



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP A-03-26

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

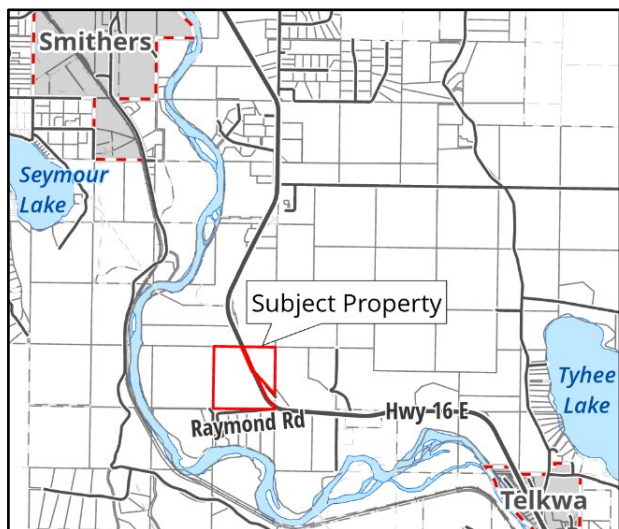
Name of Agent / Owner	Steffen G. Apperloo, Steti Transport Ltd. (Applicant) Evelyn Bredow, Steti Transport Ltd. (Agent)
Electoral Area:	A (Smithers/Telkwa Rural)
Subject Property:	224 Raymond Road, legally described as the Northeast ¼ of Section 5, Township 4, Range 5, Coast District, Except Plans 8393 and PRP14394 (PID 014-019-116)
Zoning:	Agricultural Zone (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
OCP Designation:	Agriculture (AG) Designation in "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" (the OCP)
Building Inspection	Within the Building Inspection Area
Fire Protection	Telkwa Rural Fire Protection Area
Existing Land Uses:	Residential, Aggregate Extraction/Processing, and Agriculture
Property Size:	61.05 ha (151.0 ac)
Proposed TUP Area:	≈17.7 ha (43.7 ac)
Location:	Approximately 2.8 km southeast of the Town of Smithers and 2.8 km west of the Village of Telkwa.

Location Map:

PROPOSAL

The applicant is requesting a three-year Temporary Use Permit (TUP) to continue operating a gravel crusher, two gravel screeners, and a wash plant on the subject property as part of an existing sand and gravel pit operation.

The applicant has an existing TUP which expires in 2026 and cannot be renewed again. Therefore, the applicant is requesting



a new TUP on the same terms, except for an increase in the maximum number of crushing days (see Attachments for existing TUP):

- The gravel crusher can operate for a maximum of 180 days per year (currently 60).
- The two screeners and wash plant can operate for a maximum of 180 days per year.
- Hours of operation from 7:00 am to 6:00 pm, Monday to Friday.
- Crushing may only occur at the bottom of the gravel pit, below the surface of the surrounding lands.
- A four metre tall berm must be maintained around the gravel pit. The surface of the berm must be uniform in nature, free from wooden debris, and covered by non-invasive vegetation.
- Access to the gravel pit must be from Highway 16.

The applicant provided the attached 2025-2026 Mine Plan and stated they are creating a 2026-2031 Mine Plan. The applicant also provided staff with copies of their *Mines Act* Permit and Ministry of Transportation and Transit Highway Access Permit which are available upon request. Operating details and mitigation measures are discussed in the attached Mine Plan. No permanent structures are proposed.

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

Proposed TUP Area



DISCUSSION

Site Details

The application states that the subject property contains a single family dwelling at the corner of Highway 16 and Raymond Road which is used as the applicant's primary residence; several fields which are leased for agriculture; and a sand and gravel pit approved by the Ministry of Mining and Critical Minerals (MMCM) and the Agricultural Land Commission (ALC).

The proposed TUP area matches the current TUP area and follows the existing pit boundary. A berm screens the site from the highway, and the surrounding lands are forested. Site photos from 2021 are included in the attached Applicant Submission documents.

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes. Section 3.1.2 of the OCP states:

- (1) Agriculture and other compatible uses of land may be permitted.*
- (2) The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction are adequately restored for agricultural purposes.*

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 local newspaper, 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.

Planning Department Comments

The RDBN first issued a TUP for aggregate processing on the subject property in 2011. This permit expired and a new permit (TUP A-01-16) was issued in 2016. The 2016 permit was renewed in 2019 for an additional three years. However, the permit was made void in 2020 after the removal of a tree buffer. A replacement TUP (A-03-20) was issued in 2020 with a condition that a four metre tall berm must be maintained around the gravel pit. The 2020 permit was renewed in 2023 and is now set to expire in 2026.

Public complaints were received by staff in 2016 regarding the crushing operation starting at 6:00 am and the applicant committed to hours of operation between 7:00 am to 6:00 pm. No further complaints have been received to date.

In 2010, the ALC approved gravel extraction from an 8.0 ha area of the subject property. In 2022, the ALC approved a 17.7 ha extraction area and the removal of up to 582,000 m³ of material until April 21, 2047 (Resolution #143/2022).

ATTACHMENTS

- [Applicant Submission](#) (Link)
- [TUP A-3-20 \(2023\) Renewal](#) (Link)