



PUBLIC DOCUMENTS

Temporary Use Permit F-02-23
Unaddressed Lot, Kluskus FSR (legally
described as the Northeast $\frac{1}{4}$ of
Section 6, Township 13, Range 5, Coast
District

Draft Permit



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. F-02-23**

ISSUED TO: Canadian Forest Products Ltd.
101-161 East 4th Avenue
Vancouver, BC V5T 1G4

WITH RESPECT TO THE FOLLOWING LANDS:

The Northeast 1/4 of Section 6, Township 13, Range 5, Coast District.

1. This Temporary Use Permit authorizes the following temporary use:
 - 1.1. The operation of an aggregate crusher and an aggregate screener in the area identified in Schedule A, which forms part of this permit, as the "Aggregate Processing Location Area".
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:
 - a. Not construct any permanent structures on the subject property as part of the temporary use.
 - b. Limit the hours of operation to 6:00 am to 5:00 pm from Monday to Saturday.
 - c. Operate crushing and screening equipment only between March and October of each year.
 - d. Maintain the existing 80 metre tree buffer between the aggregate processing area and Kluskus Forest Service Road.
 - e. Provide the Regional District of Bulkley-Nechako a copy of the Agricultural Land Commission approval of the aggregate operations.
4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur for a term of three years from the date of issuance of this permit or until January 25, 2028, whichever is less.

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

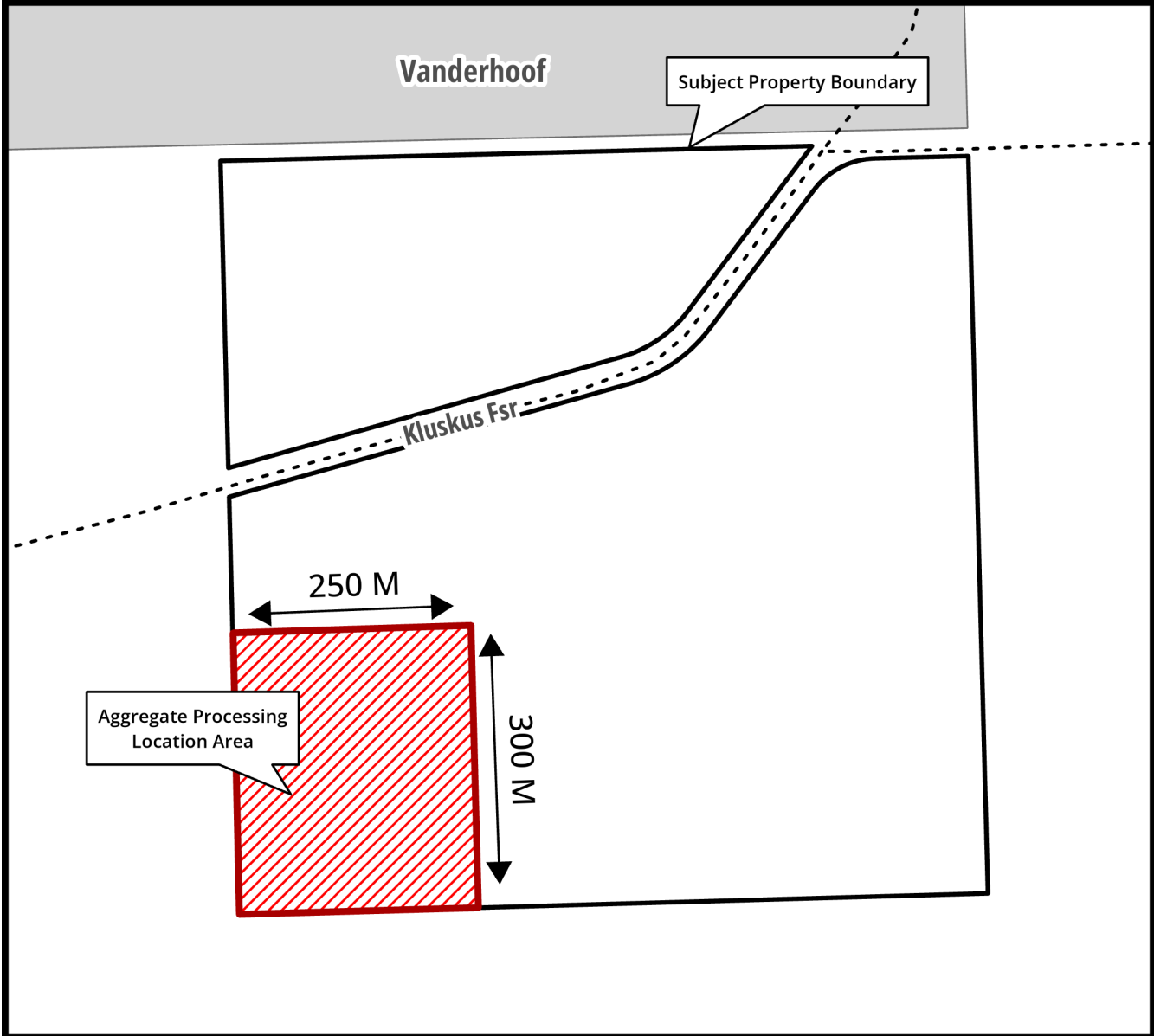
Applicant and / or property owner are in default of this permit, and the permit shall be void and of no use or effect.

