PUBLIC DOCUMENTS

Temporary Use Permit A-03-26

(Consideration deferred until October 15, 2026)

Draft Temporary Use Permit

REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. A-03-26

ISSUED TO: Steti Transport Ltd.
PO Box 3915
Smithers, BC V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

224 Raymond Road, legally described as The Northeast 1/4 of Section 5, Township 4, Range 5, Coast District, Except Plans 8383 and PRP14394 (PID: 014-019-116)

1. This Temporary Use Permit authorizes the following Temporary Use:

   Gravel crushing, screening and washing 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 for the Temporary Use.

   b. The Temporary Use may operate for a maximum of 180 days per calendar year, where the Temporary Use is one or more of the following: gravel crushing, screening or washing.

   c. Gravel crushing, screening and washing shall be limited to 7:00 am to 6:00 pm, Monday to Saturday.

   d. No permanent structures associated with the Temporary Use shall be built or placed on the subject property.

   e. Gravel crushing, screening and washing shall be limited to the "Temporary Use Permit Area" as identified in Schedule A.

   f. Additionally, crushing may only occur at the gravel pit floor, below the surface of the surrounding land where the surrounding land acts as a berm.

   g. A berm which is 4 metres high at its lowest point, measured vertically, must be maintained around the gravel pit and aggregate processing equipment in the location shown on Schedule A. The berm surface

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must be uniform and free from wood and other debris. The surface of the berm must be maintained with a cover of non-invasive vegetation.

h. Access to the gravel pit site must be from Highway 16.

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.

5. 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.

6. As a term of this permit the owner of the land must remove the portable 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.

7. 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

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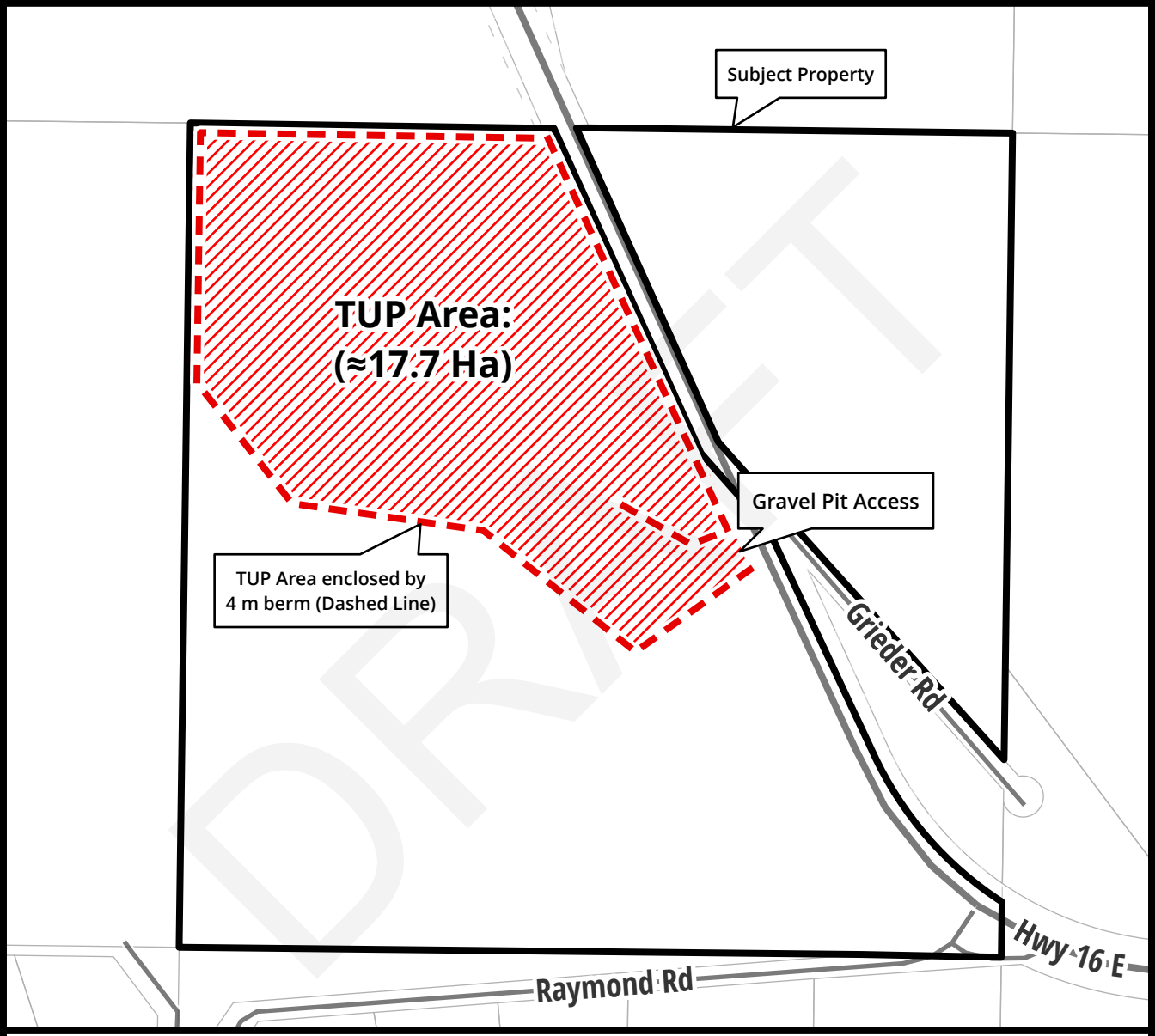


