PUBLIC DOCUMENTS

Temporary Use Permit A-01-26

Application

Application Form

Temporary Use Permit

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

1. APPLICANT

Property Owner(s):

Name(s): Trevor Meerdink

Company Name: 0674377 Ltd

Mailing Address: PO Box 428 Smithers BC

V0J 2N0

Phone (Home):

Phone (Cell): [redacted]

E-mail: [redacted]

2. PROPERTY OWNER

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

Name: Leigh Purnell

Company Name: 0674377 Ltd

Mailing Address: PO Box 428 Smithers BC

V0J 2N0

Phone (Home):

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.

Owner Name (print)	Signature	Date
Trevor Meerdink	[redacted]	Feb 24/26

4. PROPERTY INFORMATION

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

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

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

Parcel Identifier (PID): 009-943-528

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

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

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

5. PROPOSED TEMPORARY USE

Reason for Application:

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

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

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

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

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

6. APPLICATION FEES

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

Fees can be paid in the following ways:

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

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

☑ Temporary Use Permit $700

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

7. SIGN NOTIFICATION REQUIREMENTS

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

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

☑ Yes, I will pay the sign fee now ☐ No, I will provide my own signage

8. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

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

9. DECLARATION

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

[redacted]

Owner(s)

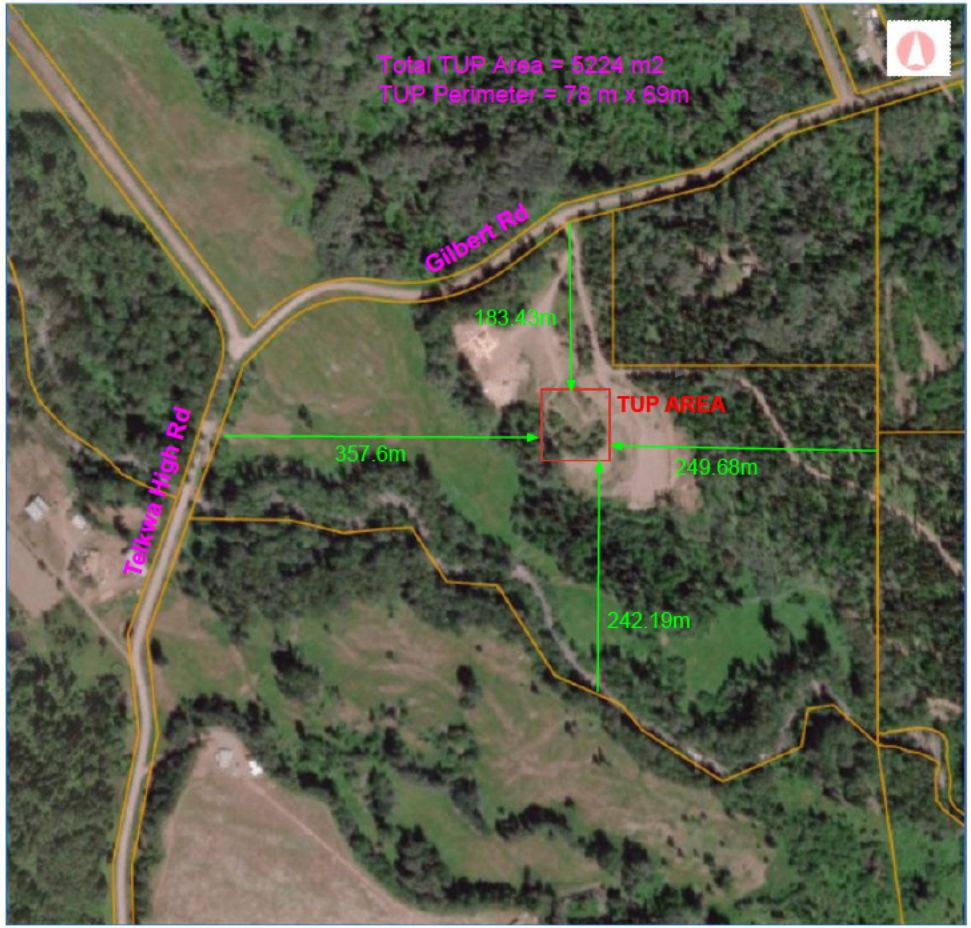
Feb 24/26
Date

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.**



BRITISH COLUMBIA

iMapBC Mapping

Legend

PMBC Parcel Polygons - Ou

0 0.18 0.37 km

1: 9,028

Copyright/Disclaimer

Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia

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

Map Sheet 54°49'31"N 127°04'09"W

Mine No.: 0200455

Mines Act Permit: G-2-131

December 2025

1.0 Introduction

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

2.0 Project Overview

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

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

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

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

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

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

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

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

3.0 Project Description

3.1 Description of Work

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

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

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

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

3.2 Mine Development

3.2.1 Mine Plan

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

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

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

	
Stockpiles - 2025	**Stockpiles - 2025**
	
Roadway to upper bench	**Pre-existing development**

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

Leigh Purnell

Health & Safety Coordinator, West Fraser Concrete Ltd

Gilbert Pit
Agriculture Capability and Reclamation Plan

PRESENTED TO:

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

PRESENTED BY:

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

[redacted]

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

November 22, 2024
Date

[redacted]