5. As a term of this permit the owner of the land must remove all gravel crushing and screening equipment from the land upon which the temporary use is occurring or has occurred within two months of the date of the expiration 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 _____, 2024.

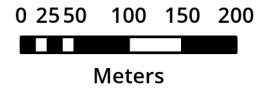
PERMIT ISSUED on the ____ day of _____, 2024.

Corporate Administrator



TUP F-02-23: Schedule A
 Regional District of Bulkley-Nechako
 Produced: 2024-01-08

Lot Area: ≈62.41 ha
 TUP Area: ≈7.5 ha



Board Report

Available by end of day, January 19, 2024 in the Board agenda on the RDBN's [Board and Committee Meeting webpage](#):

Newspaper Advertisement for
January 18, 2024 issue of
Vanderhoof Omineca Express

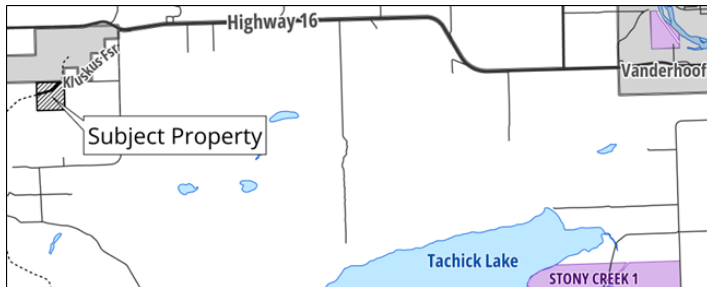


"A World of Opportunity Within our Region."

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, January 25, 2024 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, extendable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of the TUP is to allow the operation of an aggregate crusher and an aggregate screener on the subject property located on Kluskus Forest Service Road in accordance with the terms outlined in the TUP. The subject property (legally described as the Northeast 1/4 of Section 6, Township 13, Range 5, Coast District) is immediately south of the Canfor Plateau Mill site, approximately 12 km from Stoney Creek 1 Reserve and 14 km from the main townsite of Vanderhoof as shown on the attached location map.



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, January 23, 2024 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 from 8:30 am - 4:30 pm on Thursday, January 11, 2024 to Thursday, January 25, 2024 (excluding weekends and statutory holidays) or online at www.rdbn.bc.ca/departments/planning/public-meetings. You may also call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll free at 1-800-320-3339.