TUP A-03-26: Schedule A

Regional District of Bulkley-Nechako
Electoral Area A (Smithers/Telkwa Rural)
Produced: 2026-08-19

Lot Area: ≈61.00 ha
TUP Area: ≈17.70 ha

0 25 50 100 150 200
Meters

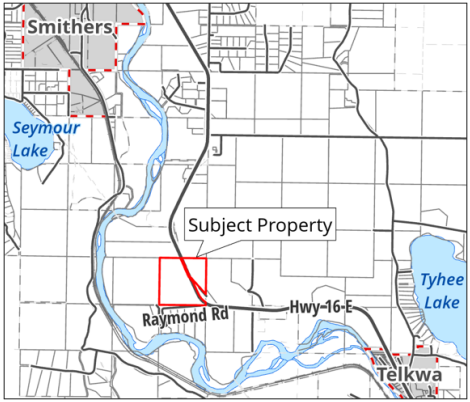
Newspaper Advertisement

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, September 10, 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 aggregate processing, including the use of a crusher, screener and wash plant on the subject property in accordance with the terms outlined in the TUP. The subject property is located at 224 Raymond Road, legally described as The Northeast 1/4 of Section 5, Township 4, Range 5, Coast District, Except Plans 8383 and PRP14394. It is located approximately 2.6 km south of the Town of Smithers and 2.9 km west of the Village of Telkwa, as shown on the location map below.

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 V0J 1E0; or by e-mail to planning@rdbn.bc.ca. Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, September 8, 2026 to ensure consideration by the Board.



Location Map

A copy of the proposed TUP and additional information may be inspected at the RDBN office at 37 3rd Avenue, Burns Lake BC, or the Town of Smithers Municipal Office at 1027 Aldous Street, Smithers BC, during regular business hours from Thursday August 27, 2026 to Thursday, September 10, 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.

Board Report

Available on the September 10, 2026 Agenda at the link below:

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

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): Steffen G. Apperloo

Company Name:

Mailing Address: [redacted]

Phone (Home): [redacted]

Phone (Cell):

E-mail:

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: Evelyn Bredow

Company Name:

Mailing Address: [redacted]

Phone (Home):

Phone (Cell):

Email:

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) Evelyn Bredow to act as Applicant, and as our agent in rega[redacted]

Steffen G. Apperloo	[redacted]	2026-06-20
Owner Name (print)	Signature	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):

Northeast 1/4 of Section 5, Township 4, Range 5, Coast District, Except Plans 8393 and PRP14394

Civic Address (House No., Street Name): 224 Raymond Road, Smithers, BC, V0J 2N0

Parcel Identifier (PID): 014-019-116

Property Size(s): 151 acres (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.)

