



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, May 28, 2026**

CALL TO ORDER

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

May 28, 2026

Approve

MINUTES

Board Meeting Minutes - April 30, 2026

Page 6-22

Approve

Board Meeting Minutes - May 14, 2026

Page 23-24

Approve

Committee Meeting Minutes - May 14, 2026

Page 25-34

Receive

Rural Services Committee Meeting Minutes - May 14, 2026

Page 35-40

Receive

PLANNING AND DEVELOPMENT

Building Inspection

Section 57- Call for comments from the gallery

Jason Berlin, Senior Building Inspector - Section 57 Notice on Title, 1810 - 1820 Peterson Rd, Electoral Area B (Burns Lake Rural)

Page 41-48

Recommendation

ALR Application

Danielle Patterson, Senior Planner - ALR Removal of Soil (Extraction) Application No. 1284 – Electoral Area F(Vanderhoof Rural)

Page 49-59

Recommendation

Bylaw for Third Reading and Adoption

Jason Llewellyn, Director of Planning and Development Services - Unsightly Premises Amendment Bylaw - All Electoral Areas except Electoral Area E (Francois/Ootsa Lake Rural)

Page 60-65

Recommendation

Bylaw for Adoption

Danielle Patterson, Senior Planner - Rezoning Application RZ G-01-25 – Adoption for Rezoning Bylaw No. 2027,2025 – Electoral Area G (Houston/Granisle Rural)

Page 66-74

Recommendation

Temporary Use Permit

Cameron Kral, Planner - Temporary Use Permit Application A-01-26 – Electoral A (Smithers/Telkwa Rural)

Page 75-152

Recommendation

Danielle Patterson, Senior Planner- Temporary Use Permit Application B-02-24 – Electoral Area B (Burns Lake Rural)

Page 153-157

Recommendation

Development Variance Permit

Danielle Patterson, Senior Planner - Development Variance Permit Application No. B-01-26 - Electoral Area B (Burns Lake Rural)

Page 158-163

Recommendation

Other

Cameron Kral, Planner - Parcel Frontage A-01-26 - Electoral Area A (Smithers/Telkwa Rural) Page 164-170

Recommendation

Jason Llewellyn, Director of Planning and Development Services - Francois Lake East Road and Francois Lake Road Name Change Page 171-175

Recommendation

Advisory Planning Commission Minutes - Electoral Area D (Fraser Lake Rural) - May 11, 2026 Page 176

Receive

Advisory Planning Commission Meeting Minutes - Electoral Area F (Vanderhoof Rural) - May 7, 2026 Page 177

Receive

ADMINISTRATION BYLAWS**Bylaw for Adoption**

Cheryl Anderson, Director of Corporate Services - Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026 Page 178-181

Recommendation

ADMINISTRATION REPORTS

Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - May 14, 2026 Page 182-183

Recommendation

Cheryl Anderson, Director of Corporate Services - Request to Co-sponsor Regional District of Fraser-Fort George (RDFFG) UBCM Resolutions Page 184-186

Recommendation

Cheryl Anderson, Director of Corporate Services - Union of BC Municipalities – Minister Meeting Requests Page 187-188

Recommendation

Nellie Davis, Manager of Strategic Initiatives and Rural Services -RFP Award for RDBN Food and Agriculture Plan Update Page 189

Recommendation

Nellie Davis, Manager of Strategic Initiatives and Rural Services -Community Works Funds for Town of Smithers Smithers Skate Park Phase 4 Page 190

Recommendation

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Lakes District Art and Culture Fund Application Burns Lake Music Society, Rock the Dock 2026 Page 191-194

Recommendation

Jason Blackwell, Regional Fire Chief - Regional Fire Department Mutual Aid Agreement Page 195-207

Recommendation

Wendy Wainwright, Deputy Director of Corporate Services - Items to be brought forward to the public agenda from In-Camera Meeting Page 208

Receive

ADMINISTRATION CORRESPONDENCE

Union of BC Municipalities - RDBN 2026 NG911 Approval Agreement Page 209-211

Receive

Union of BC Municipalities Provincial Response to 2025 Resolutions Page 212-215

Receive

SUPPLEMENTARY AGENDA

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

RECEIPT OF VERBAL REPORTS

NEW BUSINESS

ADJOURNMENT

VISION

“A World of Opportunities
Within Our Region”

MISSION

“We Will Foster Social,
Environmental, and
Economic Opportunities
Within Our Diverse Region Through Effective
Leadership”

2022-2026 Strategic Plan

1. Relationships with First Nations
2. Advocacy with the Province
3. Housing Supply
4. Community and Economic Sustainability



REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEETING MINUTES
Thursday, April 30, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brienen - left at 12:04 p.m.
 Leroy Dekens - left at 10:22 a.m., returned at 10:24 a.m., left at 11:28 a.m., returned at 11:33 a.m., left at 12:04 p.m.
 Martin Elphee
 Judy Greenaway - left at 11:53 a.m., returned at 12:00 p.m.
 Clint Lambert - left at 10:08 a.m., returned at 10:18 a.m.
 Linda McGuire
 Shirley Moon
 Kevin Moutray
 Chris Newell - left at 11:07 a.m., returned at 11:10 a.m.
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey
 Henry Wiebe

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Alex Eriksen, Director of Environmental Services - arrived at 10:31 a.m., left at 11:34 a.m.
 Jason Llewellyn, Director of Planning and Development Services - left at 10:06 a.m., returned at 10:09 a.m.
 Wendy Wainwright, Deputy Director of Corporate Services
 Scott Zayac, Director of Protective Services - arrived at 10:18 a.m., left at 11:37 a.m., returned at 11:45 a.m., left at 11:48 a.m.

CALL TO ORDER

Chair Parker called the meeting to order at 10:00 a.m.

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

April 30, 2026

2026-BM-365

Moved by Director Stoltenberg

Seconded by Director McGuire

That the Agenda and Supplementary Agenda for April 30, 2026 approved.

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes - March 26, 2026

2026-BM-366

Moved by Director Lambert

Seconded by Director Storey

That the Board Meeting Minutes of March 26, 2026 be approved.

CARRIED UNANIMOUSLY

Committee of the Whole Meeting Minutes - April 16, 2026

2026-BM-367

Moved by Director Stoltenberg

Seconded by Director Moon

That the Committee of the Whole Meeting Minutes for April 16, 2026 be received.

CARRIED UNANIMOUSLY

Rural Services Committee Meeting Minutes - April 16, 2026**2026-BM-368**

Moved by Director Riis-Christianson

Seconded by Director Newell

That the Rural Services Committee Meeting Minutes of April 16, 2026 be received.

CARRIED UNANIMOUSLY

DELEGATIONS**BESWICK HILDEBRANDT LUND - Taylor Turkington, Partner Re: 2025 Audit - Via Zoom**

Chair Parker welcomed Taylor Turkington, Partner, Beswick, Hildebrandt, Lund.

Mr. Turkington provided an overview of the Audit.

- Management's Responsibility for the Financial Statement
- Independent Auditor's Report
- Auditor's Responsibilities for the Audit of the Financial Statements
- Statement of Financial Position
- Statement of Remeasurement Gains and Losses
- Statement of Operations
- Statement of Changes in Net Financial Assets
- Statement of Cash Flows
- Notes to the Financial Statements
- Schedule of Expenses by Object
- Schedule of Continuity of Reserve Funds
- Statement of Tangible Capital Assets
- Segmented Disclosure.

The following was discussed:

- Directors remuneration 2025 Budget/Actual
- Portfolio Investments
 - Unrealized loss and market performance
- Sick leave accruals
 - Short-term disability
- Rural and Municipal Tax Requisition amendment

Chair Parker thanked Mr. Turkington for attending the meeting.

PLANNING AND DEVELOPMENT

Bylaw for Third Reading

Amy Wainwright, Deputy Director of Planning and Development Services - Rezoning Application RZ A-02-25 - Third Reading for Rezoning Bylaw No. 2091, 2025

2026-BM-369

Moved by Director Stoltenberg

Seconded by Director Brienen

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2091 be given third reading this 30th day of April, 2026.

CARRIED UNANIMOUSLY

ALR Application

Jason Llewellyn, Director of Planning and Development Services - ALR Exclusion Decision Appeal

2026-BM-370

Moved by Director Stoltenberg

Seconded by Director Moutray

That the Board not agree to participate in the applicant's appeal of the Agricultural Land Commission's decision to deny ALC Application 100803.

