

Regional District of Bulkley-Nechako Information Package



Proposed Temporary Use Permit
#TUP A-02-26
for consideration on August 20, 2026

DRAFT PERMIT TUP A-02-26



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. A-02-26**

ISSUED TO: West Fraser Concrete Ltd.
PO Box 406
Telkwa, BC V0J 2X0

WITH RESPECT TO THE FOLLOWING LANDS:

**6165 Donaldson Road, legally described as Lot A, Section 4, Township 4,
Range 5, Coast District, Plan 11348 Except Plan PRP14965; PID 004-310-128**

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

Aggregate processing, which is limited to the operation of a temporary crushing unit, a wash plant, an excavator, and a loader in association with aggregate processing.

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. Operations shall be limited to between March and December.
- b. Hours of operation shall be limited to 6:00 am to 6:00 pm.
- c. The temporary crushing unit shall be limited to Monday through Saturday, for a maximum of 150 days per calendar year.
- d. The wash plant days of operation shall be limited to Monday through Saturday, for a maximum of 150 days per calendar year.
- e. The existing vegetation buffer bordering Highway 16 and Donaldson Road shall be maintained.
- f. No permanent structures associated with Temporary Use shall be built or placed within the TUP Areas.
- g. Gravel processing equipment shall not be set up on a permanent foundation.
- h. The wash plant shall be limited to "Site A TUP Area" as identified in Schedule A.
- i. Screening and crushing shall be limited to "Site B TUP Area" as identified in Schedule A.

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.

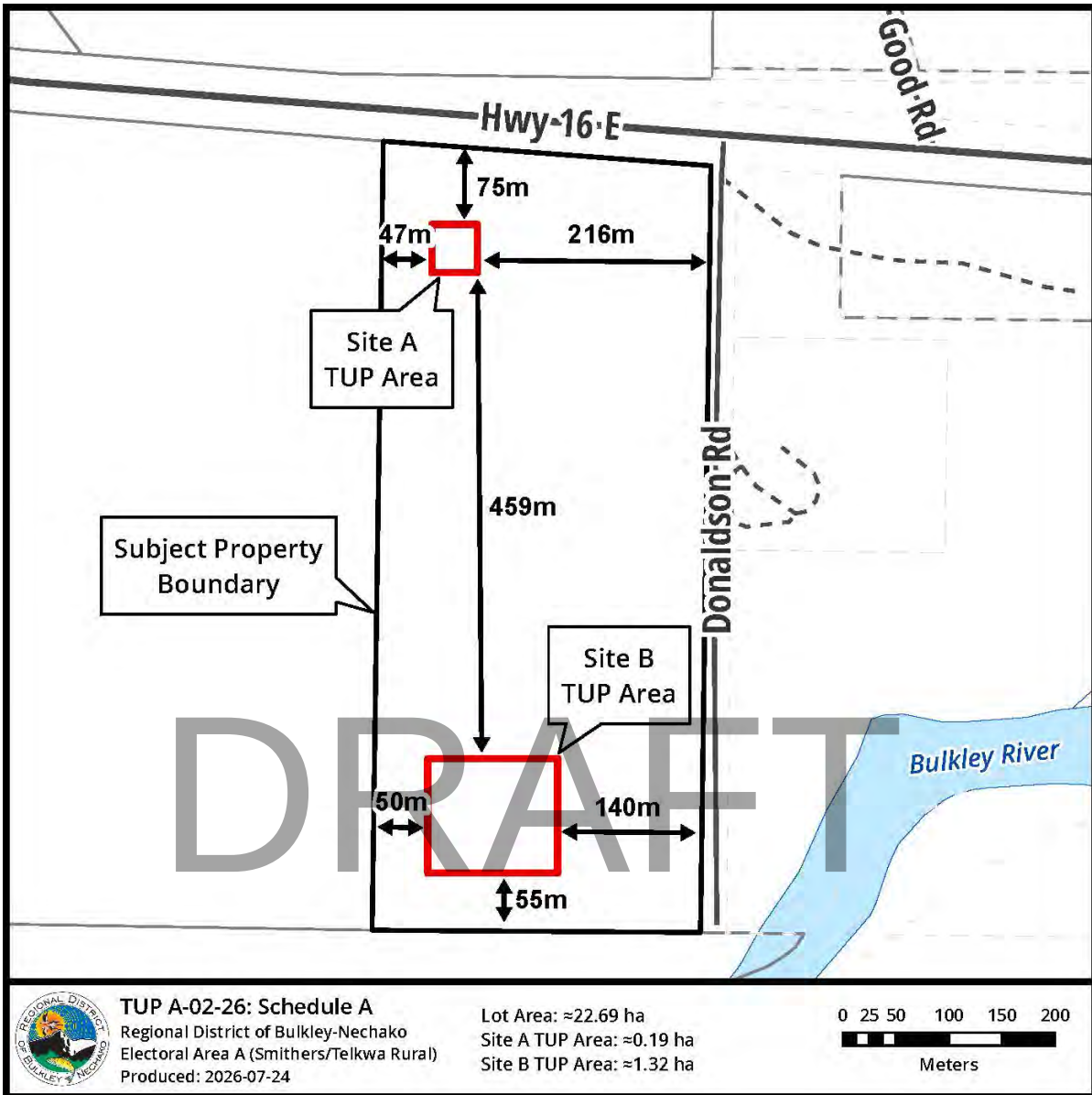
If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any 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 wash plant and crushing 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 Board on the _____ day
of _____, 2026.