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

November 22, 2024
Date

TABLE OF CONTENTS

List of Figures

List of Tables

List of Photos

List of Appendices

1. INTRODUCTION

1.1 PROJECT LOCATION AND SITE DESCRIPTION

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

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

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

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

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

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

Gilbert Pit Restoration

Project Location

Figure 1.1-1

Legend

- Proposed Permit Area
- Provincial Park
- Roads
- Streams

0 0.5 1 1.5 km

1:50,000

N

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

EcoLogic consultants

1.2 QUALIFIED PROFESSIONAL

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

2. AGRICULTURE CAPABILITY ASSESSMENT

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

2.1 METHODS

2.1.1 Desktop Assessment

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

2.1.2 Field Investigations

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

2.1.2.1 Soil Survey

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

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

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

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

2.1.2.2 Agricultural Capability

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

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

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

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

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

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

2.2 RESULTS

2.2.1 Desktop Assessment

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

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

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

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

2.2.2 Field Investigations

2.2.2.1 Soil Survey

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

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

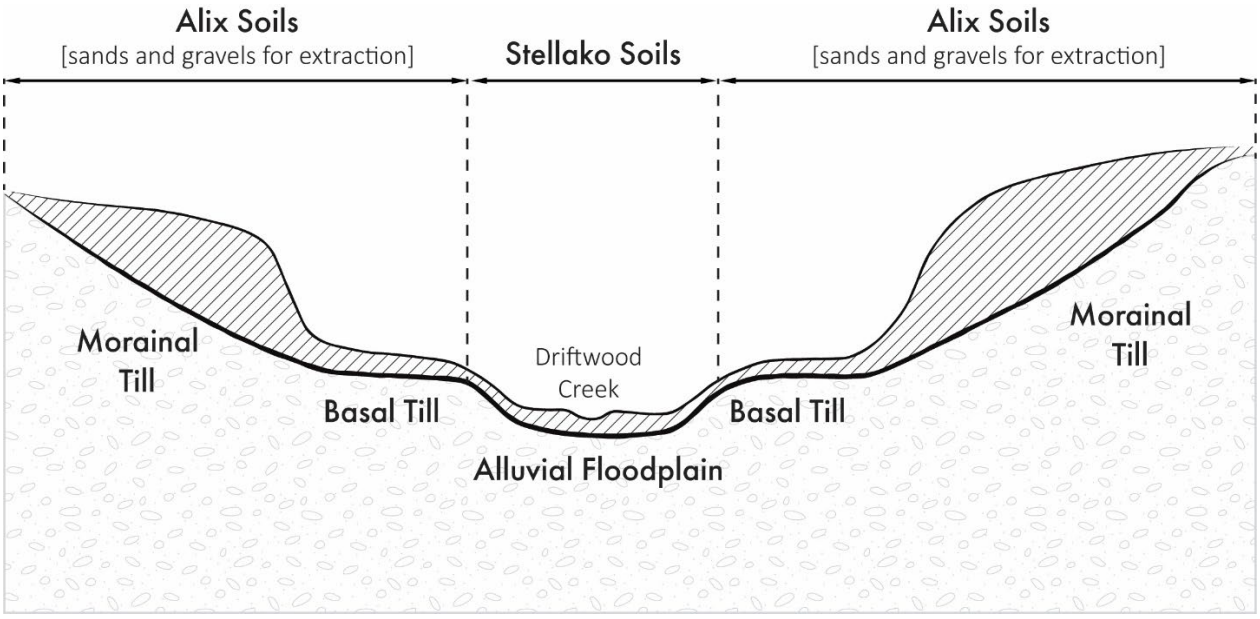


Figure 2.2-1. Physiographic Setting

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

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

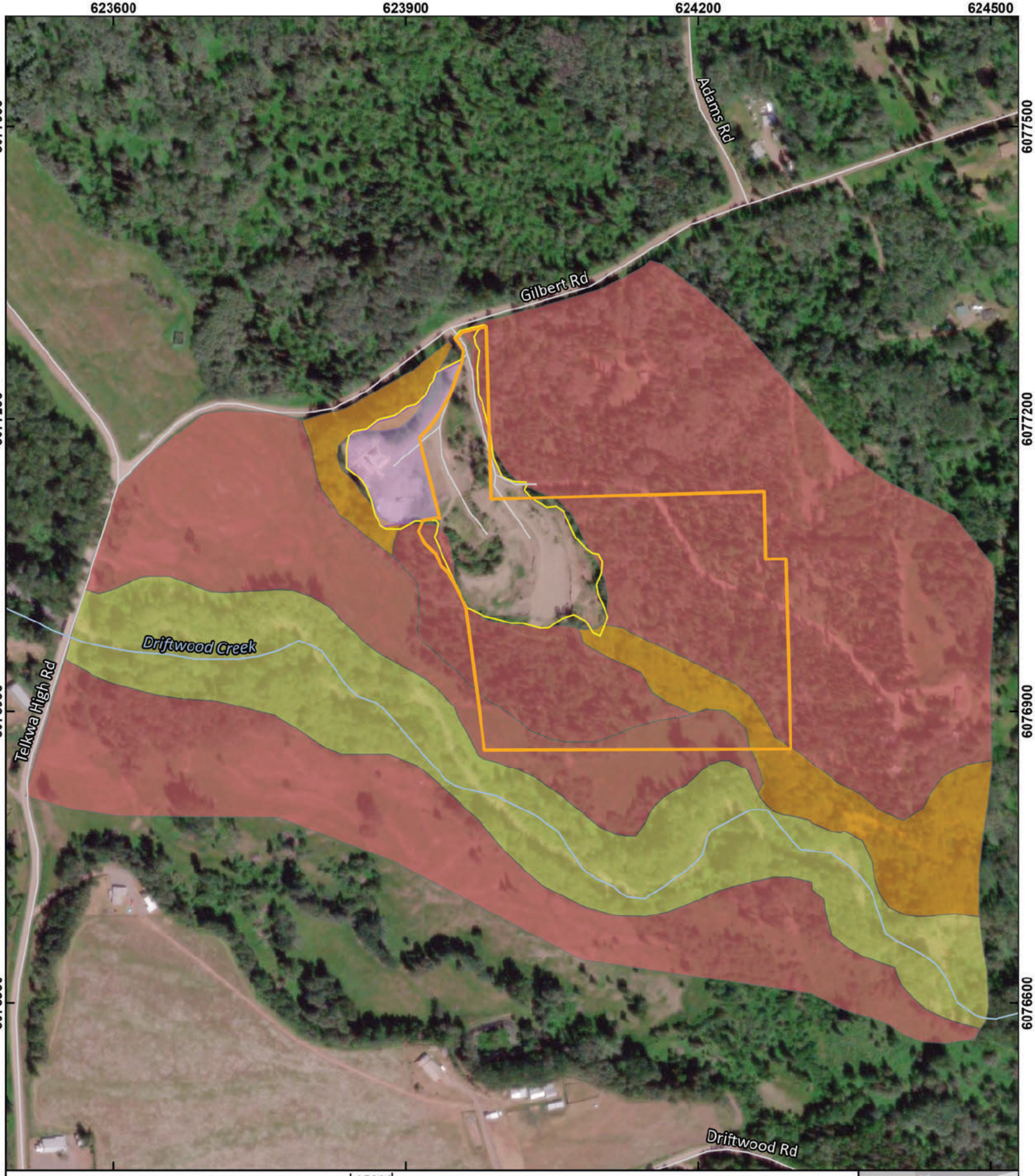
Plate 2.2-3. Pit wall showing glaciofluvial sediment used for gravel excavation.

Plate 2.2-4. Vegetation cover on disturbed soil.

2.2.2.2 Unimproved Agricultural Capability

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

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



Gilbert Pit Restoration

Gilbert Pit Soils Association

Figure 2.2-2

Legend

Soil Association

- Alix
- Stellako
- Pinkut
- N/A

- Proposed Permit Area
- Site Boundary
- Existing Sawmill
- Additional Development Area
- Roads
- Streams

0 50 100 150

1:5,000 m

N

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

EcoLogic consultants

2.2.2.3 Improved Agricultural Capability

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

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

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

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

3. RECLAMATION PLAN

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

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

3.1 RECLAMATION FILTERS

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

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

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

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

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

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

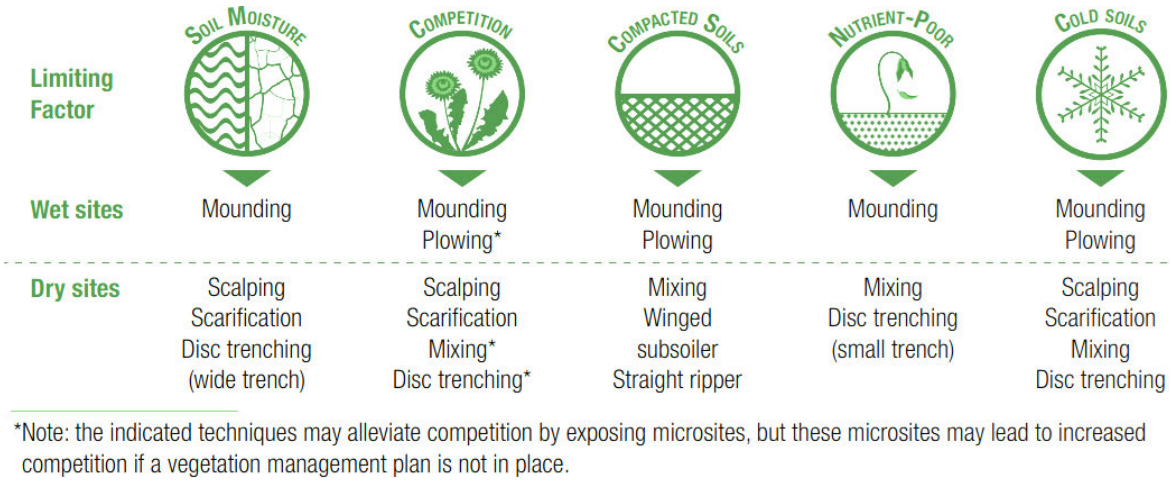


Figure 3.1-2. Reclamation Techniques to Overcome Common Site Limiting Factors (adapted from FLNRO 2021)