CARRIED UNANIMOUSLY

Referrals

Cameron Kral, Planner - Atlantica Tchesinkut Lake Wind Investigate Use License Application Notice Electoral Areas B (Burns Lake Rural) and E (Francois/Ootsa Lake Rural)

2026-BM-371

Moved by Director Riis-Christianson

Seconded by Director Wiebe

That the comment sheet be provided to Atlantica Canada Development Company Inc. in response to their Tchesinkut Lake Wind Investigative Use License Application Notice.

DEFEATED

The following was discussed:

- Cumulative impacts of all development projects throughout the region
- Concerns regarding the significant number of wind farm applications and licenses being considered throughout the region
 - Majority of current wind farm applications and licenses are for monitoring towers
 - Ni Ti Mountain Wind Project is in development and part of BC Hydro's last call for power
- Visual Quality Objectives and land size are a consideration for the area
- BC Energy Regulator process

- The need for provincial and BC Energy Regulator advocacy to address cumulative effects and ensure concerns are adequately considered
- BC Energy Regulator process if a wind farm license moves beyond the monitoring stage
 - BC Renewable Energy Projects Regulation provides dictates the process including engagement
 - Submitting comments now
 - In the past comments to the BC Energy Regulator have not received a response
 - No requirement to provide detailed application studies to local governments will be at the discretion of the proponent
 - BC Energy Regulator replacing the Environmental Assessment Office process
- Steps if License of Investigation is deemed nonviable
- Alternative power sources
- Comment sheets to include:
 - A map of all wind farm applications and licenses
 - Consideration of regional cumulative effects
 - Requests for provincial feedback on impacts
 - Emphasis on visual quality objectives
 - Clear expectations for local government input and participation
- Clarification is required from the BCER on the process and timelines, including;
 - Transition and clearly defined beginning to end process from monitoring to project approval to reduce uncertainty
 - Opportunities for consultation and engagement
 - Clearly outlined expectations for local government input and participation with the Province of B.C. and BC Energy Regulator.

2026-BM-372

Moved by Director Lambert

Seconded by Director Newell

That Staff bring forward an amended Comment Sheet for Board consideration including template wording for future referrals.

CARRIED UNANIMOUSLY

Jason Llewellyn, Director of Planning and Development Services - Endako Weir Project, Electoral Area B (Burns Lake Rural)**2026-BM-373**

Moved by Director Riis-Christianson

Seconded by Director Newell

1. That the RDBN send a new letter to the Province restating the Board's referral comments made in their May 1, 2025 letter.
2. And, that the new letter include the additional comment that the 30 day timeframe provided is not adequate to allow residents to raise their concerns with the UFFCA and subsequently respond to the Province with unaddressed concerns.

CARRIED UNANIMOUSLY

Director Riis-Christianson brought forward concerns expressed by residents:

- Potential shoreline erosion
- Long-term monitoring
- Implementation and mitigation measures should there be adverse impacts on existing infrastructure
- 30-day comment period is not sufficient.

Director Storey noted the potential impacts to the water levels near Fraser Lake. Staff reiterated the comments provided to the Province on May 1, 2025 and providing those same comments again. Chair Parker spoke of the importance of ensuring data is as accurate and scientific as possible.

Amy Wainwright, Deputy Director of Planning and Development Services - District of Vanderhoof Temporary Use Permit Referral**2026-BM-374**

Moved by Director Moutray

Seconded by Director Moon

That staff inform the District of Vanderhoof that the Regional District of Bulkley-Nechako has no objection to the Temporary Use Permit application submitted by Canadian Forest Products Ltd. for a BC Hydro work camp and lay-down yard provided the applicant work with the RDBN to develop a solid waste management plan for the proposed use.

CARRIED UNANIMOUSLY

Other

APC Minutes - Electoral Area A - April 13, 2026

2026-BM-375

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Electoral Area A (Smithers/Telkwa Rural) Advisory Planning Commission Meeting Minutes for April 13, 2026 be received

CARRIED UNANIMOUSLY

REGIONAL TRANSIT

Jason Llewellyn, Director of Planning and Development Services - 2026/27 Annual Operating Agreement with BC Transit

2026-BM-376

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board approve the RDBN entering into the 2026/27 Annual Operating Agreement with BC Transit for the Bulkley-Nechako Regional Transit Service.

CARRIED UNANIMOUSLY

The following was discussed:

- Increasing ridership fees
 - Village of Granisle fee increase from \$5 to \$7.50
- Collection of fees
 - Challenges
 - Education

- Ridership statistics
 - Staff to provide ridership statistics for Board review
- New Public Transit Alliance
 - Bringing communities to discuss transit
 - RDBN staff attended and will provide an update regarding the meeting
- Past RDBN correspondence to the Province and BC Transit requesting that the northern public transit service model be reevaluated.

ENVIRONMENTAL SERVICES

Alex Eriksen, Director of Environmental Services - 2026 Metal Recycling

2026-BM-377

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Board approve the award of the metal recycling contract to Richmond Steel for the purchase price of \$192.90/MT and a cost of \$4,500.00 to remove the Transtor Bins at Fraser Lake Transfer Station.

CARRIED UNANIMOUSLY

Alex Eriksen, Director of Environmental Services - Knockholt Landfill – Geotechnical Investigation and Monitoring Well Installation

2026-BM-378

Moved by Director Brienens

Seconded by Director Newell

That the Board approve acquiring Blue Max Drilling Inc. to provide drilling services at the Knockholt Landfill for \$123,000.00 excluding tax

CARRIED UNANIMOUSLY

ADMINISTRATION BYLAWS

Bylaw for First, Second and Third Reading

Scott Zayac, Director of Protective Services and Cheryl Anderson, Director of Corporate Services - Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No.

2026-BM-379

Moved by Director Moon

Seconded by Director Stoltenberg

1. That Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026 be given first, second and third reading this 30th day of April, 2026.
2. Further, that the Board endorse the Alternative Approval Process to obtain the assent of the electors.

CARRIED UNANIMOUSLY

Cheryl Anderson, Director of Corporate Services - Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026

2026-BM-380

Moved by Director Dekens

Seconded by Director Atrill

That Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026 be given first, second, and third reading this 30th day of April, 2026.

CARRIED UNANIMOUSLY

Bylaw for Adoption

Cheryl Anderson, Director of Corporate Services - RDBN Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026 - Adoption

2026-BM-381

Moved by Director Brienens

Seconded by Director Stoltenberg

That Regional District of Bulkley-Nechako Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026 be adopted this 30th day of April, 2026.

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS

Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - April 16, 2026

2026-BM-382

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Board approve recommendations 1 through 5 as written.

Committee of the Whole Meeting – April 16, 2026

Recommendation 1:

Re: Further Discussion with Northern Interior Rural Division of Family Practice

That the Board support further discussion with Northern Interior Rural Division of Family Practice on a health care recruitment and retention initiative.

Recommendation 2:

Re: Heritage Conservation Act Transformation Project Revisions

That staff be directed to respond to the request for feedback on the Heritage Conservation Act Transformation Project Phase 3 Technical Policy Paper – March 2026 with the following comments:

The Province should ensure that adequate supports are in place for local governments and First Nations to administer the additional roles and responsibilities created by the proposed legislative changes before they are implemented.

The Province should refer the draft legislation and regulations to stakeholders for comment prior to adoption.

Recommendation 3:

Re: Provincial Agricultural Land Commission Staff Layoffs

That the Board write a letter to the Honourable David Eby, Premier and the Honourable Lana Popham, Minister of Agriculture and Food regarding provincial Agricultural Land Commission staff layoffs.

Recommendation 4:

Re: North Central Local Government Association and City of Dawson Creek – Request for Support – Improved Access to Publicly Funded Mental Health Services Resolution

That the Board co-sponsor the North Central Local Government Association and City of Dawson Creek Improved Access to Publicly Funded Mental Health Services Resolution.

Rural Services Committee Meeting – April 16, 2026**Recommendation 5:****Re: Volunteer of the Year Program Proposal**

That the Board direct staff to complete the development of an RDBN Volunteer of the Year Program.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - Ride Burns Mountain Biking Association - Letter of Support**2026-BM-383**

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Board provide a letter to the Ride Burns Mountain Biking Association to support its applications for funding for the Boer Mountain Novice Downhill Trail project.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - NDIT Resolution Request for Ride Burns**2026-BM-384**

Moved by Director Wiebe

Seconded by Director Riis-Christianson

That the Board supports the application to Northern Development Initiative Trust from Ride Burns for the Boer Mountain Novice Downhill Trail Project.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - NDIT Resolution Request for Smithers Mountain Bike Association**2026-BM-385**

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board supports the application to Northern Development Initiative Trust from the Smithers Mountain Bike Association for the Bluff Enhancement Project.