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

Public Notification



January 11, 2024

Dear Property Owner/Resident,

Temporary Use Permit Application F-02-23

Subject Property: Unaddressed parcel on Kluskus Forest Service Road (legally described as legally described as the Northeast 1/4 of Section 6, Township 13, Range 5, Coast District; PID 015-852-326)

This notice is to advise you 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, January 25, 2024 in the Regional District of Bulkley-Nechako Board Room, 37-3rd Avenue, Burns Lake, BC. If a person, other than yourself, is renting, leasing or otherwise occupying your property, please forward this notice to that person. Pursuant to Section 493 of the *Local Government Act* the Board may allow temporary uses for a period of three years or less, extendable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of the TUP is to allow the operation of an aggregate crusher and an aggregate screener on a 7.5 ha portion of the 62.4 ha subject property located on Kluskus Forest Service Road in accordance with the terms outlined in the TUP. The subject property (legally described as the Northeast 1/4 of Section 6, Township 13, Range 5, Coast District) is immediately south of the Canfor Plateau Mill site, approximately 12 km from Stoney Creek 1 Reserve and Nautley 1 Reserve, and 14 km from the main townsite of Vanderhoof as shown maps on the reverse side of this letter.

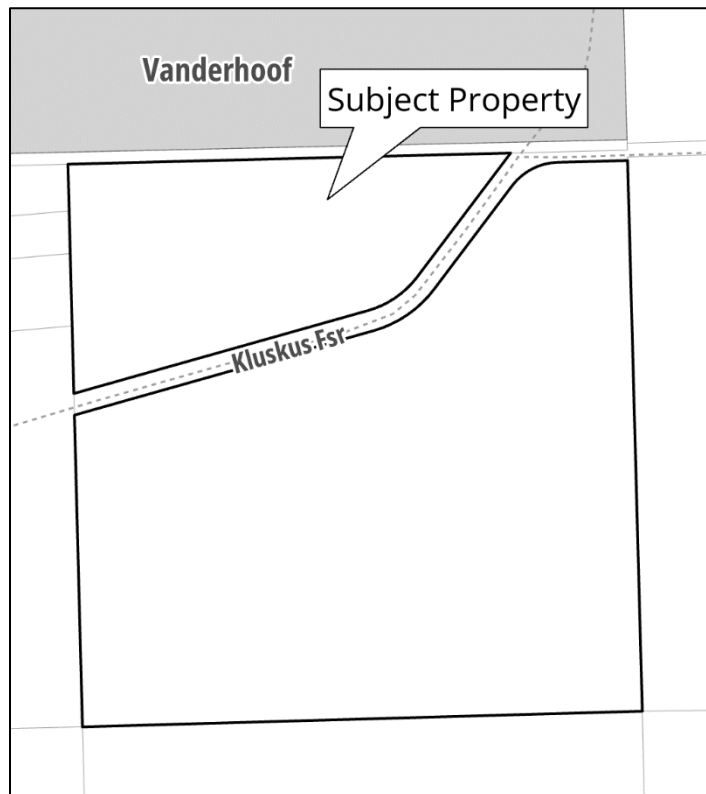
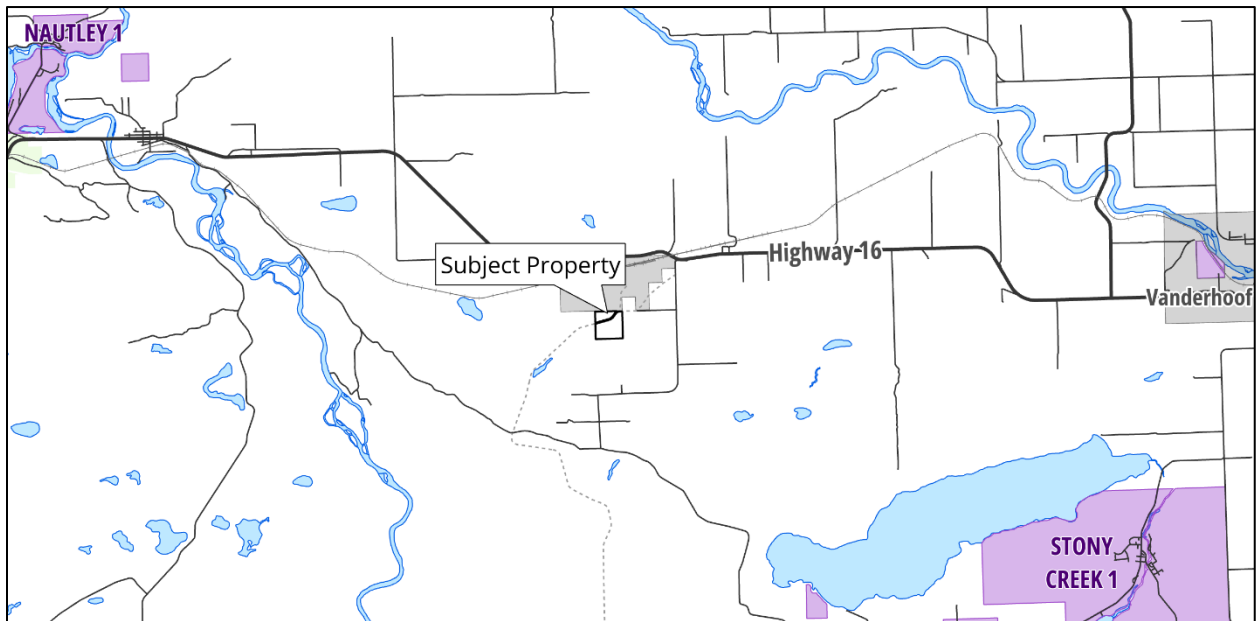
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Regards,