Residential - 1 single-family house located at the corner of Highway 16 and Raymond Road, used as the primary residence of the company/property owner, Steffen Apperloo & family.
Agricultural - the non-mine portion of the property is either open hay fields or partially treed, and is leased for either hayfields or grazing land to local farmers. The property is ALR and has farm status.
Gravel Pit - The current Notice of Work covers the approved gravel pit portion of the property. There are no permanent structures on this portion - there is a tent shop and several trailers used for a scale shack, storage and company office (planned). The use of this area is for gravel and sand extraction, production & sales.

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 proposed use affects only the Ministry of Mines-approved gravel pit section of the property. The remainder of the property will continue to be for residential and agricultural use.

The proposed use is expected to occur when available aggregates have been extracted from the approved gravel pit area. This is estimated to be minimum 5 years (the Mine approval expires in 2043).

The proposed use is the continuation of operations that are currently approved under RDBN Temporary Use Permit A-03-20. The proposed use is to continue with sand and gravel extraction, on-site production, and sales. We are also requesting an increase to 180 days per year for crushing.

There are no permanent structures or buildings proposed on the site.

We consider the proposed development to be appropriate for the land under application, as it is a continuation of the work already approved and already in progress. In addition, once the mine operations are complete, the land will be reclaimed as per our ALC approval, and converted to agricultural land, an improvement on ALR land over the prior non-agricultural state of the property.

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] 2026-06-20

Date

[redacted] 2026-06-20

Owner(s) Date

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.**

Steti Transport Ltd.
Steti Gravel Pit
Mines Act Permit No. G-2-144
Mine No. 1650585
Mine Development Period 2026 to 2031
Legend
STETI_MINES_BOUNDARY
N
300 m
Private Property Boundary
THE NORTHEAST 1/4 OF
SECTION 5 TOWNSHIP 4
RANGE 5 COAST DISTRICT
EXCEPT PLANS 8393 AND
PRP14394
(PID 014-019-116)
~61ha
Gate
Mine Permit
Boundary
~17.7ha
Highway 16
Google Earth

Updated Mine Plan for the Steti Gravel Pit
Mine Development Period 2022 to 2026

Looking north-west across part of the existing pit operations

Map Sheet 93L.075 - NAD 83 UTM 9U 621197E and 6065570N

***Mines Act* Permit No. G-2-144**
Mine No. 1650585

August 2021

1.0 Introduction

This updated mine plan for the Steti Gravel Pit operation is being submitted by Steti Transport Ltd. (Steti), as a requirement of the ***Mines Act, RSBC 1996, Chapter 293*** *(Mines Act)* and the **Health, Safety and Reclamation Code for Mines in BC, 2017** (Code).

2.0 Project Overview

This mine is a long-term (+20 years) aggregate development by Steti. This particular updated mine plan, covers operations over the next five (5) years, in which it is expected that ~245,000 tonnes (122,500 m^3)will be extracted from the site between the years 2022 and 2026. This equates to ~49,000 tonnes per year of aggregate production.

This mine development is being undertaken on private land noted as NE 1/4 of Section 5, Township 4 , Range 5, Coast District, Except Plans 8393 and PRP14394, having PID No. 014-019-116 (see Figure 1 and 2).

The project is accessible by going east from Smithers on Hwy 16 (East) for ~8.8 km until you get to the access road located on the right (look for signage), turn right and go ~250 m to site gate (see Figure 1).

This area was selected for development due to its extensive supply of aggregate materials, flat terrain, adjacent sand and gravel operations, and existing access infrastructure.

The (new) mine permit area defined by the attached shapefiles encompasses ~17.7 ha, of which is divided into the following and noted on Figure 3:

- Existing pit and product stockpile area of ~3.0 ha;
- 5m buffer area located between adjacent property owners and Hwy 16 of ~0.5 ha;
- Future pit expansion and stockpile areas of ~6.7 ha;
- Soil stockpiles areas of ~2.7 ha; and
- Existing infrastructure (access, wash plant, scale, etc) area ~4.8 ha

This updated mine plan anticipates development of the areas as illustrated in Figures 2, 3 and 4.

The current operation involves mining, washing of aggregates, and crushing & screening as required during the work season.

This particular mining development complies with the ***Mines Act*** and **Health Safety and Reclamation Code for Mines in BC, 2017** (Code). The operational intent has always been to locate equipment to the site during the work season (April to November), with the purpose of extracting ~49,000 tonnes or 24,500 m^3 per year of aggregate materials from the active pit face.