PERMIT ISSUED on the _____ day of _____, 2026.

Corporate Administrator



RDBN Staff Report

Available at the link below end of day Friday, August 14, 2026.

(See August 20, 2026 Board Meeting Agenda for TUP A-02-26)

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

Public Notification

Legal Notices

Legal Notices

Legal Notices

Legal Notices



"A World of Opportunities Within our Region."

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, August 20, 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 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 the TUP is to allow aggregate processing, including the use of a wash plant and crusher on the subject property in accordance with the terms outlined in the TUP. The subject property is located at 6165 Donaldson Road, legally described as Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348 Except Plan PRP14965. It is located approximately 2 km west of the Village of Telkwa, at the corner of Donaldson Road and Highway 16, across from the Smithers/Telkwa Transfer Station, as shown on the location map.

LOCATION MAP FOR TUP A-02-26



All persons who deem their interests to be affected by this application may submit 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, August 18, 2026 to ensure consideration by the Board.

A copy of the proposed TUP and additional information may be inspected at the RDBN office at 37 3rd Avenue, Burns Lake, BC; the Village of Telkwa Municipal Office at 1415 Hankin Avenue, Telkwa, BC during regular business hours from Monday, August 10, 2026 to Thursday, August 20, 2026 (excluding weekends and statutory holidays); and online at www.rdbn.bc.ca/departments/planning/publicmeetings. You may also call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll free at 1-800-320-3339.

37 3rd Ave, PO Box 820 Burns Lake, BC V0J 1E0

www.rdbn.bc.ca | 1-250-692-3195
info@rdbn.bc.ca | 1-800-320-3339

Legal Notices

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SCHOOL DISTRICT #54 (Bulkley Valley) 2026 GENERAL SCHOOL ELECTIONS

NOTICE OF NOMINATION

Public Notice is given to the electors of School District No. 54, Trustees Zone 1 - Lake Kathlyn / Evelyn / Witsset that nomination for the offices of:

One (1) School Trustees for Zone 1 - Lake Kathlyn / Evelyn / Witsset

Nomination documents are available at the School District #54's School Board Office, 1235 Montreal Street, Smithers B.C. during regular business hours, 8:00 am to 4:00 pm, Monday to Friday, excluding statutory holidays, to the close of the nomination period, 4:00 pm Friday, September 11th, 2026.