The RDBN Planning Department

Location Maps



Referral Report



REGIONAL DISTRICT OF BULKLEY-NECHAKO

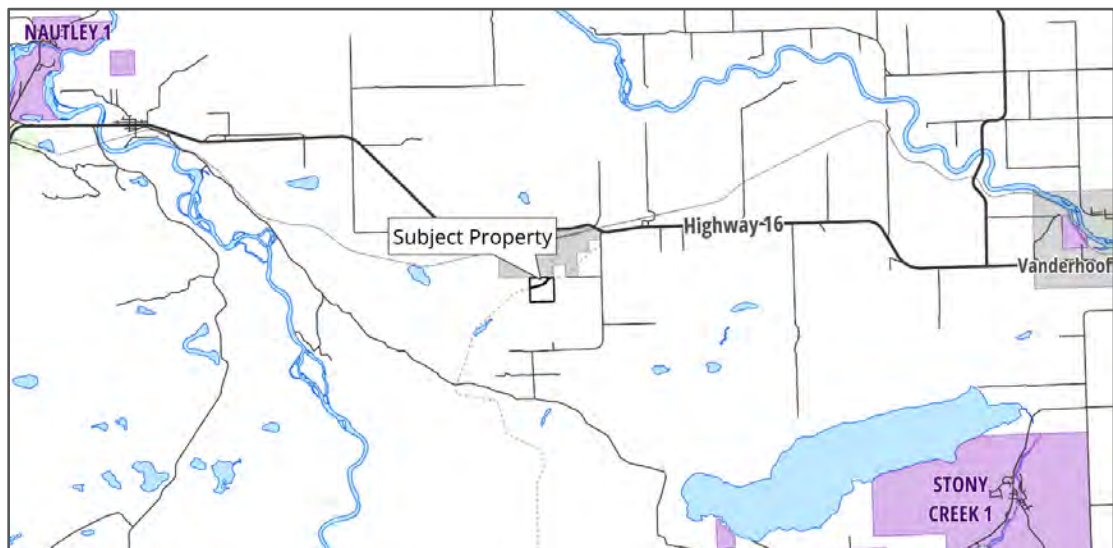
Planning Department Referral Report

File No. TUP F-02-23

Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

Name of Agent/Owner:	Allnorth Consultants / Canadian Forest Products Ltd.
Electoral Area:	F (Vanderhoof Rural)
Subject Property:	The Northeast ¼ of Section 6, Township 13, Range 5, Coast District (PID 015-852-326)
OCP Designation:	Agriculture (AG) in the Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
Zoning:	Agricultural (Ag1) in the Regional District of Bulkley-Nechako Zoning Bylaw No 1800, 2020 (the Zoning Bylaw)
ALR Status:	Within the ALR
Existing Land Use:	Gravel Pit
Location:	The subject property is on Kluskus Forest Service Road, abutting the Canfor Plateau mill site. It is approximately 12 km from Stoney Creek 1 Reserve, Nautley 1 Reserve, and 14 km from the main townsite of Vanderhoof. To the south is forest/proposed gravel extraction. To the west is forest. To the east is forest and a farm. The closest residence is approximately 775 m from the property and 1,330 m from the TUP area.
Property Area:	62.41 ha (154.22 ac)
TUP Area:	Approximately 7.5 ha (~18.5 ac)



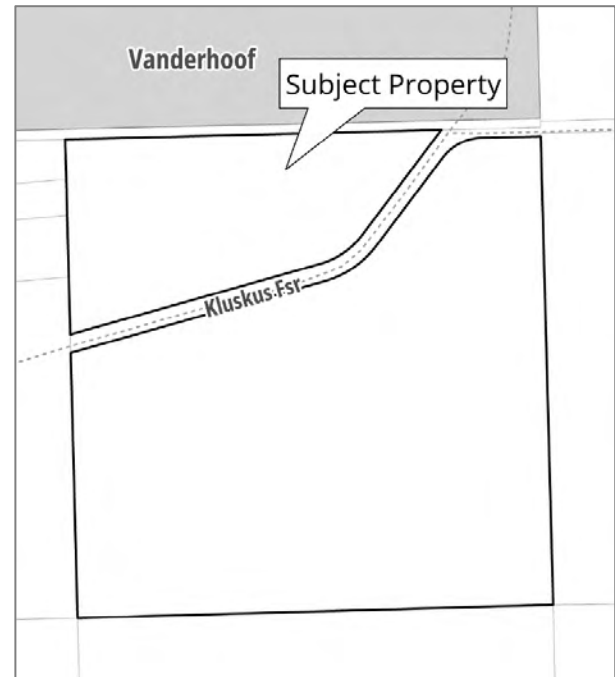
Proposal:

The applicant is requesting a Temporary Use permit (TUP) for three years to allow the operation of crushing and screening equipment on a 7.5 ha area of the subject property as part of their proposed aggregate extraction operations (see Applicant submission).

The property owner would like to start crushing and screening aggregate from the site in 2024. The aggregate is used primarily for the maintenance of roads operated by Canadian Forest Products. There existing quarry pit that began operating in 1998 but is now under consideration by the Agricultural Land Commission (ALC) to continue operations. The crushing and screening would be limited to the existing pit and the proponent would use the existing roads.