To ensure the site is kept too having minimal environmental and/or socio-community impacts, the company will have in-place; plans for archaeological chance find procedures and a MERP (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. The control of TSS and turbidity of any contact surface waters is achieved through use of standard BMP's for sediment and erosion control procedures found at other aggregate operations in BC. The controls include sediment ponds, silt fencing and straw (hay) bales, as required.

The existing on-site aggregate washing system utilizes full recycle methods, in which there is no discharge to the environment.

In a letter to MEM dated July 04, 2019, notification of the addition of a Wash Plant and Settling Pond(s) Arrangement for *Mines Act* Permit G-2-144 – Steti Gravel Pit – Mine No. 1650585 was submitted. The wash plant arrangement (170TPH) is used intermittently on-site, on a short term basis, when washing of aggregates are required. It should be noted that the water in the wash ponds is recycled and there is no discharges to the environment. The fines are removed and stockpiled with soil to be used in future reclamation. Water required for washing of aggregate materials comes from a groundwater source, and is permitted through a water license issued by FLNRORD.

The (wash plant) settling ponds will be inspected once per year by a qualified person, to ensure they meet the requirements of the Code.

It should noted that Steti will continue to develop the site in an environmentally sensitive manner, and will do this by continuing to implement plans, utilizing technology and using industry standard "best management practices" (BMP's), as a means to either eliminate or minimize the environment impacts associated with the project.

The mining operation(s), will wherever practical meet the guidelines set forth by the "*Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)"*

https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/mineral-titles/permitting/agg_bmp_hb_2002vol2.pdf

3.0 Project Description

3.1 Description of Work

The mining area for 2022 to 2026 is noted as a "Yellow Polygon" on Figures 2 and 3, having an area of ~2.45 ha. This area has been partially stripped of its topsoil, mineral soil and till materials. The stripped materials have been stockpiled (windrowed) along the north, west and east boundaries of the mine permit area, (see Figure 2). Eventually, these windrows will be replaced onto the resloped pit walls and floors as part of the reclamation plan. The windrowed soils as at this time assist in mitigation of visual, noise and/or dust transfers from inside the mining areas.

This updated mine plan consists of operations, decommissioning of components and associated activities that would be typical for any small to medium sized aggregate (sand and gravel) operation in BC.

The operation will be in compliance with the Code and will use equipment such as a Cat 980H and Cat 950 - front end loaders, Cat 325F – excavator and a D8H dozer (when required). As screening is required on-site screening plants are available and will be used as required. When crushing of aggregates is required a 300 TPH crusher will be brought to site on a short term basis.

It is anticipated that the mining and development will comply with the requirements of the *Mines Act* and HSRC. The operational intent is to have equipment (loaders, excavator, dozer, trucks, crushing and screening plant(s) at the site during the work season (April to the end of November). The operation will operate between 7:00 am and 7:00 pm during Monday to Saturday of the work season, except for holidays.

More details on the mine development and reclamation plans are further discussed in the following sections.

3.2 Mine Development

3.2.1 Mine Plan

Over the next five (5) year period (2022 to 2026) the pit operations will continue to be developed from the existing pit operations in an easterly direction as noted on Figure 3 - Yellow Polygon. The purpose for this is to provide adequate working room, and so that the site can be developed appropriately for reclamation and noise & dust reductions (mitigation).

The aggregate mining faces average five (5) to six (6) meters in height as shown in cross section on Figure 4. This face height can be mined in accordance with **Part 6.23.4** of the Code, using the proposed mining equipment. It should be noted that soil materials located above the aggregate layer will be stripped and removed prior to mining the in-pace aggregate, thus reducing face heights to those noted above.

As the mining area for the 2022 to 2026 is developed, it will allow for additional room, so that some of the existing pit faces along the north and west walls can be resloped to 2:1 angle (see Figure 2 – Lime Green Polygon). It is anticipated that this resloping will be initiated this fall, however areas of the current pit floor will not be reclaimed until after 2026.

3.2.2 Noise and Dust Management Plan

The following noise and dust management plans have been developed for the site. Steti understands that potential health concerns relating to noise and dust are two (2) important issues common to aggregate operations, and that they must be controlled and mitigated throughout the life of the project.