3.1.1 Site Preparation

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

3.1.2 Soil Decompaction

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

3.1.3 Topsoil Management Plan

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

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

Operational Activity	Site-Specific Value	Best Management Practice
Soil Segregation and Salvage	All attempts to salvage native materials will greatly increase viability of reclamation activities and should be conducted with as much care and precision as possible. Soil types (topsoil, subsoil and overburden) should be segregated in any work area at risk of rutting, compaction, and admixing of soil layers. Over-saturation of water in soil while conducting earthworks, and excessive equipment handling, are detrimental to, and can quickly degrade, soil structure.	• Salvage and stockpile each topsoil, subsoil, and overburden horizon layer separately. • Salvage any vegetative layers and stockpile root-side down, in a single layer if possible, or use to cover stockpiled topsoil. • Salvage all topsoil to the greatest depth possible. • Soil salvage will be conducted by heavy equipment that is sized and properly equipped for the activity to limit excessive disturbance and compaction. • Where feasible, direct placement of topsoil and other soil layers will be used to limit soil breakdown. • Complete soil salvage when conditions are dry, if possible, to protect soil structure and minimize compaction. • If salvaged soil must be transported, it will be moved to a location that is predetermined by appropriate supervisors for stockpiling.
Soil Stockpiling	The primary risks of soil stockpiling are the degradation of soil viability and soil losses due to erosion. Stockpiles should be handled as little as possible and carefully managed.	• Segregate stockpiles by soil type (topsoil, subsoil, overburden). • Do not stockpile during heavy rain or excessively wet conditions to avoid erosion and soil structure degradation. • Stockpile soils in a well-drained location, if possible, to preserve soil quality. • Space stockpiles to allow for overland water flow to pass unobstructed into the adjacent vegetated areas. • Avoid locating stockpiles adjacent to riparian areas, waterbodies, or treelines to limit erosion and to prevent contamination of these features. • Construct geotechnically stable, non-erosive stockpiles by maintaining a maximum slope ratio of 3:1 to avoid slumping and erosion. • Maintain a rough stockpile surface to assist in minimizing erosion and a uniform cap to help prevent pooling of water along the crest. • Stabilize long-term soil stockpiles with a native cover crop, particularly stockpiles of topsoil, to limit erosion, control invasive weeds, and to maintain organic matter.

Operational Activity	Site-Specific Value	Best Management Practice
		• Document stockpile properties to keep track of the various reclamation material type. • Implement signage to prevent disturbance of existing stockpiles and to make identification in the future easier.
Soil Placement	Effective placement of the salvaged material will be crucial to the success of vegetation establishment. Efficient revegetation is vital to agricultural capability, prevention of weed species establishment, and erosion mitigation.	• Place soil across the entire disturbance area during reclamation and to an adequate depth to support a rooting zone. • Use reference site conditions to guide soil placement. • Place soil in a manner that leaves the soil loose with microtopographic variability to allow for moisture variability, microclimate conditions, seed retention, and erosion control. • When possible, use direct placement instead of stockpiling to preserve soil quality and structure.

3.2 Site Preparation and Erosion Control

3.3 Invasive Plant Management

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

3.3.1 Prevention

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

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

3.3.2 Treatment

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

3.4 AGRONOMIC VEGETATION ESTABLISHMENT

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

Table 3.4-1. Reclamation Prescriptions

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

3.4.1 Final End Land Use Schematic

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

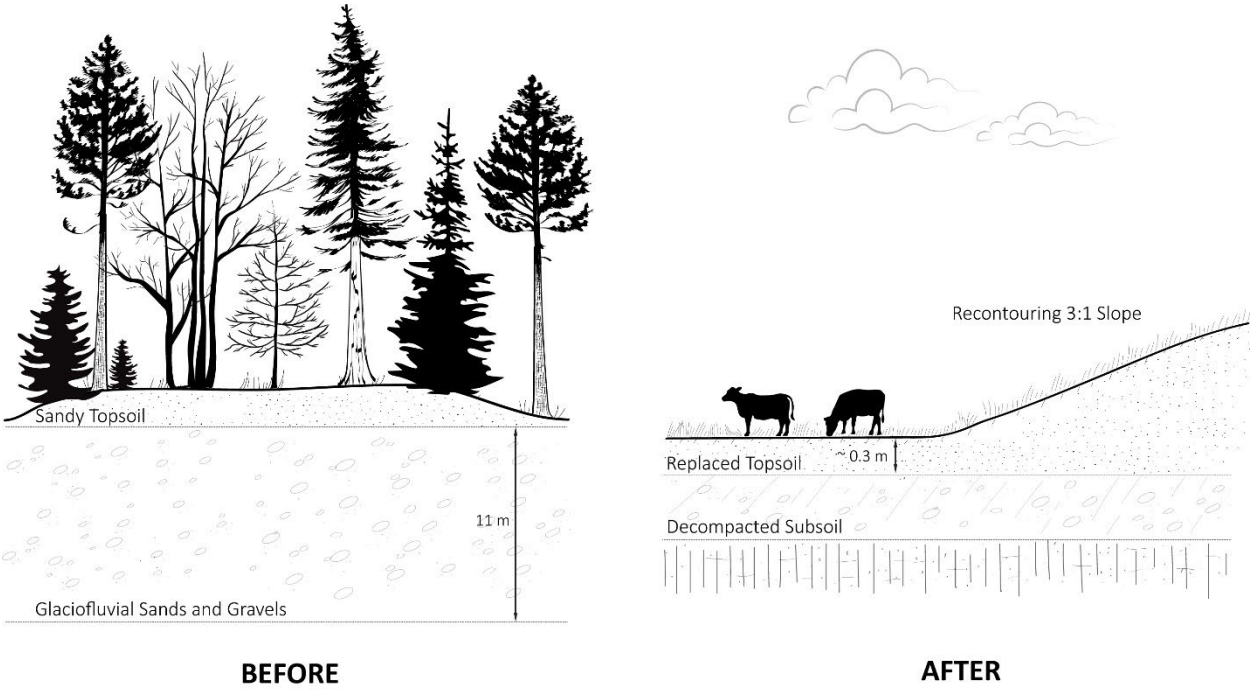


Figure 3.4-1. End Land Use Before Gravel Operations and After Reclamation

Gilbert Pit Restoration

Expected landscape following reclamation of the Gilbert Pit

Figure 3.4-2

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

EcoLogic consultants

Legend

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

N

3.4.2 Reclamation Monitoring

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

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

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

REFERENCES

ALC 2021. Agricultural Land Commission Policy P-13: Reclamation Plans for Aggregate Extraction. https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-13_reclamation_plans_for_aggregate_extraction.pdf

British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development (BC MFLNRORD). 2021. Operational Restoration Framework. Woodland Caribou Habitat Restoration in British Columbia.