Nominations will be received by the Chief Election Officer or Deputy Chief Election Officer by hand, mail or other delivery service to the School Board Office (1235 Montreal Street, Smithers B.C.) during regular business hours, 8:00 am to 4:00 pm, Monday to Friday, excluding statutory holidays, from 9:00 am on Tuesday, September 1st, 2026 to the close of the nomination period, 4:00 pm on Friday, September 11th, 2026.

QUALIFICATIONS FOR OFFICE

A person is qualified to be nominated, elected, and to hold office as a member of local government if they meet the following criteria:

- Canadian citizen;
- 18 years of age or older on general voting day October 17th, 2026;
- Resident of British Columbia for at least 6 months immediately before the day nomination papers are filed;
- Not disqualified under the School Act or any other enactment from being nominated for, being elected to or holding office as a trustee, or be otherwise disqualified by law.

CAMPAIGN EXPENSE LIMITS

In accordance with the *Local Elections Campaign Financing Act*, for the 2026 general local election, the following expense limits for candidates during the campaign period apply:

Trustee \$6,161.89

THIRD PARTY ADVERTISING LIMITS

In accordance with the *Local Elections Campaign Financing Act*, for the 2026 general local election, the following third-party advertising limits apply:



**ANY TIME.
ANY PLACE.
ANY DEVICE.**

*If It
Matters
To You,
It
Matters
To Us*





NOTICE OF APPLICATION FOR TEMPORARY USE PERMIT

TUP A-02-26 to permit a Temporary Use Permit on subject property in accordance with the terms outlined in the TUP for up to three years.

Subject Property: 6165 Donaldson Road (corner of Donaldson Road and Hwy 16), legally described as Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348 Except Plan PRP14965.

Purpose: to allow aggregate processing, including the use of a wash plant and crusher.

Next Steps: Will be considered by the RDBN Board on Thursday, August 20, 2026. Written submissions may be submitted and must be received by the RDBN no later than 4:30 pm on Tuesday, August 18, 2026 to ensure consideration by the Board.

For full details, visit our website at

<https://www.rdbn.bc.ca/departments/planning/public-meetings>

Comments on this post are turned off as Facebook comments are not considered part of the official public record.



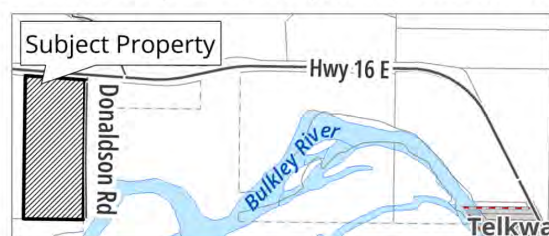
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Location Map for TUP A-02-26



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

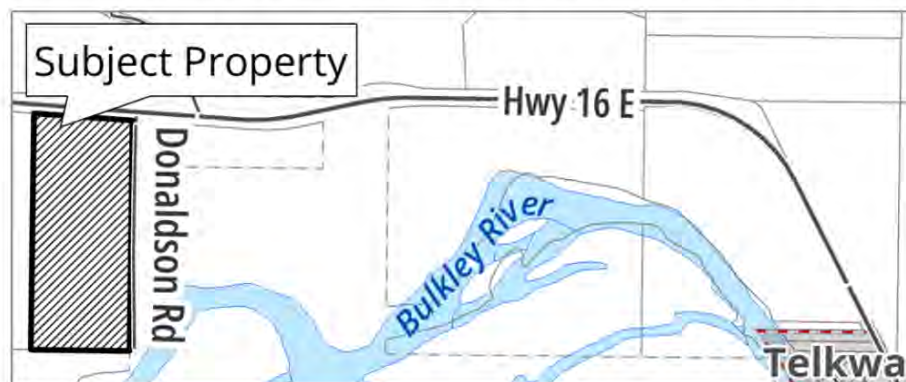
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Location Map for TUP A-02-26