For this particular site there are residences and a major highway within short distances, and therefore adequate noise, dust and visual management will be necessary at this site.

As for employees, they will be required to utilize acceptable personal protection equipment (PPE) at all times, for protection from noise and dust.

3.2.2.1 Noise Management and Mitigation

Steti is committed to ensuring that all noise management and mitigation measures will follow the guidelines set forth by the *"Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)".* https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/mineral-titles/permitting/agg_bmp_hb_2002vol2.pdf

General noises that are associated with a number of common activities at aggregate operations include loading, crushing, screening and hauling.

Noises from specific sources that are mitigated during operations include the following: mobile equipment (truck, dozers and excavators), which generate noise from sources such as diesel engines, back-up alarms and the scraping & crushing noises during excavation and transport.

Given the small size of this particular site, it was determined by Steti that completion of noise level monitoring to collect background and/or operational noise data, which could be used to evaluate the

potential and cumulative effects of sensitive receptors to noise emissions associated with activities of the project were not warranted. It should be noted that within the last year the site was fully surrounded by a mature pine forest, thus making noise impacts minimal.

It will continue to be through a planned site layout (containment & dampening), operational controls (prevention) and interception (ambient reduction), were the company is confident it can manage and mitigate the generated noises. Steti will ensure the following management and mitigations are implemented as required to minimize noise impacts:

- Develop a mine plan as noted above, which have designed sound buffers such as soil stockpiles and development of pit walls that will dampen noises;
- Follow appropriate hours of operation to not impact local residents;
- Examine noise mitigation strategies at other aggregate operations, which have similar requirements for noise reduction;
- Maintain a maximum 30 km speed limit along access roads and within the pit areas;
- Maintain smooth running roads surfaces on all access roads and pit floors to reduce tire noise;
- Operate equipment within specifications and capacity (e.g. don't overload machines) and use noise abatement accessories such as sound hoods and mufflers;
- All efforts during operations will be to have the placement of the crusher in the bottom of the pit, in order to decrease potential noise escapement;
- A five (5) meter high buffer stockpile will be maintained around the mine development area (see Figure 2) to prevent noise escapement;
- Maintain a maximum drop height of less than 2 meters, to reduce noise;
- Turn equipment off when not in use;
- Restrict use of sirens and reversing alarms to the minimum, use alternative non-audible back-up alarms;
- Perform regular inspection and maintenance of equipment, and check that noise abatement devices are in good order (e.g., brakes, exhaust mufflers, engine hoods);
- Purchase and/or restrict equipment age so only newer, more efficient machinery will operate that has minimum noise output from tires and exhaust; and
- All personnel are informed of this noise control plan, and are required to abide by it.

3.2.2.2 Dust Management and Mitigation

Fugitive dust is generated mainly during dry weather conditions by unstable, non-point sources, through movement of equipment, material handling of resources and products, and by the effects of wind on stockpiles and areas striped of vegetation. Dust management and mitigation will be effectively dealt with by using existing technology.

Given the small size of the site it was determined by Steti that completion of dust fall monitoring to collect background and/or operational noise data, which could be used to evaluate the potential and cumulative effects of sensitive receptors to dust fall emissions associated with activities of the project were not warranted.

The amount of dust generated from these activities will depend on site conditions, climate, nature of the material being processed and site operations (movement of equipment & vehicles) at the time when dry conditions exist at the site.

The Code provides limited direction in regards to fugitive dust mitigation, therefore Steti will conform to the guidelines set forth by the "*Aggregate Operators Best Management Practices Handbook for British Columbia (April 2002)".* *https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/mineral-titles/permitting/agg_bmp_hb_2002vol2.pdf*

Plans for management and mitigation will be implemented to prevent fugitive dust impacts occurring during operations of the project.