British Columbia Ministry of Forests and Range. 2010. *Invasive Alien Plant Program: Part I*. BC Ministry of Forests and Range.

DeLong, C., D. Tanner and M.J. Jull. 1993. A field guide for the site identification and interpretations for the southwest portion of the Prince George Forest Region. Land Management Handbook 24. Ministry of Forests.

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

Runka, G.G. 1972. Soil resources of the Smither – Hazelton area. Soil Survey Division British Columbia Department of Agriculture. Kelowna, British Columbia.

APPENDIX A. GILBERT PIT SOILS DATA

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

BRITISH COLUMBIA | Ministry of Transportation and Transit

Permit/File Number: 2026-01425
Office: Bulkley-Stikine District

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

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

BETWEEN:

The Minister of Transportation and Transit

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

("The Minister")

AND:

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

("The Permittee")

WHEREAS:

A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;

B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The installation, operation, and maintenance of established industrial access off Gilbert Road, Smithers BC. Seasonal use between May and September for one dump truck hauling sand from existing sand reserve. Located as shown on mapping.

C. The Minister is prepared to issue a permit on certain terms and conditions;

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

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

5. The Minister shall take reasonable care to do as little damage or interference, as possible, to any Use authorized by this permit in the carrying out of the construction, extension, alteration improvement, repair, maintenance or operation of any work adjacent thereto, but the Minister shall not be responsible for any damage regardless.

6. The Minister at the absolute discretion of the Minister may, at any time, cancel this permit for any reason upon giving reasonable notice; provided, however, that in the case of default by the Permittee or in the case of an emergency no notice shall be necessary. The Minister shall not be liable for any loss incurred as a result of permit cancellation.

7. Placing of speed arresters on the access (or accesses) or in the Permittee's property without the prior consent in writing of the Designated Ministry Official shall render the permit void.

8. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.

9. The Permittee shall remove any mud, soil, debris, or other foreign material tracked onto the highway from the access authorized herein. Such removal shall be at the Permittee's expense and shall be done at any time the material unduly inconveniences traffic and, in any event, daily.

10. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.

11. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Designated Ministry Official. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.

12. The rights granted to the Permittee in this permit are not assignable without the consent of the Minister.

13. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Transit that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 24 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.

14. The permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in co-ordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.

15. Any works within the Ministry right-of-way that fall within the scope of "practice of professional engineering" or "practice of professional geoscience" under the Professional Governance Act and the Engineers and Geoscientists Regulation will be performed by a Professional, and shall comply with this Ministry's "Professional Assurance Guidelines". The Guidelines can be viewed on the Ministry's website at https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/technical-circulars/2023/t01-23.pdf

16. The permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.

17. The Use shall be carried out according to the following drawings and specifications, which are attached and shall be considered to be part of this permit:

    HERE DESCRIBE THE ATTACHMENTS

18. (a) The rights granted under this permit shall not be exercised before March 30, 2026.

    (b) The Construction and Installations must be completed on or before December 31, 2026.

    Exceptions: HERE DESCRIBE ANY CONSTRUCTION OR INSTALLATIONS, WHICH NEED NOT BE COMPLETED BY THAT DATE.

19. A. LOCATION

20. The layout shown on the attached drawing is a condition of this permit, and any change in layout without the prior consent in writing of the Designated Ministry Official shall render the permit void.

21. B. CONSTRUCTION AND INSTALLATIONS:

22. The rights granted under this permit and certificate are temporary and will expire on N/A or for an indefinite period.

23. The Permittee shall take all reasonable precautions to attempt to ensure the safety of the public in connection with the Use. In particular, but not so as to limit this obligation, the Permittee shall, if so required by the Designated Ministry Official on reasonable grounds, prepare and implement a traffic control plan. The contents of the plan and the manner in which it is implemented must meet the reasonable satisfaction of the Designated Ministry Official.

24. The Permittee shall, at their cost, supply, erect, and maintain standard traffic control devices in accordance with the Ministry of Transportation and Transit Traffic Management Manual for Work on Roadways and Occupational Health and Safety Regulation.

25. A stop sign must be erected on the industrial road at the entrance to Gilbert Road.

26. Advance warning Truck Turning signs (W-316 Logging Truck) or (W-317 All other Trucks) and other signs as required by the Designated District Official to be erected either side of the access in accordance with the Ministry of Transportation and Transit Manual of Standard Traffic Signs and Pavement Markings.

27. The access (or accesses) shall be defined to the satisfaction of the Designated Ministry Official by the erection of standard white-painted delineator posts, guard-rail, nonmountable curb, or some other substantial barrier to traffic satisfactory to the Designated Ministry Official.

28. This permit includes permission to construct channelization within the highway right of way as specified by the Designated Ministry Official, and such channelization shall be constructed at the Permittee's expense and maintained and operated by the Ministry of Transportation and Transit.