CARRIED UNANIMOUSLY

John Illes - Chief Financial Officer - RFP for Design Development for Phase 1 of the BV Regional Pool

2026-BM-386

Moved by Director Stoltenberg

Seconded by Director Atrill

1. That the Board receive the report on the Supplementary Agenda.
2. That the Board award RFP RDBN-BVP001-26-01 to Chernoff Thompson Architects for \$181,050.
3. And that the Board include the updated funding for this project in the next five-year financial plan amendment.

CARRIED UNANIMOUSLY

John Illes, Chief Financial Officer - Approval of Audited Financial Statements

2026-BM-387

Moved by Director Elphee

Seconded by Director Stoltenberg

That the Board approve the 2025 Audited Financial Statements.

CARRIED UNANIMOUSLY

Cheryl Anderson, Director of Corporate Services - Q1 Quarterly Report

2026-BM-388

Moved by Director Moon

Seconded by Director Lambert

That the Board receive the Director of Corporate Services - Q1 Quarterly Report memorandum.

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Ministry of Infrastructure - Response Letter re: Nechako River and BC Natural Resources Forum

2026-BM-389

Moved by Director Lambert

Seconded by Director Wiebe

That the Board receive the Administrative Correspondence from the Ministry of

Infrastructure regarding the Nechako River and BC Natural Resource Forum.

CARRIED UNANIMOUSLY

Vanderhoof Hospice Association - Support for Accessible Hospice and Palliative Care in Vanderhoof and Fraser Lake

2026-BM-390

Moved by Director Moutray

Seconded by Director Storey

That the Board receive the Administrative Correspondence from the Vanderhoof Hospice Association regarding Support for Accessible Hospice and Palliative Care in Vanderhoof and Fraser Lake.

CARRIED UNANIMOUSLY

Director Moon brought forward the need to clarify the ask. Director Moutray noted he would be attending a webinar event regarding long-term care and would provide feedback. Staff to review options regarding grant in aid support. Director Moon spoke of inviting the BC Seniors Advocate to an upcoming meeting.

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

Village of Granisle - Director McGuire

- Continue to address the "do not consume" water advisory.
- 2026 Budget process nearing completion
- Renovations moving forward on the condemned building utilizing RBA funds
- Seniors Building
 - 7 of the 12 units are occupied
 - Providing notification to other communities of available space.

Village of Burns Lake - Director Wiebe

- The Dollar store building has been removed, and the building will be rebuilt

Electoral Area C (Fort St. James Rural) – Director Greenaway

- Attended the Northern Health Spring Meeting
- Continue to work on hiring a Recruitment Coordinator in Fort St. James.

Electoral Area G (Houston/Granisle Rural)

- Forest Service Roads
 - Lack of maintenance with the curtailment of logging operations
 - Some FSRs being maintained by area residents
 - Want to find a solution to ensure the FSRs are maintained for backcountry recreation use and other business uses.

Town of Smithers – Director Atrill

- BC Housing hosting an Open House for the proposed interim shelter funded through the Heart and Hearth program to move toward permanent housing
- Minerals North takes place next week with an expected 450 registrants and a full trade show
- Encouraged attendance at the NCLGA Conference and AGM - May 20-22 in Prince George.

Electoral Area F (Vanderhoof Rural) – Director Moon

- Attended the Nechako Watershed Roundtable Spring Meeting
 - Presentation on the Cotton Island Side Channel Restoration Project in Prince George was very interesting
 - Over 3,000 volunteer hours and 200,000 in kind contribution
- Due to lack of moisture roadways are dusty
- Cattle prices are up.

Lunch break at 12:04 p.m.**Reconvened at 12:45 pm**Electoral Area A (Smithers/Telkwa Rural) – Director Stoltenberg

- Attended Woodmere Emergency Services Society Annual General Meeting
- Bulkley River continues to rise due to the spring freshet.

Electoral Area B (Burns Lake Rural)

- Extended thoughts and prayers for those impacted by the house fire at Wet'suwet'en First Nations community. The fire was actioned by the Burns Lake Volunteer Fire Department
- Attended the Joe Tschanz film Fire in our Hearts at the Beacon Theatre and encouraged the Board to watch the film if they have an opportunity.

District of Vanderhoof – Director Moutray

- Attended the Municipal Finance Authority AGM and Conference April 22 - 23, 2026 in Victoria
 - Mayor Tom Dyas, Kelowna was elected Chair and Al Richmond, Director, Cariboo Regional District was elected as Vice-Chair at the 2026
 - Stellako River flows are high.

District of Fort St. James – Director Elphee

- Dadzi Wellness Centre is now open
- Work BC Job Fair held in the community was well attended.

Village of Fraser Lake - Director Storey

- Thanked the Village of Fraser Lake Volunteer Fire Department and Stellat'en First Nation Fire Department for their hard work in assisting to extinguish a fire on a property in rural Fraser Lake over the past weekend
- Toured Nadleh Whut'en's new fire truck
- Stella'ten First Nation and Nadleh Whut'en hosted the Brain INtransformation

- UBCM Update
 - Advocacy Days went well with a meeting with Premier Eby and several Minister Meetings. Key topics discussed:
 - *Heritage Conservation Act*
 - Fraser Lake Trailer Park issues
 - Regional Hospital District taxation
 - Mental Health and the use of Foundries to find solutions
 - Healthcare Town Hall proposed for May
 - Three Priorities advanced during the Advocacy Days:
 - Local Government Engagement
 - Emergency Management Support
 - Sustainable Infrastructure Funding.

Electoral Area E (Francois/Ootsa Lake Rural)-Director Lambert

- As representative of the BC Cattlemen's Association Director Lambert is participating on the BC Forest Range Practices Advisory Council (PAC) with stakeholders, First Nations communities and local government representatives
 - Minister Parmar, Ministry of Forests has requested ideas regarding fire resiliency
 - ~10-12 representatives will be visiting the region June 9-10th.

Electoral Area D (Fraser Lake Rural) – Chair Parker

- Along with CAO Helgesen met with the Chairs and CAOs of the Cariboo Regional District and the Regional District of Fraser-Fort George
 - Will meet at the NCLGA Conference and AGM May 20-22 in Prince George to discuss UBCM advocacy
 - Met with Blackwater Mine and discussed sharing utility corridors with the Ni Ti Mountain Wind Project
- Attended the Regional District Chairs and CAOs Forum
 - Met with Minister of Water, Land and Resource Stewardship, Minister of Agriculture and Minister of State for Local Governments and Rural Communities
 - Received an update from Minister Osborne, Ministry of Health
 - Referenced the Village of Burns Lake and Electoral Areas B and E initiative to attract and retain health care and medical staff professionals
- Recent fire event in Fraser Lakee
 - Thanked everyone involved in the quick response to the fire
- *Participation on the Emergency and Disaster Management Act* Local Government Advisory Committee to inform development of regulations is moving toward the end with the idea that the Province will release the regulations in early 2027.

RECEIPT OF VERBAL REPORTS**2026-BM-391**

Moved by Director Newell

Seconded by Director Greenaway

That the Board receive the various Directors' verbal reports.

CARRIED UNANIMOUSLY

NEW BUSINESS**Federal Government Capital Cost Allowance Program**

Director Moon spoke of the Federal Government's Capital Cost Allowance incentives during COVID 19 to assist small business manufacture's and farmers. She noted that the Federal Government has recently released similar incentives that only apply to manufacturing greenhouse growers. Director Moon indicated the importance of the program applying to all agriculture operations and small farmers to support food sovereignty.

2026-BM-393

Moved by Director Moon

Seconded by Director Newell

That staff investigate the Federal Government 2026 Capital Cost Allowance Updates & Rates program in relation to manufacturing of greenhouses and bring forward a report to the Board for consideration.

CARRIED UNANIMOUSLY

Meals on Wheels Food Delivery on the Southside of Francois Lake

Director Lambert mentioned that the Southside BC Ambulance Community Paramedic and Ambulance Attendants had been assisting The Link in Burns Lake to deliver the Meals on Wheels program on the Southside of Francois Lake. He noted that BC Ambulance under its mandate are no longer able to continue to provide assistance. Director Lambert spoke of the benefits to having BC Ambulance Attendants and the Community Paramedics deliver the meals to help individuals remain in the home. He also noted the wait list for seniors housing in the community. Discussion took place regarding the volunteer program to deliver Meals on Wheels, and Director Lambert connecting with The Link to further discuss the options to deliver the program.