WWW.RDBN.BC.CA

1-250-692-3195

INFO@RDBN.BC.CA

1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0

Applicant Submission



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 B.C. Ltd (West Fraser Concrete Ltd)

Mailing Address: [REDACTED]

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 B.C. Ltd (West Fraser Concrete Ltd)

Mailing Address: [REDACTED]

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

April 10, 2026
Date

Owner Name (print) _____ Signature _____ Date _____

Owner Name (print)	Signature	Date
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4. PROPERTY INFORMATION

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

Lot A Section 4 Township 4 Range 5 Coast District Plan 11348 Except Plan PRP 14965

Civic Address (House No., Street Name): 6165 Donaldson Rd Smithers BC V0J 2N6

Parcel Identifier (PID): 004-310-128

Property Size(s): 22.687 (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.)

Site A on the attached mapping was developed to provide aggregate resource cover for the historical landfill situated in the center of the property. Following completion of the landfill cover, additional aggregate resources were removed until 2022. This site has since been reclaimed. Site A has the wash plant, settlement ponds, and some stockpile storage area. Site B will have the temporary crushing unit. There is one building on Site A that houses electrical boxes for the wash plant, safety equipment, and spare parts. There is a temporary sea-can on site B to house safety equipment and spare parts.

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.

Site A use will include the wash plant, stockpiles and roadway to access these features.

Site B will house the crushing unit.

Both sites will be operational from April to December, Monday to Friday, between 6:00am and 6:00pm.

Purpose is to extract aggregate from site B and crush on site to then deliver to our wash plant or to our local concrete producing plants.

There will be no additional buildings constructed on sites other than the ones previously mentioned.

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

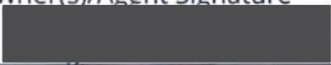

Owner(s)/Agent Signature

April 10, 2026

Date

April 10, 2026

Date

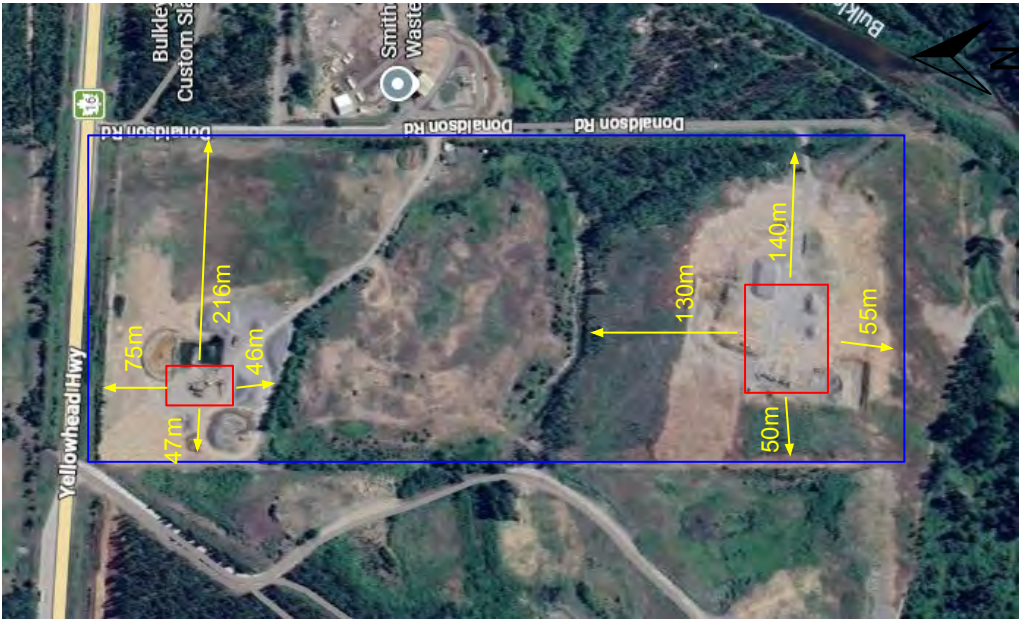

Owner(s)