29. That before opening up any highway or interfering with any public works, written notice of intention to do so must be given to the Designated Ministry Official at least two(2) weeks before the work is begun.

30. If there is an existing access to a highway on property owned or controlled by the Permittee in the vicinity of the permit area, that access shall, unless the Designated Ministry Official says otherwise, be closed and the manner of closure shall be to the reasonable satisfaction of the Designated Ministry Official.

31. The access (or accesses) shall be graveled to an extent satisfactory to the Designated Ministry Official to prevent the tracking of mud and soil onto the highway surface.

32. The access (or accesses) shall be constructed with 600 mm culvert pipe manufactured to CSA or ASTM standards and laid at ditch invert elevation. Maintenance and periodic cleaning of this culvert is the responsibility of the Permittee.

33. The profile of the access (or accesses) shall not exceed 2% grade from the ditchline for a distance of at least 15 metres as measured away from the highway along the centerline of the access.

34. The finished grade of the access (or accesses) at the ditch-line shall be 15 cm below the highway shoulder elevation.

35. Access to be constructed at 90 degrees to the highway for a distance of 15 metres from the highway shoulder.

36. This permit does not provide licencing and insurance and/or oversize, overweight authorization for a commercial vehicle to access a provincial highway from an industrial road. Commercial vehicle operators require authority pursuant to Section 8 of the Commercial Transport Act, R.S.B.C. 1996, and should contact the Provincial Permit Centre at 1-800-559-9688 to obtain a Highway Crossing Permit.

37. In accordance with Sections 000.03 Non-Ministry Developments on Ministry Land or That are Intended to Become Ministry Assets and 165.20 Archaeological and Paleontological Discoveries of the Design Build Standard Specification for Highway Construction - In the event that any item of archaeological, heritage, historical, cultural or scientific interest is found on the project site, the following Chance Find Procedure shall apply:

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

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

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

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

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

38. C. AUTHORIZED ACTIVITIES

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

40. D. OPERATION AND MAINTENANCE

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

I. public passage on the Highways;

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

III. the operation of the Highways;

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

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

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

45. E. RISK MANAGEMENT

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

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

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

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

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

[redacted]

On Behalf of the Minister

Draft Temporary Use Permit

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

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

WITH RESPECT TO THE FOLLOWING LANDS:

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

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

   The operation of a portable screening unit and portable crushing unit in association with aggregate processing on the subject property.

2. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.

3. The permit holder shall, as a condition of this permit, ensure the following:

   a. Maintain a valid Industrial Access Permit with the Ministry of Transportation and Transit in association with the Temporary Use.

   b. Operation of the portable screening unit and portable crushing unit shall be limited to between May to October of each year.

   c. Hours of operation for the portable crushing unit and portable screening unit shall be limited to 7:00 am to 3:00 pm, Monday to Friday.

   d. The portable screening unit shall operate for a maximum of 150 days per calendar year.

   e. The portable crushing unit shall operate for a maximum of 21 days per calendar year.

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

   g. The portable crushing unit and portable screening unit shall not be set up on permanent foundations.

   h. Operation of the portable screening unit and portable crushing unit shall be limited to the “Temporary Use Permit Area” as identified in Schedule A.

i. No existing trees or other vegetation may be removed from the subject property as follows, and as shown on the attached Schedule A:

   i. Within 30 metres of the natural boundary of Driftwood Creek.

   ii. Within 30 metres of the property line abutting 3985 Gilbert Road.

   iii. Despite section (i), the following is permitted:

   - The removal of dangerous trees for safety purposes.
   - The removal of trees or other vegetation to maintain access easement C724, as shown on Plan 7445.

4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.

   If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and/or property owner are in default of this permit, and the permit shall be void and of no use or effect.

5. As a term of this permit the owner of the land must remove the portable crushing unit and screening unit from the land upon which the temporary use is occurring or has occurred within two months of the expiration date of this permit unless this permit is renewed by the Board.