The applicant indicates that crushing and screening would occur approximately from March to October, Monday to Saturday from approximately 6:00 am to 6:00 pm, with periodic operations in the winter. No washing is proposed. No permanent structures are proposed, and the applicant proposes maintaining the existing 600 m tree buffer between the site and the road. The proponent plans to utilize a wheel loader, rock truck, excavator, and a crusher.

The lands are zoned Agricultural Zone (Ag1), which does not permit aggregate processing, including crushing and screening; therefore, a TUP is required. The proponent also plans to perform blasting at this quarry as well. Aggregate extraction, including blasting, cannot be regulated by the RDBN.



Proposed TUP Area for aggregate processing: 250 m x 300 m = ~7.5 ha

DISCUSSION

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 OCP, which allows for the issuance of a Temporary Use Permit on the following basis:

- “(a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*
- (b) the environment would not be negatively affected by the proposed temporary use;*
- (c) the proposed temporary use will not have adverse affects on neighbouring land uses or property owners;*
- (d) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that the required decommissioning and reclamation is completed;*
- (e) the proposed temporary use does not require a significant amount of capital investment in a particular location; and,*
- (f) the proposed temporary use has the support of the Agricultural Land Commission through the approval of an application if the land is within the ALR.”*

Planning Staff comments

Planning staff performed a site visit of the TUP area, which is sited on a plateau of bedrock, with a crowning effect forming on the west, south, and east sides of the aggregate pit from previous extraction activities. There are two gates, with one used as an entrance and one used as an exit, to increase site safety. The site is heavily treed and there appears to be no breaks or gaps in the proposed tree buffer. Only the top of the rock formation is visible from small section of Kluskus FSR (see Attachments for site visit photos).