IN-CAMERA MOTION

2026-BM-394

Moved by Director Stoltenberg

Seconded by Director McGuire

That this meeting be closed to the public pursuant to Section 90(1)(c), 90(1)(f) 90(2)(b) and 90(2)(b)(iii) of the *Community Charter* for the Board to deal with matters relating to:

- Labour Relations
- Building Infractions
- Member Municipality Proposal
- First Nations Relations.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-395

Moved by Director Wiebe

Seconded by Director Lambert

That the meeting be adjourned at 1:21 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEETING MINUTES
Thursday, May 14, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brienen - via Zoom
 Leroy Dekens
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Linda McGuire
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey - via Zoom
 Henry Wiebe

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Jason Llewellyn, Director of Planning and
 Development Services
 Wendy Wainwright, Deputy Director of Corporate
 Services

* **CALL TO ORDER**

Chair Parker called the meeting to order at 12:07 p.m.

AGENDA

May 14, 2026

2026-BM-396

Moved by Director Dekens
Seconded by Director McGuire
That the Agenda for May 14, 2026 be approved.

CARRIED UNANIMOUSLY

PLANNING AND DEVELOPMENT

ALR Application

Danielle Patterson, Senior Planner - ALR Non-Farm Use Application No. 1289 – Electoral Area E(Francois Lake/Ootsa Lake Rural)

2026-BM-397

Moved by Director Lambert
Seconded by Director Riis-Christianson
That Agricultural Land Reserve Non-Farm Use Application No. 1289 be recommended to the Agricultural Land Commission for approval.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-398

Moved by Director McGuire
Seconded by Director Greenaway
That the meeting be adjourned at 12:08 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO
COMMITTEE OF THE WHOLE MEETING
MINUTES

Thursday, May 14, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brienen - via Zoom - arrived at 10:10 a.m.
 Leroy Dekens
 Martin Elphee
 Judy Greenaway
 Clint Lambert - left at 10:11 a.m., returned at 10:14 a.m.
 Linda McGuire
 Shirley Moon
 Kevin Moutray
 Chris Newell - left at 11:40 a.m., returned at 11:52 a.m.
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey - via Zoom - arrived at 10:04 a.m.
 Henry Wiebe

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Natasha Burgert, Planning Student - left at 10:31 a.m.
 Megan D'Arcy, Regional Agriculture Coordinator - left at 11:41 a.m.
 Jason Llewellyn, Director of Planning and Development Services - left at 10:31 a.m., returned at 11:28 a.m.
 Trevor Moffat - Planning Student - left at 10:31 a.m.
 Amy Wainwright, Deputy Director of Planning and Development Services - left at 10:31 a.m.
 Wendy Wainwright, Deputy Director of Corporate Services

Others: Ron Poole, Poole Consulting - left at 10:32 a.m.

Thursday, May 14, 2026

2 of 10

Jarod Warren, Poole Consulting - left at 10:32 a.m.
Cindy Heitman, President, College of New
Caledonia - left at 11:12 a.m.
Bruce McKay, Vice President, College of New
Caledonia - left at 11:12 a.m.
Meghan Masson, Central & North Land Matcher,
Young Agrarians

CALL TO ORDER

Chair Parker called the meeting to order at 10:30 a.m.

First Nations Acknowledgement

AGENDA

May 14, 2026

2026-COWM-083

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Committee of the Whole Agenda for May 14, 2026 be approved.

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole Meeting Minutes - April 16, 2026

2026-COWM-084

Moved by Director Greenaway

Seconded by Director Wiebe

That the Committee of the Whole Meeting Minutes of April 16, 2026 be approved.

CARRIED UNANIMOUSLY

*** Staff Introductions**

Jason Llewellyn, Director of Planning and Development Services introduced Natasha

Thursday, May 14, 2026

3 of 10

Burgert and Trevor Moffat, Planning Summer Students.

DELEGATIONS

GOVERNMENT OF ALBERTA - Ron Poole, Poole Consulting Re: West Coast Oil Pipeline

Chair Parker welcomed Ron Poole, Poole Consulting. Mr. Poole introduced Jared Warren.

Mr. Poole provided a PowerPoint Presentation.

West Coast Oil Pipeline Engagement

- Who we are?
- Commitments and Value
- What we are Engaging About?
- Project Description
- Project Timeline
- Environment and Safety
- Committed to working together to Protect Land and Water
- Committed to High Standards - Prevention is Top Priority
- Economic Opportunities
- Possible Next Steps.

The following was discussed:

- Support with the understanding that there will be world class technology built into the proposal and project to mitigate the risks
 - Opportunities for work
 - Local government participation in determining camp locations, effects on rural areas and communities
 - Mr. Poole will bring forward the request to include local government input
 - Camp locations will be dependent on the location of pipeline layout
 - Importance of Indigenous and non-Indigenous participation and adequate consultation
- Impact of the North Coast Tanker Ban to the proposed project
 - Needs to be addressed
- Past pipeline experience identified areas of improvement regarding engagement

Thursday, May 14, 2026

4 of 10

and need for local government engagement in areas such as:

- Waste disposal,
- Impacts to rural residents and rural roads
- Strain on healthcare and RCMP services
 - Additional workforce in the region creates an additional strain on services
- Public information speaks to the rights of the Alberta Government
- Importance of recognizing the rights of the Province of B.C.
 - Values of the region need to be considered
 - Economic development in northern B.C.
 - Importance of engagement with all residents in the region and the Province of B.C.
- Regional District has repeatedly expressed concerns regarding provincial regulations meeting local concerns
- Require a better understanding of the Federal Government process and the role in the development of the project
- Cumulative impacts of all resource and energy projects throughout the region
- Utilizing existing energy corridors and camp locations to mitigate the impact to the land base
- Consideration of housing vs. camps
 - Province of B.C. recently withdrew funding for housing initiatives
 - Consideration of the use of municipal infrastructure
 - Rather have established housing than camps to provide legacy infrastructure for communities and a critical benefit from projects.

Mr. Poole asked if there was an evaluation and/or report completed at the completion of the Coastal GasLink Pipeline. Staff will forward the information.

Chair Parker thanked Messrs. Poole and Warren for attending the meeting.

COLLEGE OF NEW CALEDONIA - Cindy Heitman, President and Bruce McKay, VP Academic Re: Update

Chair Parker welcomed Cindy Heitman, President and Bruce McKay, Vice-President.

Ms. Heitman provided a PowerPoint Presentation.

- Section 6 of the College and Institutes Act
- Government Priorities for all Ministries

Thursday, May 14, 2026

5 of 10

- Expectations for CNC
- Course and Program Offerings, and Funding Partners 2022/2023 - present
 - Burns Lake, Vanderhoof, Fort St. James.

Director Moon brought forward the importance of agriculture to the region's economy and the need to support education in agriculture. Mr. McKay noted that some work is being done to identify what is needed to support education in the agriculture sector of the region. He commented that the CNC recognizes the potential to build programs and/or partner with other organizations.

Director Greenaway identified the closure of the CNC campus in Fort St. James and the request for the building to be returned to the community where the community can host programs and educational courses.

Director Wiebe spoke of the mines being proposed and opening in the northwest and supporting trades and mine training programs. He also noted the potential to create additional student dormitory accommodations to be able to create training opportunities and to remove housing concerns for students. Ms. Heitman noted the global impact on major projects in the northwest and being engaged and discussing future training needs at the provincial level. Ms. Heitman identified the challenges around student demand. Mr. McKay referenced the programs being provided at CNC campuses and the recent announcement by the Province for additional funding and Red Seal seats for trades education. Community workforce grants were discussed and the consideration of providing 100% subsidy to encourage students to enroll in trades and support programs.

Director McGuire encouraged partnering with high schools to provide onsite introduction to job opportunities at mines in the northwest. Directors McGuire and Storey noted the need for simple marketing to promote various programs such as place cards at tables in restaurants and social media opportunities. Ms. Heitman mentioned that the CNC has undertaken similar marketing initiatives.

Director Moutray suggested offering dual credits for students in high school for various programs. He also commented that he is looking forward to the upcoming labour market study.

Director Storey spoke of including business and marketing courses as part of trades training and engaging youth. Ms. Heitman mentioned that the CNC has recently undertaken an engagement process starting at the Kindergarten level to encourage students to consider various training opportunities when children grow and move into

Thursday, May 14, 2026

6 of 10

post-secondary education.