It will continue to be through a planned site layout (minimize creation), operational controls (control escape); air quality (dust removal) and cessation that the company is confident it can manage and mitigate any generated fugitive dust. Steti will ensure the following procedures and mitigations are implemented as required:

- Examine dust mitigation strategies at other aggregate operations, which have similar requirements for fugitive dust reduction;
- Institute a primary means of dust control for operational activities that involve a through wetting of the construction and operating areas with dust suppressant (water and/or calcium chloride) using a water truck with sprays, during times when dust control from natural precipitation is not sufficient;
- Vegetation (interior seed mixture) cover will be utilized to stabilize long-term stockpiles of soil and overburden to prevent dust generation, if necessary;
- Maintain minimum "required" areas that have been stripped of topsoil, mineral soil and overburden to reduce area for dust creation;
- Ensure additional mitigation measures are implemented on an on-going basis when an opportunity for dust reduction is identified and technology development offers new tools for reduction;
- Maintain a maximum 30 km speed limit along access roads and within the pit areas;
- Ensure all loaded gravel trucks leaving the site are covered;
- All efforts during operations will be to have the placement of the crusher in the bottom of the pit, in order to decrease potential dust escapement; and
- All access roads will be maintained to assist in reduction of fugitive dust;

3.2.2.3 Groundwater Management and Mitigation

In regards to groundwater protection, on-site there has been some investigative work undertaken to define the aggregate resource and groundwater regime. With the current and projected pit floor elevation of 866 masl elevation, there will be mining activities down to within one (1) meter of the groundwater table.

It should be noted that to date there have been no indications of any impacts to the groundwater table from the mining activities over the last several years.

However, to help further protect groundwater quantity and quality from potential impacts of the proposed mining activity, all fuel storage will occur on-site within enviro (double walled) tanks. As well, there will be adequate training for on-site personnel with the emergency response equipment and supplies (spill kits) that are available for use when and if required during refueling.

3.3 Present State of Land

The site is located within the Bulkley Nechako Regional District (BNRD), and the OCP for this area is Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014, with current zoning as Agriculture (A1), which does allow for development of aggregate operations with approval from the ALC. This site is currently covered by ALC approval ALC No. 51775, and Steti has recently made application for an amendment and extension to this approval through the ALC.

The current land use for the area is forest/agriculture, with approved aggregate extraction. On completion of mining the land will revert to an end land use of agriculture (grazing).

The soils within the development area are typical of glacial fluvial systems in the Bulkley Valley. There is minimal to no topsoil covering the aggregate materials. On this site there is a sandy till soil that extends between the thin topsoil and aggregate materials. This till can be 1 to 3 m thick depending on location within the mine permit area.

Appropriate salvage and stockpiling of these soils into strategic locations will be important for reclamation. During mining, all topsoil and mineral soils encountered on the site will be stripped to rooting depth and saved for final reclamation, along with the sandy till materials. The stockpiles will then be seeded with interior seed mix to minimize the possibly of noxious weeds and blowing dust. It is expected that local peat and topsoil materials from various construction projects in the area, will be brought back to the site, so that portions of these materials can be mixed with on-site tills and mineral soils, in order to enhance them.

The site does not have any ephemeral creeks; therefore with the lack of (ephemeral) creeks, the potential impacts to the environment are remote.

The current status of the site is shown in the following photographs taken July 2021.

Looking west across existing mining operations

Looking west and north across existing product stockpiles and pit limits

Looking north at active pit face (5 to 6 m ht)

Looking south across area logged but not stripped

Looking northeast across area to be mined in 2022 to 2026

Looking east along north & east soil/till berms

Looking southeast along east soil/till berm

Vegetative growth on the west soil/till berm

Looking south at wash plant & pond arrangement

3.4 Reclamation

3.4.1 General Reclamation Terms

The timing of reclamation and closure of the Steti Gravel Pit operations will follow the general guidelines recommended by **Part 10.7.1** to **10.7.10** of the Code. It will be the intent of Steti to prevent long-term environmental impacts at the site and to eliminate potential health and safety issues, as required. As indicated previously, the end land use for this site will be agriculture (grazing). It is expected that in the end, the reclamation plan will foster return to enhanced and functional values for the site.

The objectives of the reclamation plan will be to create a physically stable environment, and to ensure that there are no impacts to aquatic and/or terrestrial resources from the mining activities. After closure work has been completed, the project will need to be left in a safe and secure manner for the long-term with little projected maintenance. These objectives are consistent with the requirements of the Code.

It should be noted that Steti, reserves the right to have an opportunity for the reclamation plan to be refined during the operational period of the project. Any changes would be meant only to further enhance the reclamation of the site.