Ministry of Mines and Agricultural Land Commission (ALC) Application Process

In July 2023 the RDBN Board considered ALC Non-Farm Use (NFU) application 1256 for aggregate extraction on the subject property (see [link](#) to ALR 1256 Board report). Planning staff note the discrepancy between the NFU application area (48 ha), and the TUP application (~7.5 ha) is a result of the former being a request for the entire aggregate extraction site and the latter being a request for only crushing and screening.

On April 26, 2023, the RDBN's Rural/Agriculture Committee considered Crown Land Application No. 7410295 for aggregate extraction on the lands immediately south of the subject property. That Crown Land application proposed using the subject property to access the aggregate on Crown Lands. The Rural/Agriculture Committee raised concerns that dust associated with the aggregate extraction negatively impacting the local airshed.

Given the above noted Crown Land application's proximity to the subject property, when ALC NFU application 1256 abutting the Crown Land also proposed aggregate extraction, the RDBN Board recommended the ALC approve NFU application 1256 subject to the ALC ensuring appropriate remediation throughout the life of the pit and a request that ALC and the MEMLCI ensure the proposed pit operations have a dust mitigation plan in place to address potential negative impacts on adjacent residents and farming operations.

Referral and RDBN Approval Process

This application is being referred to Nadleh Whut'en, Saik'uz First Nation, the District of Vanderhoof, and the Electoral Area F Advisory Planning Commission, and the RDBN Agriculture Coordinator.

Notice of this application will be published in a 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 along Kluskus Forest Service Road 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
- [Mine Plan \(link\)](#)
- Site visit photos
- [July 13, 2023 ALC 1256 Board report \(link\)](#)

2. 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) All north.
to act as Applicant, and as our agent in regard to this application.

Andy Kratchmer
Owner Name (print)

[Signature]
Signature

Sept 28th, 2023
Date

Gerard Callahan
Owner Name (print)

[Signature]
Signature

Sept 28/23
Date

Owner Name (print)

Signature

Date

3. PROPERTY INFORMATION

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

THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 13 RANGE 5 COAST DISTRICT

Civic Address (House No., Street Name):

NA

Size of Property: 153.74 Acres (Hectares/Acres)

Existing Land Use:

(Describe the uses that currently occur on the land under application. List each building and the use of that building.)

The applicant's site has historically been used as gravel extraction pit to support Canfor's forestry operations in the area. Upon submitting a Notice of Work Application to expand the pit, Canfor was made aware that this site is within the Agricultural Land Reserve (ALR). Since then, Canfor has applied for a non-farm use to the Agricultural Land Commission (ALC). As part of the local government referral process associated with this application, Canfor was instructed by RDBN staff to secure a temporary use permit to allow the use Aggregate Processing on site. The site has no permanent structures installed on the site. The site regularly has machinery parked onsite to support aggregate extraction and processing. There are no permanent structures currently onsite or proposed. Canfor is pursuing the approval of a Temporary Use Permit to make current use in compliance with local Zoning policies and ensure the continued operation of their gravel extraction and processing on the site.

4. 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.

Canfor would like to request the use Aggregate Extraction be permitted through a Temporary Use Permit for a term of 3 years on the south western portion of the parcel legally described as the Northeast ¼ of Section 6 Township 13 Range 5 Coast District. The two associated access roads currently used for transporting materials and equipment are also requested to be retained to support the proposed use. A detailed site map with the area requested for temporary use has been attached to this application.

This application is required because the site is currently Zoned AG1 (Agricultural) and the permitted uses of this zone do not include Aggregate Processing. The intended use of the site will include excavating, blasting, and processing aggregate products. The site will regularly have machinery parked onsite to support aggregate extraction and processing. There are no permanent structures currently onsite or proposed.