Chair Parker thanked Ms. Heitman and Mr. Mckay for attending the meeting.

YOUNG AGRARIANS (c/o Agrarians Foundation) - Meghan Masson, Central & North Land Matcher Re: Update - BC Land Matching Program and Event Planning in the Region

Chair Parker welcomed Meghan Masson, Central & North Land Matcher, Young Agrarians.

Ms. Masson provided a PowerPoint Presentation.

- Overview
- YA Grow - A-Farmer Program Pillars
- Impact
- B.C. Land Matching Program
 - Province
 - Central & Northern B.C.
 - Land Matching Services
 - Sector Challenges
- Examples of successful Farm Transition, New Farm Business and Farm Expansion
- Business mentorship network
- Apprenticeship program.

The following was discussed:

- Purchase agreement protections for young farmer investors
- Variety of farms of interest in the region
 - Large range in size and diverse interests by potential young investors
- Do young farmers continue to work a job during the day
 - Business Plans are sometimes required to ensure there is an understanding of responsibilities
- Various age demographics utilizing the program
- Benefits, exposure and relationship building of the apprenticeship program
- Challenges
 - Land seekers and land matching programs outside the lower mainland is a newer program and needs more matching opportunities
 - Promoting the program
- Regional District promotion of the program.

Thursday, May 14, 2026

7 of 10

Chair Parker thanked Ms. Masson for attending the meeting.

ADMINISTRATION REPORTS

Cheryl Anderson, Director of Corporate Services - Keeping It Rural Conference – June 10-12, 2026 – Kelowna, BC

2026-COWM-085

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Committee of the Whole recommend that the Board authorize attendance of Rural Directors wishing to attend the Keeping it Rural Conference from June 10-12, 2026 in Kelowna, B.C.

CARRIED UNANIMOUSLY

Cheryl Anderson, Director of Corporate Services - Union of BC Municipalities Convention - September 14-18, 2026 -Vancouver, B.C.

2026-COWM-086

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Committee recommend that the Board authorize attendance of Rural Directors at the UBCM Convention from September 14-18, 2026 in Vancouver, B.C.

CARRIED UNANIMOUSLY

The following was discussed:

- Minister Meeting request deadline
- Ministry Staff Virtual Meeting request deadline
 - Meetings will be scheduled for the week prior to UBCM
 - Staff to confirm additional opportunities to meet with Ministry Staff during UBCM
- Resolution Deadline
- Minister Meetings
 - Minister of Infrastructure - Director Greenaway
 - Minister of Health - Director Greenaway
 - Minister of Housing and Municipal Affairs and Minister of Finance- Director Storey
 - Withdrawal of Provincial funding for housing

Thursday, May 14, 2026

8 of 10

- Select Standing Committee on Finance and Government Services will hold in-person and virtual public hearings in Smithers June 18th
 - Regional District was selected to provide a presentation
- Directors to forward to staff meeting topics and any additional meeting requests.

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Area F (Vanderhoof Rural) Grant in Aid for Nechako View Senior Citizens Home Society

2026-COWM-087

Moved by Director Moon

Seconded by Director Moutray

That the Committee recommend that the Board approve a Regional Grant in Aid of \$8,650 from the Area F (Vanderhoof Rural) allocation to the Nechako View Senior Citizens Home Society for a duplex renovation project with Charis Supportive Housing Society.

CARRIED UNANIMOUSLY

John Illes, Chief Financial Officer - Quarterly Financial Report

2026-COWM-088

Moved by Director Wiebe

Seconded by Director Dekens

That the Committee receive the Chief Financial Officer's Quarterly Financial Report memorandum.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - Go North RV - 2025/26 Final Report

2026-COWM-089

Moved by Director Stoltenberg

Seconded by Director Wiebe

That the Committee receive the Community Development Coordinator's Go North RV - 2025/26 Final Report.

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Thursday, May 14, 2026

9 of 10

City of Prince George - 2026 UBCM Resolution - Northern Rural Homeowners Grant**2026-COWM-090**

Moved by Director Lambert

Seconded by Director McGuire

That the Committee receive the Administration Correspondence from the City of Prince George regarding the 2026 UBCM Resolution - Northern Rural Homeowners Grant.

CARRIED UNANIMOUSLY

DISCUSSION ITEM**Industrial Development Delegations**

Chair Parker noted an increasing number of requests for presentations from wind farms, mines, and other proponents.

The Committee discussed:

- When and how to engage (e.g., early-stage vs. later in the process, east/west areas, or full Board involvement) and whether presentations should be virtual.
- Flexibility depending on relevance
- Projects with regional significance and RBA impacts should be prioritized
- Importance of early consultation and engagement in the progress of projects
- Without participation or consultation, there may be limited ability to raise concerns further in a process
- Evaluate on a project basis considering scope and location
- Projects located in specific electoral areas may be directed to that Director for consideration
 - Impacts in a specific area may affect neighbouring areas and municipalities
 - Meeting with Electoral Area Directors directly may allow for meaningful questions and discussion.

Thursday, May 14, 2026

10 of 10

ADJOURNMENT

2026-COWM-091

Moved by Director Newell

Seconded by Director Stoltenberg

That the meeting be adjourned at 12:06 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL SERVICES COMMITTEE MEETING
MINUTES
Thursday, May 14, 2026**

Directors Present: Chair Michael Riis-Christianson
Judy Greenaway
Clint Lambert
Shirley Moon
Chris Newell
Mark Parker
Stoney Stoltenberg

Staff: Curtis Helgesen, Chief Administrative Officer
Cheryl Anderson, Director of Corporate Services
John Illes, Chief Financial Officer
Jason Llewellyn, Director of Planning
Wendy Wainwright, Deputy Director of Corporate Services

Others: Linda McGuire, Village of Granisle
Martin Elphee, District of Fort St. James

CALL TO ORDER

Chair Riis-Christianson called the meeting to order at 12:44 p.m.

AGENDA & SUPPLEMENTARY AGENDA

May 14, 2026

2026-RSC-050

Moved by Director Greenaway

Seconded by Director Lambert

That the Rural Services Committee Meeting Agenda for May 14, 2026 be approved.

CARRIED UNANIMOUSLY

Thursday, May 14, 2026

2 of 6

2026-RSC-051

Moved by Director Newell

Seconded by Director Stoltenberg

That the Rural Services Committee Supplementary Agenda be approved.

CARRIED UNANIMOUSLY

MINUTES

Rural Services Committee Meeting Minutes - April 16, 2026

2026-RSC-052

Moved by Director Newell

Seconded by Director Greenaway

That the Rural Services Committee Meeting Minutes of April 16, 2026 be approved.

CARRIED UNANIMOUSLY

ELECTORAL AREA PLANNING

Cameron Kral, Planner - Notice of Work Referral No. 0200077 - Electoral Area A (Smithers/Telkwa Rural)

2026-RSC-053

Moved by Director Stoltenberg

Seconded by Director Newell

That the comment sheet be provided to the Province as the Regional District of Bulkley-Nechako's response to Notice of Work Referral No. 0200077.

CARRIED UNANIMOUSLY

Cameron Kral, Planner Crown Land Referral No. 6409585 - Electoral Area G (Houston/Granisle Rural)

2026-RSC-054

1. That the Committee receive the District of Houston's letter on the Supplementary Agenda.

2. That the comment sheet be provided as the Regional District's response to Crown Land Referral No. 6409585.

2026-RSC-055

Moved by Director Newell

Thursday, May 14, 2026

3 of 6

Seconded by Director Parker

That the comment sheet be amended to request that the Province engage with surrounding properties in relation to the application by the Houston Motocross Association for an outdoor motocross facility.

CARRIED UNANIMOUSLY

Moved by Director Newell

Seconded by Director Parker

That the question be called on Motion 2026-RSC-055 as amended.

CARRIED UNANIMOUSLY

Director Newell spoke of the following:

- Importance of outdoor motorized recreation in Electoral Area G (Houston/Granisle Rural)
- Ensuring that all residents in the area are made aware of the application to the Province by the Houston Motocross Association for a License of Occupation for an outdoor motocross facility
- Surrounding property owners awareness of the potential noise levels of the facility
- Letter from the District of Houston doesn't identify if engagement of surrounding property owners were consulted
- Requesting the Province adequately engage with property owners

Rowan Nagel, GIS Technician - Crown Land Referral No. 6409599 - Electoral Area G (Houston/Granisle Rural)

2026-RSC-056

Moved by Director Newell

Seconded by Director Stoltenberg

That the comment sheet be provided to the Province as the Regional District of Bulkley-Nechako's response to Crown Land Referral No. 6409599 as amended to include: that approval is granted subject to no negative impacts to existing fishing, hunting or industrial use.

