are valuable community assets contributing to land stewardship, education, and mental health support.

An aggregate screening operation in such close proximity will have negative consequences on the ability to run my programs.

The applicant has stated that if they are not given a TUP for screening, they can truck material off-site and screen it at their Donaldson Rd property. While this would still have an impact to our neighbouring use and enjoyment, it would significantly reduce the negative effects and be an acceptable compromise between local residents and the applicant.

I strongly oppose an aggregate crusher being used on site. (The applicant has said they are removing the request for a crusher, but I have not seen this change reflected in the documentation).

The proposed screening operations are in direct conflict with policies laid out in the official community plan as follows:

Official Community plan

- The proposed activity is not compatible with the rural character or quality of life of the plan area, compromises neighbouring use, has an unacceptable negative impact on neighbouring land use and property owners and is not in the best interest of the community.

- Mineral Aggregate extraction and processing permits should not be issued near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

- Industrial Designation should occur in suitable location, minimize land use incompatibility and conflicts between industry and surrounding land uses and not create an amount of noise or other impact that will adversely affect the rural character of the area or unacceptable negative impact on neighbouring land uses.

-Temporary Use Permits may only be issued if the proposed temporary use will not have adverse effects on neighbouring land uses or property owners.

I strongly urge you to uphold the OCP in this matter.

Thank you for your consideration,
Nichole Murray

From: [Jason Llewellyn](#)
To: [Cameron Kral](#)
Subject: FW: Re; Temporary Use Permit (TUP) A-01-26
Date: May 27, 2026 8:27:16 AM

From: D.F.P. [REDACTED]
Sent: May 26, 2026 4:54 PM
To: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Subject: Re; Temporary Use Permit (TUP) A-01-26

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To: planning@rdbn.bc.ca Subject: Public Comment on Temporary Use Permit A-01-26 (3901 Gilbert Road) Dear RDBN Planning Department and Board of Directors, RE: Temporary Use Permit A-01-26 – 3901 Gilbert Road

I am writing to submit my formal comments regarding the proposed Temporary Use Permit (TUP) A-01-26 for aggregate processing, including screening and rock crushing, at 3901 Gilbert Road.

My name is Denise Fortin, and I reside nearby at 15044 Telkwa Highroad, Smithers, B.C.

While my residence is located outside the immediate physical extraction boundary, a 23-acre commercial operation introducing portable screening and rock crushing units raises significant concerns for our rural community pocket.

I request that the Board carefully consider and implement strict conditions regarding the following impacts before granting any approvals:

1. Groundwater and Shallow Well Security: My property relies entirely on a shallow private well for drinking water and domestic use. Deepening aggregate extraction and introducing heavy on-site processing can severely disrupt local water tables, cause shallow wells to run dry, or introduce contaminants into unconfined aquifers. I request

that the RDBN mandate an independent hydrological impact assessment to guarantee that local residential water security is not compromised.

2. Haul Traffic and Road Safety: Rock crushing and screening will inevitably increase heavy commercial truck volume. I am concerned about the safety, wear-and-tear, and dust management along the primary transport corridors, specifically Gilbert Road and the Telkwa Highroad.

3. Noise Propagation: Rock crushing generates high-frequency, industrial noise. Because rural valleys can carry sound over long distances depending on wind and atmospheric conditions, I request strict limitations on the hours of operation (e.g., no evening, weekend, or holiday processing).

4. Dust Control: The processing of dry aggregate generates substantial particulate matter. I request that a mandatory, verifiable dust-suppression and water-spraying plan be enforced for both the processing equipment and the active haul roads on site.

Please ensure this letter is forwarded to the Board of Directors for their review ahead of the consideration date on Thursday, May 28, 2026.

Please also keep me informed of any decisions, updates, or subsequent public comment windows regarding this file.

Thank you for your time and for protecting our local rural neighborhoods and water resources.

Sincerely,

Denise Fortin

15044 Telkwa Highroad, Smithers, B.C. [Your Phone Number