The pit and all associated processing would occur solely within the existing disturbance area and access roadways. No additional expansion to the disturbance area or access is requested and therefore no tree clearing is required. The application or 20-year mine plan has more detailed imagery on the proposed extraction faces and stock-pile areas and has been attached as Appendix A to this application. This will ensure the existing 800m tree buffer from Kluskus Road and the 2km treed area between the pit and the nearest neighbouring structure to the east are both retained.

The site is adjacent to the south, west and east by AG1 (Agricultural) zoned properties. These properties are primarily forested and some to the east are cleared and used for agricultural operations. Directly to the north the properties are zoned A-1 (Airport) and I-2 (Heavy Industrial). These parcels include the Canfor Plateau sawmill and associated log sort yard. The site is compatible with all of the surrounding land uses and heavily forested areas separate the pit by at least 2km from the nearest structure of the surrounding properties.

Having this pit in proximity to Canfor's Sawmill operations has provided efficiencies by limiting aggregate hauling distances. This helps reduce Canfor's overall greenhouse gas emissions and community impacts from highway travel for heavy equipment. Over the past 20 years of operations, Canfor's pit has not produced offsite impacts that negatively impacted surrounding properties and has remained in compliance with relevant Ministry of Mines restrictions to mitigate offsite impacts. In dry periods, water trucks are used to avoid creating excessive dust from the operations. The site is primarily used during daylight hours between 6am and 6pm with very occasional nighttime use as necessary. The gravel pit has also contributed to the local economy by supplying high quality aggregate products to support Canfor Plateau's sawmill operations which is a major employer of the region. Under the Agricultural Land Commission's policies, a reclamation plan is also being prepared and will be implemented once the desired aggregate has been extracted. This reclamation will ensure that the land is reclaimed and useable for future agricultural activities.

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.