It is expected that the reclamation activities of the operation will generally consist of the following activities:

- During operations, stripping and stockpiling of topsoil, mineral soil and till will be undertaken, whereby the topsoil, mineral soils and till will be mixed together given the negligible amounts of topsoil and mineral soil on the site. The stockpiles will be clearly delineated from adjacent areas, in order to prevent equipment from driving over the stockpiles and/or mixing aggregate materials with soils during operational periods. The stockpiles will be constructed with 1.5:1 slopes, averaging five (5) meters in height. The stockpiles will be seeded with an appropriate interior seed mixture, in order to prevent erosion and/or noxious weed invasion;
- To enhance on-site soils that are to be utilized for reclamation, Steti will import local peat and topsoil materials from its various construction projects in the area, to mix with on-site tills and mineral soils;
- Reclamation operations will establish final (ultimate) pit walls to a 2:1 slope angle;
- The compaction of pit floors and access roads will be ameliorated to a minimum 50 cm depth;
- Decommissioning and removal of all mine site infrastructure will occur;
- Utilization of soil salvage stockpiles for reclamation purposes would include soil replacement onto resloped pit faces, and placement of soils onto the developed pit floor areas.
- Placement of signage and marker berms to indicate potential hazards;
- Completion of a soil sampling and testing program that will delineate any contaminated areas as required by the *Contaminated Site Remediation, Environmental Management Act;* and
- Conducting post-closure maintenance and monitoring programs, as necessary

It has been concluded that progressive reclamation is an appropriate procedure to follow to ensure not only limited reclamation requirements at the end of mine life, but to be most cost effective through use of the operational budget, and thus minimize requirements for a large reclamation security.

As the mining area for the 2022 to 2026 is developed (expanded), it will allow for additional room, so that some of the existing pit faces along the north and west walls can be resloped to 2:1 angle (see Figure 2 – Lime Green Polygon). It is anticipated that this resloping will be initiated this fall, however areas of the current pit floor will not be reclaimed until after 2026.

Table 1 below provides the status of on–site disturbance and planned reclamation activities within the (new) mine permit area over the next five (5) years.

Table 1 Status of Area of Disturbances within the Mine Permit Area

Date	*Un-stripped Area (ha)	Stripped Area (ha)	Mining/Product SP Area (ha)	Infrastructure Area (ha)	Reclamation Completed (ha)	Total Area (ha)
Nov 2021	6.2	3.7	3.0	4.8	0.0	17.7
Nov 2026	5.9	3.5	2.5	4.8	1.0	17.7

***Note:** Un-stripped is trees removed but soils not stripped, and includes the soil stockpiles and the 5m buffer zone along the adjacent property boundaries and Hwy 16 (East).

It will always be the intent of Steti to achieve the following goals:

- Minimize or eliminate public safety hazards;
- Minimize potential effects to the environment, particularly water resources;
- Provide long-term stable landform configurations;
- Reclaim surface disturbances for beneficial use; and
- Minimize the requirements for post-closure monitoring and maintenance.

Steti will deem the reclamation successful once the soils are stable and no rill or gully erosion is occurring, and the first grazing (hay) crop has been planted and is growing.

3.4.2 Invasive Plant Management

In general terms, the invasive plant management for the site will include measures to prevent and control invasive plants and noxious weeds from becoming established on the site, including site roads. In particular, invasive plant management on the site will emphasize the importance of revegetation of all disturbed areas that had vegetation cover disturbed by project clearing, construction and operations, and vigilant prevention and removal of problem plants during all phases of the operation, in order to prevent the establishment and spread of invasive and noxious plant species. Invasive plant management will be applied and adaptively managed over the life of the project at the site.

The approach for the ensuring success with invasive plants will include:

- Prevention of invasive and noxious plant species establishment through use of best management practices (BMP's), such as minimizing soil disturbance, ensuring that at all equipment taken to the site has been thoroughly cleaned, all soil and overburden stockpiles are be covered (seeded) with a interior seed mixture;
- Desktop review of proper identification and knowledge of invasive and noxious plant species ;
- All non-native invasive plant species, listed in the BC Weed Control regulations, as well as those priority invasive plant species listed by the Northwest Invasive Plant Council (NWIPC2011) will be removed annually from the site prior to seed set, throughout the period of operations. ;
- Inventories, mapping, and monitoring of invasive and noxious plant species on and near the site will be completed by the company;
- Combining invasive plant management, if necessary with methods such as mechanical and biological controls; and
- Steti will periodically contract to a qualified professional for invasive and noxious plant species management assessment of the site.