CARRIED UNANIMOUSLY

Discussion took place regarding the potential impacts to other users of the river.

Rowan Nagel, GIS Technician - Crown Land Referral No. 7410403 - Electoral

Thursday, May 14, 2026

4 of 6

Area C (Fort St. James Rural)**2026-RSC-057**

Moved by Director Greenaway

Seconded by Director Lambert

That the attached comment sheet be provided to the Province as the Regional District of Bulkley-Nechako's response to Crown Land Referral No. 7410403.

CARRIED UNANIMOUSLY

REPORTS**Nellie Davis, Manager of Strategic Initiatives and Rural Services -
Community Hall Appraisal Project Update****2026-RSC-058**

Moved by Director Stoltenberg

Seconded by Director Moon

That the Committee receive the Manager of Strategic Initiatives and Rural Services Community Hall Appraisal Project Update.

CARRIED UNANIMOUSLY

Director Moon requested direction moving forward. John Illes, Chief Financial Officer mentioned that Directors can reach out to staff to discuss further and that a report could be provided in the future.

DISCUSSION ITEMS**Resource Roads**

Director Newell outlined concerns regarding the maintenance of resource used Forest Service Roads with the recent downturn in the forest industry.

- Major licensees no longer maintain roads
- Very little funding from Ministry of Forests for road maintenance
 - Some funds provided for maintenance to certain roads based on recreation use
 - Example - Morice Lake area is deemed a high recreation use area
- Impacts from spring freshet, nature and recreational use
- Light industrial use
 - Silviculture and block layout forest companies
 - Do not pay for road use

Thursday, May 14, 2026

5 of 6

- Consideration being given to charge exploration companies, fishing and hunting guide outfitters road users
- Process for major license holders and continued forest operations utilizing FSRs
- Major license holders continue to have requirements under their license to operate
- Prime maintainer responsibilities
- Identify and encourage the maintenance where high value recreation areas are located
- Maintenance by rural residents.

Determining solutions, options and advocacy work with the Province was brought forward for discussion. CAO Helgesen commented that he will reach out to the local government CAOs in the Province to determine if there are similar issues and concerns.

Discussion took place regarding:

- Joint advocacy with other local governments
- Importance of FSRs for alternative egress routes throughout the region
 - Need for collaboration between the Ministry of Forests and Ministry of Transportation and Transit
- Release of FSRs by major licensees to Ministry of Forests
- Concerns regarding the proposal to impose maintenance costs on light users when there has been stumpage rate relief for major licensees
- Discussing with First Nations communities use of FSRs.

Director Parker indicated as RDBN Chair he will be meeting with the Chairs of the Cariboo Regional District and Regional District of Fraser-Fort George while attending NCLGA in Prince George May 20-22nd and will bring the topic forward for discussion. Director Elphee mentioned that the District of Fort St. James has submitted resolution R21 - Remote Communities Forest Service Road Emergency Egress Maintenance at the NCLGA Conference and AGM.

2026-RSC-059

Moved by Director Newell

Seconded by Director Lambert

That the Committee recommend that the Board direct staff to further the advocacy and investigation into rural resource roads.

Thursday, May 14, 2026

6 of 6

CARRIED UNANIMOUSLY**Chambers of Commerce**

Director Parker met with the President of the Fraser Lake and District Chamber of Commerce to discuss the Regional District's role in supporting Chambers.

The Rural Committee discussed the following:

- Examples of how Electoral Area Directors support their local Chambers of Commerce
- Chambers of Commerce support of municipal and rural business
- Steps to engage or initiate contact with local Chambers of Commerce where existing relationships have yet to be established
- Chambers of Commerce role
 - economic development
 - business promotion
 - effectiveness and measuring success
- Each Electoral Area Director building relationships with respective Chambers of Commerce to better understand opportunities for support.

ADJOURNMENT**2026-RSC-060**

Moved by Director Stoltenberg

Seconded by Director Newell

That the meeting be adjourned at 2:04 p.m.

Michael Riis-Christianson, Chair

Wendy Wainwright, Deputy Director of Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Berlin, Senior Building Inspector

Date: May 28, 2026

Subject: **Section 57 Notice on Title, 1810 - 1820 Peterson Rd, Electoral Area B (Burns Lake Rural)**

Recommendation

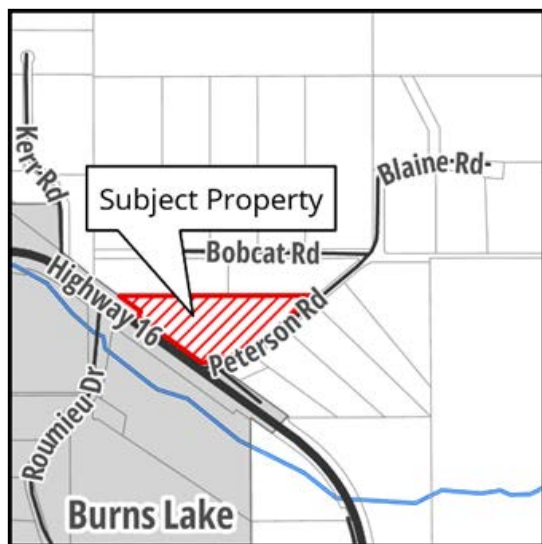
(All/Directors/Majority)

1. That the Board receive any input provided by the property owners.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* relating to land legally described as District Lot 4175, Range 5, Coast District, Except Plans 3332 5153 8142 8303 10041 and 4623 (1820 Peterson Road).

EXECUTIVE SUMMARY

Two storage buildings at 1810 - 1820 Peterson Road were built without building permits or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012".

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the Community Charter. This Notice serves to advise interested parties, including potential buyers, of the situation.



BACKGROUND

The property owner has erected two storage buildings without building permits. An incomplete building permit application was received but the application process has not been completed to date. In addition, the buildings are being used for purposes that contravene the RDBN's zoning bylaw. Therefore, a building permit cannot be issued until a legal use of the buildings is identified.



HISTORY

The following is a chronology of events leading to the recommendation for a Section 57 notice on title.

October 20, 2020

Staff visited the property and observed that 2 buildings had been erected on the property without the benefit of the required building permits. One of the buildings had collapsed due to the weight of the snow.

November 21, 2020

A letter was mailed to the property owner from the Bylaw Enforcement Officer outlining the requirement for building permits for the buildings. The letter also mentioned that commercial storage of vehicle parts was not an allowed use of the property as per RDBN Zoning Bylaw 1800, 2020.

January 6, 2021

The property owner submitted an incomplete building permit application. Building plans, engineering and other critical information regarding the structures were not provided.

January 7, 2021

The Building Inspector had a telephone conversation with the property owner about the incomplete application and sent an email noting the missing items.

March 22 - April 5, 2021

Various emails were exchanged with the property owner regarding the outstanding information necessary to complete the building permit application. Some items were provided; however, the most important information such as engineered building plans remain outstanding.

June 27, 2022

The property owner informed the RDBN that the building would not be used for storage of vehicle parts and that the buildings may be removed. A site visit confirmed that the vehicle parts had been removed from the buildings, which remained.

January 17 - 18, 2024

The expired building permit application from 2021 triggered the Building Inspectors to undertake a site visit to determine if the buildings had been removed. The buildings remained and were again being used for vehicle parts storage.

An email was sent to the property owner requesting a new building permit application for the unpermitted buildings, and that the property use be brought into compliance with the RDBN

Zoning Bylaw. The property owner indicated that he thought he had resolved the issue. He further indicated by phone that the buildings would be removed.

October 9, 2024

After a site visit to the property, the Building Inspector sent an email to the property owner asking if the buildings were going to be removed. The property owner replied by email that they were bringing shipping containers onto the property soon and the buildings would come down.

October 24, 2024

The Building Inspector conducted a site visit to the property and confirmed that the storage buildings were still in place.

December 24, 2024

The property owner applied for a temporary use permit (TUP) to allow the temporary storage of automobile parts. The application was silent on whether the buildings would be legalized as part of the TUP process or removed. The application remains on hold due to a lack of response to a number of questions, including confirmation of the use of the buildings.

January 9, 2026

During a site visit to the property, the Director of Planning confirmed that the storage buildings were still in place, and were being used for storage to vehicle parts, contrary to RDBN Zoning requirements.

January 21, 2026

Notice was sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in person, in writing or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail.