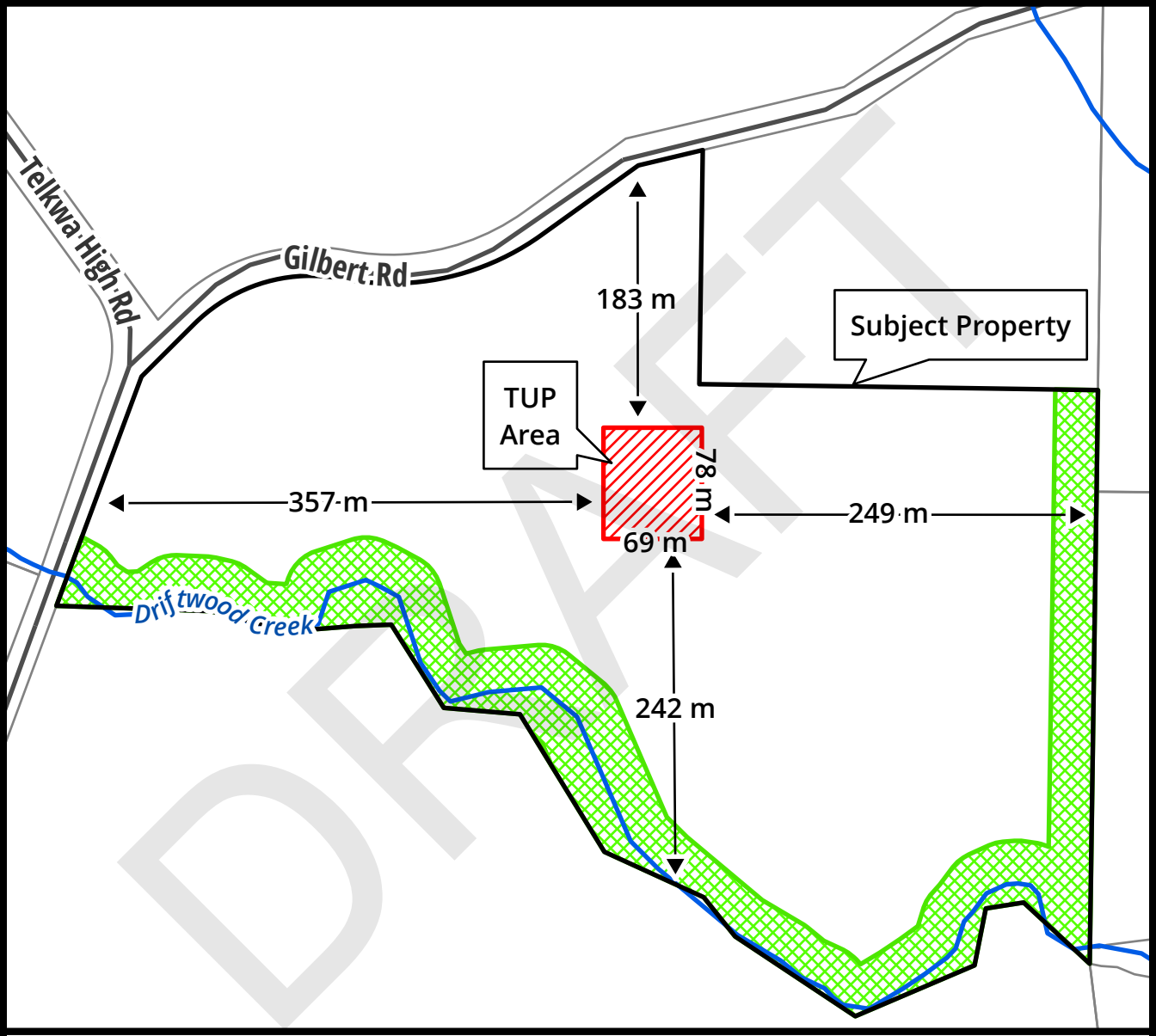
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

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

PERMIT ISSUED on the ___ day of _____ , 2026.

_____

Corporate Administrator



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

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

0 25 50 100 150 200
Meters

Referral Report

REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP A-01-26

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

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

Electoral Area: A (Smithers/Telkwa Rural)

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

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

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

Building Inspection Within the Building Inspection Area

Fire Protection Not within a Fire Protection Area

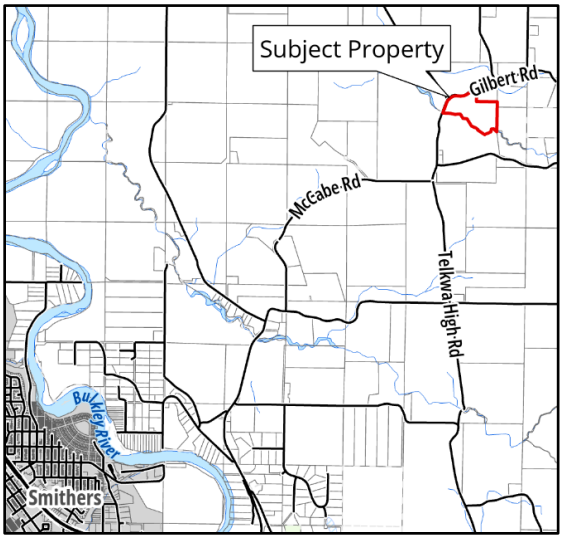
Existing Land Uses: Aggregate Extraction (inactive)

Property Size: 23.97 ha (59.23 ac)

Proposed TUP Area: 5,224 m^2 (45,467 ft^2)

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

Location Map:



PROPOSAL

The applicant is requesting the issuance of a Temporary Use Permit (TUP) for three years to allow the operation of a portable crusher and screener on a 5,224 m^2 (45,567 ft^2) area of the subject property. The applicant is in the process of reactivating an existing sand and gravel pit owned and managed by the previous property owner.

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

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

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

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

Proposed TUP Area

DISCUSSION

Site Details

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

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

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

Official Community Plan and ALR Application

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

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

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

Temporary Use Permits Explained

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in the Section 6.2 of the OCP, which allow for the issuance of a Temporary Use Permit on the following basis:

a) *The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*

(b) The environment would not be negatively affected by the proposed temporary use.

(c) The proposed temporary use will not have adverse effects on neighbouring land uses or property owners.

(d) The applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.

(e) The need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.