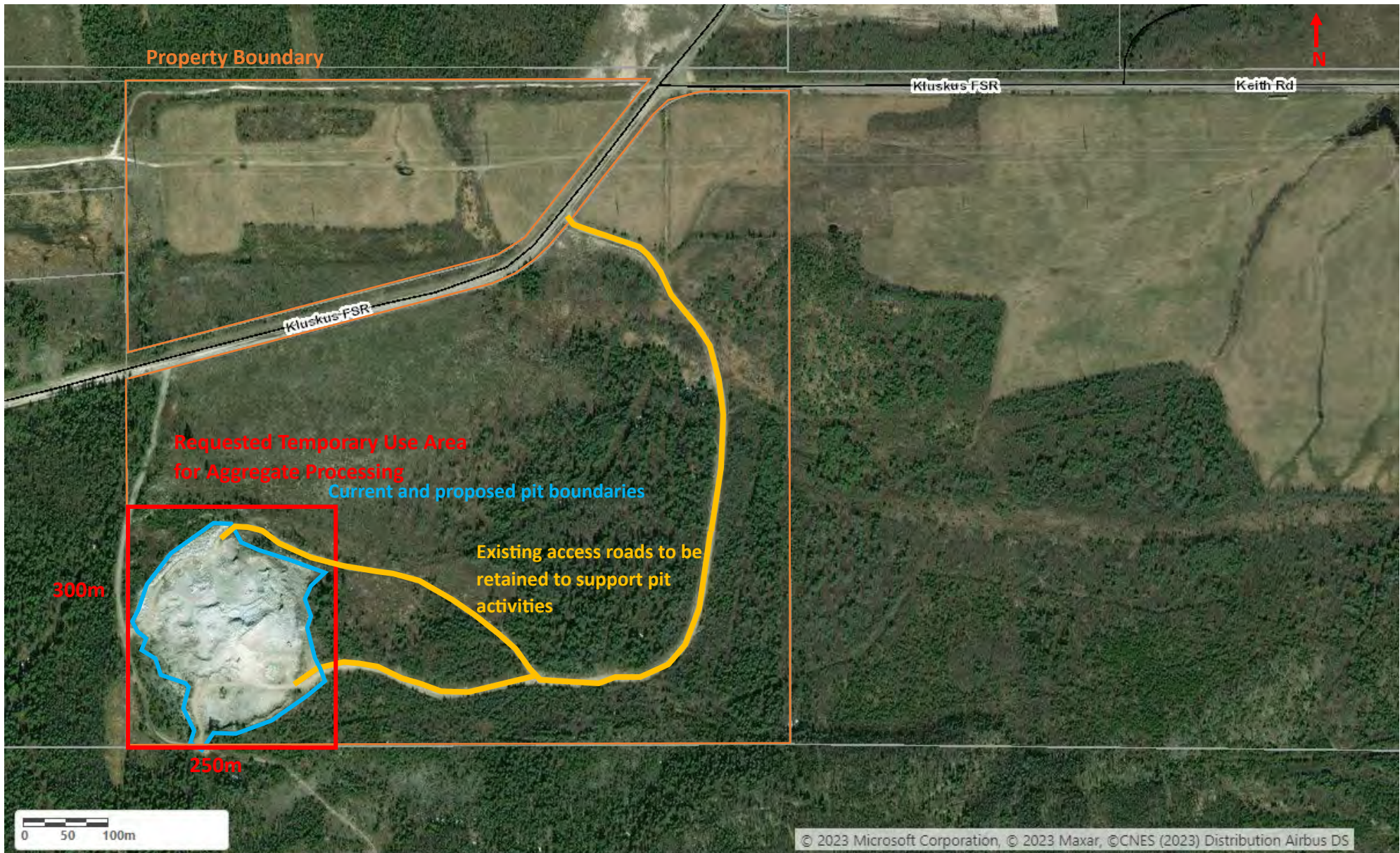
5. APPLICATION FEES

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 by cheques, interact debit card, or cash.

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

Canfor Temporary Use Permit Application Site Plan



Attachment: Site Visit Photos

Photo #1: View of site tree buffer from Kluskus FSR



Photo #2: Only visible view of site from Kluskus FSR (near intersection with Plateau Mill rear entrance)



Photo #3: Locked east gate (entrance)



Photo #4: Danger notice sign next to east gate



Photo #5: Locked west gate with danger notice (exit)



Photo #6: Road approach to quarry pit – tree buffer visible



Photo #7: Crest of quarry pit, looking down and towards the north - tree buffer visible



Photo #9: Quarry pit, looking down towards the northeast



Photo #10: Quarry pit, looking down and towards the east – tree buffer visible



Photo #11: Quarry pit, looking down and towards the west – tree buffer visible



Referral Responses:

Last updated Jan 11, 2024

Advisory Planning Commission Meeting Minutes

Electoral Area F	Meeting Date: January 9, 2024 7:00 pm	Meeting Location: District of Vanderhoof Office
Attendance		
<u>APC Members</u> <input checked="" type="checkbox"/> Mike Pritchard <input checked="" type="checkbox"/> Henry Klassen <input type="checkbox"/> Ben Rodts <input checked="" type="checkbox"/> Barb Ephrom <input checked="" type="checkbox"/> Kelly Gehrman	<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Shirley Moon <input type="checkbox"/> Alternate Director Alex Kulchar <u>Other Attendees</u> <input checked="" type="checkbox"/> <u>Timothy Neudorf</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
Chairperson: <u>Henry Klassen</u>	Secretary: <u>Barb Ephrom</u>	
Call to Order: <u>7:03 p.m.</u>		
Agenda:	7:00-7:30 ALR 1263 (applicant will attend)	7:20-7:40 TUP F-02-23 (applicant will attend)
Applications (Include application number, comments , and resolution)		
<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 20px; display: inline-block; text-align: center; line-height: 20px; margin-bottom: 10px;">ALR 1263</div> <p style="margin-left: 20px;">Barb Ephrom made a motion to approve as presented by Tim Neudorf on behalf of File No. ALR 1263</p> <p style="margin-left: 20px;">After discussion — by consensus we all rejected this application.</p>		