3.4.3 Long-term Stability

With no tailings ponds, dams or waste dumps on site this means that there will not be a requirement for additional maintenance to ensure long-term physical stability on the site. The onsite washing settling ponds will be backfilled on completion of mining. With all physical structures being removed from the property during final reclamation, it can be appropriately decommissioned and reclaimed for long-term stability as required under the ***Mines Act***.

3.4.4 Reclamation Cost Estimate

An estimate of reclamation liabilities and a summation of projected reclamation costs, including provisions for long-term monitoring, maintenance and mitigation of environmental impacts for site have been estimated at $50,000.

If you have any questions, please contact the undersigned by email [redacted]

Kind Regards

[redacted]

Steffen Apperloo, Manager
Steti Transport Ltd.

[redacted]

Attachments

Public Submissions

(last updated October 8, 2026)

Deneve Vanderwolf

From:	Andrea Soto [redacted]
Sent:	September 8, 2026 2:59 PM
To:	RDBN Planning
Subject:	Public Comment regarding TUP Application A-03-26 (224 Raymond Road)
Categories:	Green category

Dear Board of Directors,

I am writing as a neighboring resident and local business owner down the road from the subject property at 224 Raymond Road. Our family resides on a 77-acre property along the river, where we also operate a fly-fishing lodge business centered around the world-class fishing on the Bulkley River.

As landowners and operators, we care deeply about the conservation, preservation, and ecological integrity of our home waters. While we understand the need for local industrial activities, our primary concern regarding this Temporary Use Permit application for aggregate processing—specifically gravel washing and screening—is the potential impact on water quality, fish habitat, and the surrounding river ecosystem.

Specifically, we wish to raise the following key concerns and requests:

1. River Quality & Angling Experience: Gravel washing operations carry a significant risk of sediment runoff, fine silting, and turbidity entering nearby water tables, drainage paths, or tributaries that feed into the Bulkley River. High turbidity and siltation pose a direct threat to local fish habitat, spawning grounds, and overall river health, as well as the pristine water clarity that our local angling economy and business depend upon.

2. Strict Water Management & Containment: To ensure local waterways and fish habitats are fully protected, we strongly request that any approval of this permit be contingent upon strict, enforceable conditions. Specifically, the applicant should be required to implement a fully engineered, closed-loop recycled water system and comprehensive sediment containment/settling pond controls that prevent any surface runoff or subsurface discharge into local watersheds.

We appreciate the Board's time and consideration in reviewing this submission and ensuring our home waters remain protected for the health of the river and the community.

Andrea Soto Guerrero
Co-Owner Operator & CFO
Frontier Experience | Bulkley Steelhead | Copper Bay Lodge
[redacted]

From: RDBN Planning
To: Cameron Kral
Subject: FW: TUP Application A-03-26
Date: October 6, 2026 1:27:09 PM

From: [redacted]
Sent: October 6, 2026 1:22 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: TUP Application A-03-26

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Secured by Check Point

Hello,

We realize that the submission of this email, affecting our interest by the above mentioned application, is past the due date.

What we were not aware of at the time we received the notice in the mail, was that the application asked for an extension of days of operation from 60 to 180 days.

We have lived on Raymond Road since July of 1993. It was a quiet residential neighbourhood then and not in our wildest dreams could we have imagined that we would be listening to crushing noises from three gravel pits from as early as 6:30 am for days on end, even on national holidays.

Not only is our quality of life greatly affected by the constant unescapable noise, even through closed windows, but the expansions of the gravel pits surrounding Raymond Road has increased the sound we now have to hear from the highway because of the trees that have been cut down.
We even hear the fire alarm that the Smithers Fire Department rings at noon, and we live 10km from Smithers!

Again we realize that this email is being sent too late, but we wanted to let you know

how the TUP is affection our daily lives, and ask, if there is still time, to not extend the operations from 60 to 180 days.

Also we would appreciate it, if you would not share our names with Steffen, as his relationship with the neighbourhood is rather strained as is.

Thank you for your consideration.

Best Regards,

[redacted]