February 26, 2026

The Board heard representations from the property owner and staff and directed that staff "bring forward the Section 57 Notice on Title for 1820 Peterson Road, Electoral Area B (Burns Lake Rural) to the Board for consideration if the information required to complete the Temporary Use Permit is not received by April 2026."

Staff have not received the requested information regarding Temporary Use Permit Application B-02-24. Details regarding this application and the information requested are discussed in detail in the staff report titled "Temporary Use Permit Application B-02-24" on the May 28, 2026 Board agenda.

April 24, 2026

Notice was sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in person, in writing or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail and hand delivered.

SECTION 57 REQUIREMENTS

Section 57 of the Community Charter authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.

The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that notice be placed on title pursuant to Section 57 of the Community Charter, and subsequently place the matter before the Regional District Board for consideration. This notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.

Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a notice in the land title office. The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

ENFORCEMENT ACTION

The Regional District Board may direct staff to undertake enforcement action relating to the construction of the buildings, including the issuance of bylaw notices or the initiation of action to have the building removed.

The Board may also direct staff to undertake enforcement action relating to the use of the buildings, including the issuance of bylaw notices or action through the Courts.

ATTACHMENTS:

April 24, 2026 Notice

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

Not Applicable



April 23, 2026

Cory Goertzen
1810 Peterson Rd
Burns Lake, BC V0J 1E3

Dear Property Owner:

**Section 57 Community Charter Notice
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on May 28, 2026, in the Board Room at the Regional District Offices, at 37 3rd Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of District Lot 4175, Range 5, Coast District, Except Plans 3332 5153 8142 8303 10041 and 4623 (1820 Peterson Road) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that buildings have been constructed at 1820 Peterson Road without the required building permits.

As the registered property owner you have the opportunity to provide comment to the RDBN Board for their consideration at the May 28, 2026, Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. You may also provide written comment to the board by mail or email to planning@rdbn.bc.ca. Written comment must be received by the Regional District office by 12:00 pm, May 27, 2026.


After hearing the representations of the Building Inspector and the owner, if any, the Regional District Board may pass a resolution directing the Corporate Officer to file a Notice of the Resolution in the Land Title Office indicating that further information concerning the matter may be inspected by interested parties at the RDBN Office.

A copy of section 57 of the *Community Charter* is enclosed. A copy of the Building Inspector's Report to be considered by the Board at their May 28, 2026, meeting will be available on May 22, 2026 for review in the Board Meeting Agenda which will be posted on the RDBN's web site at: <https://www.rdbn.bc.ca/departments/administration/regional->

[board-committee-meetings](#). The report may also be sent to you by email on request to planning@rdbn.bc.ca. You may also obtain the report from the Office of the undersigned, at 37 3rd Avenue, Burns Lake, BC, during normal business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday, except statutory holidays.

Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on May 27, 2026 to make arrangements to provide input at the meeting via Zoom. Please do not hesitate to give me a call at your convenience if you have any questions regarding the Section 57 or building permit process.

Sincerely,



Jason Llewellyn
Director of Planning



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: May 28, 2026

Subject: **ALR Removal of Soil (Extraction) Application No. 1284 – Electoral Area F (Vanderhoof Rural)**

RECOMMENDATION: **(all/directors/majority)**

1. That Agricultural Land Reserve Removal of Soil (Extraction) Application No. 1284 be recommended to the Agricultural Land Commission for approval.
 2. That the ALC be requested to ensure that an adequate weed management plan, and adequate noise and dust mitigation measures, are in place to protect agricultural values in the area.
-

EXECUTIVE SUMMARY

The applicant's Agricultural Land Commission (ALC) Removal of Soil (Extraction) application is requesting approval from the ALC of an existing 1.63-hectare gravel pit and a pit expansion to a total area of 2.55 hectares. The application proposes extracting 100,000 m³ of aggregate from an 80,000 m² area of subject property over a 10-year period. The reclamation plan does not specify the agricultural uses of the land post-reclamation but notes cereal crops could be planted if the lands are not immediately returned to agricultural use post-reclamation.

Staff recommend the application be forwarded to the ALC for approval. Additionally, planning staff recommend the Board request that the ALC ensure that an adequate weed management plan, and adequate noise and dust mitigation measures, are in place to protect agricultural values in the area.

Should ALC approval be granted, the applicant will be required to submit a Temporary Use Permit (TUP) application for aggregate processing activities. Impacts to neighbouring residents related to screen and crushing will be considered during the TUP process.

APPLICATION SUMMARY

Name of Agent / Owner:	Paul Blattner, Van-Con Enterprises (Agent) / Cameron Hill and Heid Hill (Owners)
Electoral Area:	Electoral Area F (Vanderhoof Rural)
Subject Property:	10075 Geernaert Road, legally described the North ½ of Section 9, Township 19, Range 5, Coast District, Except the Most Westerly 25 Metres Thereof, Except Plan 9764 (PID 015-665-895)
Property Size:	~127.17 ha (~314.12 ac)
OCP Designation:	Agriculture (AG) pursuant to the "Vanderhoof Rural Official Community Plan, Bylaw No. 1963, 2021" (the OCP)
Zoning:	Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Forage lands / gravel pit / single family dwelling
Location:	Approximately 12 km northwest of the District of Vanderhoof; approximately 32 km south of the District of Fort St. James; adjacent to Highway 27.
Extraction Area:	Existing Gravel Pit = 1.63 ha. Proposed Gravel Pit = 2.55 ha

PROPOSAL

This Removal of Soil (Extraction) application is requesting approval for an existing 1.63-hectare gravel pit and a proposed pit expansion, for a total area of 2.55 hectares. The applicant is requesting a 10-year approval period.

The proponent's request is to remove 100,000 m³ of aggregate over an 80,000 m² area at a maximum depth of 1.5 metres, with an average depth of 1.2 metres. The pit opened in 2014 and 30,412 m³ of aggregate has been extracted to date.

The aggregate is intended for road subbase, pavement, and concrete preparation. Operations are expected to occur intermittently between May to November, Monday to Friday, during daylight hours. The applicant stated they may use a crusher, a screener, excavators, haul trucks, a dozer and wheel loaders. The applicant intends to intermittently crush and screen aggregate as part of the project.



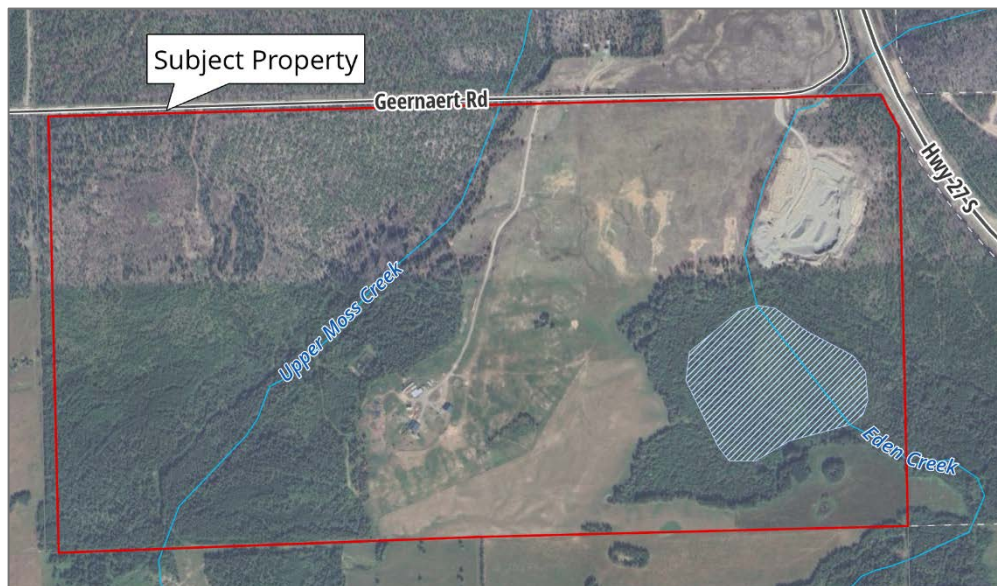
DISCUSSION

Site and Location Details

The extraction area is in the northeast corner of the property, situated between Eden Creek, Geernaert Road, and Highway 27 (see map below). The pit is accessed via an established gravel driveway off Geernaert Road. Due to site topography and tree coverage, the site is not visible from Highway 27.

Salvaged topsoil from the existing pit is stockpiled along the western side of the site, adjacent to Eden Creek. The proponent has cleared a 10-metre-wide strip along the northeastern boundary of the pit in preparation for the proposed expansion.