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.**

Meerdink: Landfill Pit



Proposed Aggregate Washing Area

Proposed TUP Permit Area

Public Submissions

(last updated August 17, 2026)

From: [RDBN Planning](#)
To: [Danielle Patterson](#)
Subject: FW: Application for TUP A-02-26
Date: August 10, 2026 7:25:35 AM

From: [REDACTED]
Sent: August 9, 2026 9:52 AM
To: RDBN Planning <planning@rdbn.bc.ca>
Cc: [REDACTED]
Subject: Application for TUP A-02-26

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Planning Department, Regional District of Bulkley-Nechako

Dear Staff:

My wife and I write to register our strong opposition to the application for new gravel crushing operations under TUP A-02-26 **unless** the operations include provision for the use of sound suppression at the site of the crusher. For most of the 22 years my wife and I have lived on our property at 9483 Tatlow Road, crushing in the vicinity of the proposed new TUP operation has disturbed our peace and quiet. (Both of us are nearly 80 years old; and a large body of research establishes that noise and vibrations of the sort made by gravel-crushing operations are also harmful to human health and well-being, property values, salmon migration, sensitive valley wildlife, and outdoor recreation such as cycling.) To a large extent, that noise could have been, and now should be, greatly reduced through the use of simple, well-known, and inexpensive sound-suppression measures.

Here is what Google Earth has to say about sound suppression at gravel-crushing operations:

Effective sound-suppression structures for gravel-crushing operations include modular acoustic enclosures, perimeter sound walls, and specialized machinery shrouds. These solutions use dense, sound-absorbing composites—such as mass-loaded vinyl, perforated steel sandwich panels, and open-cell acoustic foams—to block and dampen high-decibel impact noise at the source.

Companies offering assistance with emplacing such structures advertise on the Internet:

<https://www.exmork.com/en/new/Noise-Control-and-Vibration-Reduction-Measures-for->

[Crusher.html](#)

<https://aercoustics.com/industry/aggregate/>

If the TUP applicant claims that noise suppression is too costly, it should provide concrete figures for the costs it would actually incur in putting it into place and estimates for the harms it will impose on the residents along Tatlow Road as well as the cyclists who use that road. A comparison of this sort will allow for rational planning rather than allowing a major public nuisance to proceed just because that is what has been done in the past.

Earthen berms, by the way, are useless as means of sound suppression except over very short distances, for the reason that sound waves curve. Nor do berms mitigate ground vibrations in the least.

I attach a Google Earth image to this message. It shows the site of the proposed TUP crusher and our own property and residence. The crusher would be about 1.5 km from our house, about 800 m from our northern boundary, and maybe as little as 300 m from a channel of the Bulkley River.

Finally, although the RDBN notice in the *Interior News* refers interested parties to the full text of the TUP application by going to the RDBN Planning Web site, as of today, Sunday, August 9, the text of the TUP A-02-26 application is **not** available on that site.

Yours sincerely,

Raymond Chipeniuk

9483 Tatlow Road
SW1/4, Section 33, TP 5, Range 5, Coast Range 5 Land District





12/2006

Tatlow

2792 ft

Image © 2026 Province of British Columbia

Google Earth

Imagery Date: 12/31/2005 54°42'16.18" N 127°06'05.43" W elev 1613 ft eye alt 14056 ft

1985

Submission from
Applicant

From: [RDBN Planning](#)
To: [Danielle Patterson](#); [Cameron Kral](#); [Deneve Vanderwolf](#)
Subject: FW: TUP A-02-26 Public Comment
Date: August 14, 2026 4:27:15 PM

From: Leigh Norton [REDACTED]
Sent: August 14, 2026 3:23 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: TUP A-02-26 Public Comment

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To Whom This May Concern

I am writing today to comment on the TUP A-02-26 application in support of a 6am or 7am start time. To keep in line with the other operations in the area and with the business that it is supplying the material to an earlier start would make the most sense. Thank you for your consideration.