(f) The proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

Referral and Approval Process

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

Notice of this application will be published on the Regional District's website, the Regional District's official Facebook page, and in the Interior News informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed on the subject property at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

ATTACHMENTS

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

Referral Responses

Advisory Planning Commission
Meeting Minutes

Electoral Area A	**Meeting Date: Monday April 13, 2026**	**Meeting Location: Virtually via Zoom**

Attendance

APC Members	Electoral Area Director
☒ Natalie Trueit-MacDonald	☒ Director Stoney Stoltenberg
☒ Bob Posthuma - ABSTAINED	☐ ~~Alternate Vicky Hoskins~~
☒ Sandra Hinchliffe	Other Attendees
☒ Andrew Watson	☒ Cameron Kral, Planner
☒ Alan Koopman	☒ Leigh Purnell, Applicant
☐ ~~Paul Murphy~~	☐
	☐

Chairperson: Sandra Hinchliffe	Secretary: Natalie Trueit-MacDonald

Call to Order: 7:10pm

Agenda

7:00 pm TUP A-01-26

Applications (Include application number, comments, and resolution)

TUP A-01-26 (awaiting confirmation from ALC)

The APC unanimously supports the application.

Meeting Adjourned: 7:40pm	Secretary Signature: [redacted]

Town of Smithers
PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
Telephone (250) 847-1600 ~ Fax (250) 847-1601 ~ www.smithers.ca

May 6, 2026 File: TUP A0-1-26

EMAIL: Jason.llewellyn@rdbn.bc.ca

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

Dear Jason Llewellyn,

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

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

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

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

Sincerely,

[redacted]

Deepa Chandran
Manager of Planning and Climate Readiness

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

c:\users\dchandran\appdata\local\microsoft\windows\inetcache\content.mso\bac6d1cc.docx

From:	Leach, Rhonda L TT:EX
To:	Cameron Kral
Subject:	Referral Comments: MoTT File 2026-01711 Temporary Use Permit - West Fraser Concrete Ltd. (TUP A-01-26)
Date:	April 24, 2026 1:58:30 PM
Attachments:	ALR_1277_Site_Photos.pdf 4_Report_ALR_1277_2025June19.pdf TUP_A-01-26_Applicant_Submission.pdf Report Referral TUP A0-1-26.pdf Online Permit Application Process.pdf

---

Good afternoon Cameron,

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

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

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

Thank you,

Rhonda Leach
A/ Development Officer
Bulkley Stikine District
Ministry of Transportation and Transit
Bag 5000 – 3726 Alfred Avenue
Smithers, BC V0J 2N0
Cell: [redacted]

RDBN Board Report

(Anticipated to be available May 22, 2026)

See May 28, 2026 Board Agenda Link below for Board Report

(anticipated to be available May 22, 2026)

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

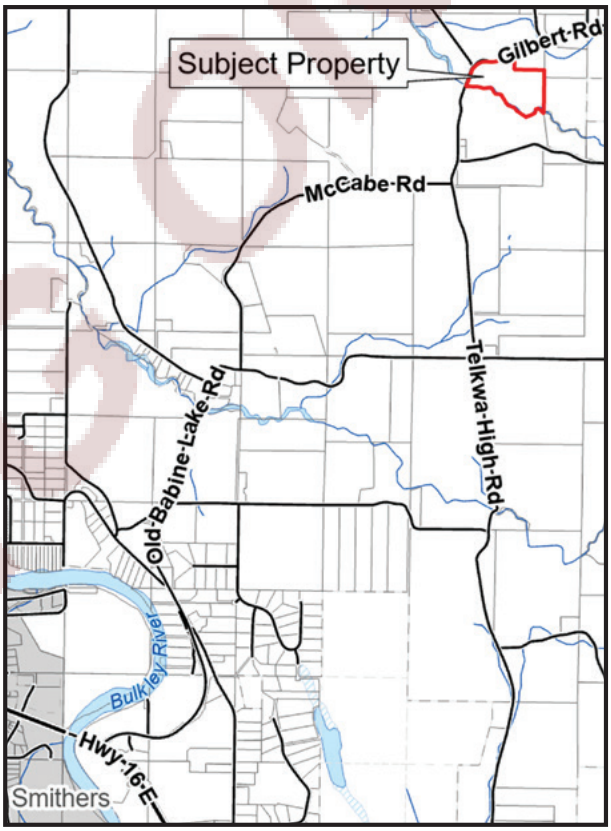
Newspaper Advertisement

(Interior News, May 14, 2026)

NOTICE OF APPLICATION FOR TEMPORARY USE PERMIT

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

Location Map for TUP A-01-26



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

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 email to planning@rdbn.bc.ca. Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, May 26, 2026 to ensure consideration by the Board.

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

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

Public Submissions

(last updated May 14, 2026)

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

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

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

To Whom It May Concern:

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

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

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

My concerns include:
- Increased noise from cruising equipment, heavy machinery, alarms and truck traffic.
- Dust and air quality impacts affecting nearby homes, animals, pasture, and water sources. We own horses that are pastured on our property who will be impacted by the above mentioned items. We also garden and grow produce. Additionally, multiple members of our family have respiratory issues which will be negatively impacted by the dust.
- Increased industrial traffic . Driftwood is a quiet community and Gilbert Road serves to access approximately 30 houses. Adding industrial traffic to our road will increase noise as well as wear and tear on the road. The maintenance of our road is already a concern.
- Potential impacts to groundwater, drainage, and water sources. We are reliant on our well as a water source for our property. The above application may impact our water source.
- That a "temporary" industrial use could become extended or normalized over time.
- Reduced property value over the timeline of the application. We have made significant

financial investments in our property including space and facilities for our horses, constructing a greenhouse, and building garden beds to grow our own food.
- Impact on the safety of our child, ourselves, and animals being able to enjoy our property.
- Reduced ability for peaceful and quiet enjoyment of our property.

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

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

Sincerely,
Melissa Dowd
4037 Gilbert Road
[redacted]