Of the 34 known dwellings within 3 km of the site, 12 are within 1 km of the site and the nearest residence is approximately 375 metres from the extraction area. The applicant states they have contacted the nearest neighbour and stated the neighbour has no concerns.



Current and Proposed Gravel Pit



Official Community Plan and Zoning

The subject property is designated Agriculture (AG) under the OCP. The intent of AG is to preserve land for the purposes of farming and other related activities. Section 3.1.2 of the OCP contains the following policies relevant to the application:

"(1) Agriculture, grazing, and other compatible uses of land provided within the Agricultural Land Commission Act and Regulations will be permitted."

"(2) The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction and silviculture practices are adequately restored for agricultural purposes."

Section 4.1.2 of the OCP contains the following general mineral and aggregate resources policies related to this application:

"(1) The Provincial government is recognized as being responsible for the administration of the Province's mineral and aggregate resources under various pieces of legislation."

(3) Soil removal and deposit within the ALR is recognized as being subject to the Agricultural Land Commission Act.

(4) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation to give due consideration to the impact of extraction and processing activities on surrounding land uses and developments.

(5) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation not to issue new surface permits for sand and gravel/quarry processing near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

6) The Regional District encourages the Ministry of Energy, Mines and Low Carbon Innovation to require appropriate reclamation of gravel pits and mine sites and to ensure that adequate bonding is secured, and that the reclamation is undertaken in a timely manner."

Zoning

The subject property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The Zoning Bylaw cannot regulate the removal or deposit of soil; However, the proposed crushing and screening is considered Aggregate Processing, which is not a permitted use in the Ag1 Zone. The applicant has been informed the Aggregate Processing will require a Temporary Use Permit (TUP) from the RDBN.

Approvals and Application History

- 2012: ALC issued a Notice of Intent approval for aggregate extraction from 2012 to 2017 (ALC File 52285).
- 2013: Approval of *Mines Act* Permit (file #G-13-041/ Approval# 13-1641174-0528). Valid until 2022.
- 2014: Aggregate extraction started on subject property.
- 2019: The Inspector of Mines ordered an updated mine plan and Notice of Work.
- 2020: The *Mines Act* Permit was amended and extended to January 12, 2025.
- 2024: In preparation for a new Notice of Work application, the Ministry of Energy and Mines required the applicant to apply for approval from ALC.
- 2025: The ALC application was submitted; owner placed it on hold until early 2026.

Agricultural Capability and Reclamation

The agricultural capability report and reclamation plan states the lands have Class 5 and Class 4 capable soils, limited by soil structure and topography (see Attachments). The Canada Land Inventory mapping indicates the land is half Class 5D and half Class 5T. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Class 4 generally requires special management practices or severely restricts the range of crops, or both.

Subclass D is limited by undesirable soil structure and/or low perviousness, and subclass T is limited by topography.

The proponent plans to progressively reclaim the existing pit footprint from the southwest side of the site as the pit is expanded to the northwest. Reclamation activities are as follows.

- Installation of curtains or sediment impoundments along the west side of the site bordering Eden Creek, along steep slopes, and drainage paths;
- Hydroseeding, installing biodegradable matting on steep slopes, and weed management;
- Applying hydro mulch or another type of tackifier to any stockpiled or wind erosion susceptible soil surfaces;
- And ensuring slopes do not exceed 20 per cent gradient.

The reclamation plan states that management practices to improve the agricultural capability of the land is limited by adverse soil structure and adverse topography. The plan does not specifically state the range of agricultural uses of the land post-reclamation, but notes that cereal crops could be planted if the lands are not immediately returned to agricultural use post-reclamation.

The proponent provided the following additional information on mitigation measures for dust, noise, traffic, and weeds.

- Equipment will be operated at low speeds, and dust will be kept down with a water truck;
- When hauling from the site, signage will be placed at Highway 27 and Geernaert Road to warn motorists of trucks turning;
- And workers will check trucks and equipment prior to entering the pit and wash if necessary to reduce risk of weeds.

Planning Department Comments

Staff recommend the application be forwarded to the ALC for approval. Based on additional information and recommendations made by referral agencies, planning staff the Board request that the ALC ensure that an adequate weed management plan, and adequate noise and dust mitigation measures, are in place to protect agricultural values in the area.

Referrals

The **RDBN Agriculture Coordinator** responded, *"[b]ased on the information in your report, my only comment is that [preventing the] introduction and spread of invasive species should be prioritized in order to protect the nearby forage fields."*

The **Area F Advisory Planning Commission** supported the application at their May 7, 2026 meeting, with the understanding that the extraction operations are monitored and any non-compliance is corrected.

The **Ministry of Agriculture and Food** provided a letter (see Attachments) responding that the site has the potential to be reclaimed to a suitable agricultural standard if the reclamation plan report is carefully followed. The letter makes recommendations for strengthening the weed management plan and notes that the report lacks reference to mitigation plans for noise and dust that may affect nearby agricultural activities.

Responses from the **District of Fort St. James** and the **District of Vanderhoof** were not received at the time of the writing of this report. Any comments received will be provided on the supplementary agenda.

ATTACHMENTS:

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- [Applicant ALC Submission \(link\)](#)
- [Applicant Agricultural Capability and Reclamation Plan Report \(link\)](#)
- [Ministry of Agriculture and Food Referral Letter dated April 22, 2026 \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

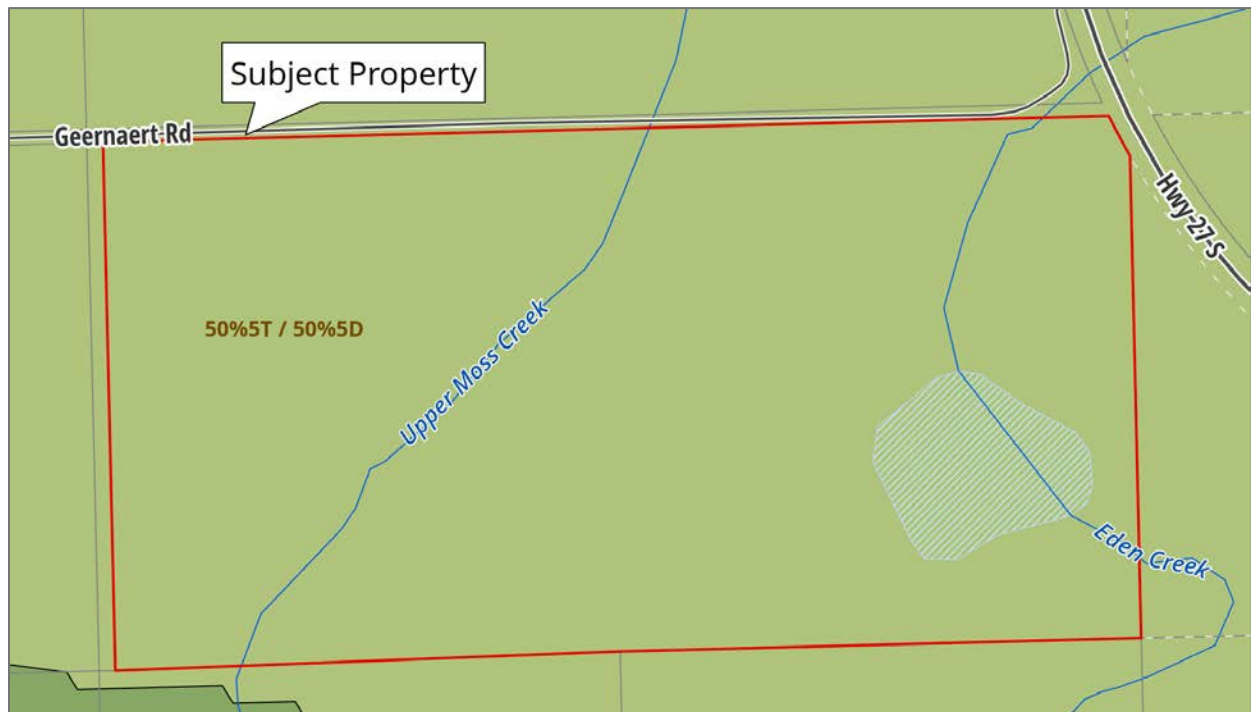
100% of the subject lands are:

50% 5T (limited by topography)

50% 5D (limited by undesirable soil structure and/or low perviousness)

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. Production may be limited to perennial crops or other specially adapted crops.

Agricultural Capability Map



Appendix B

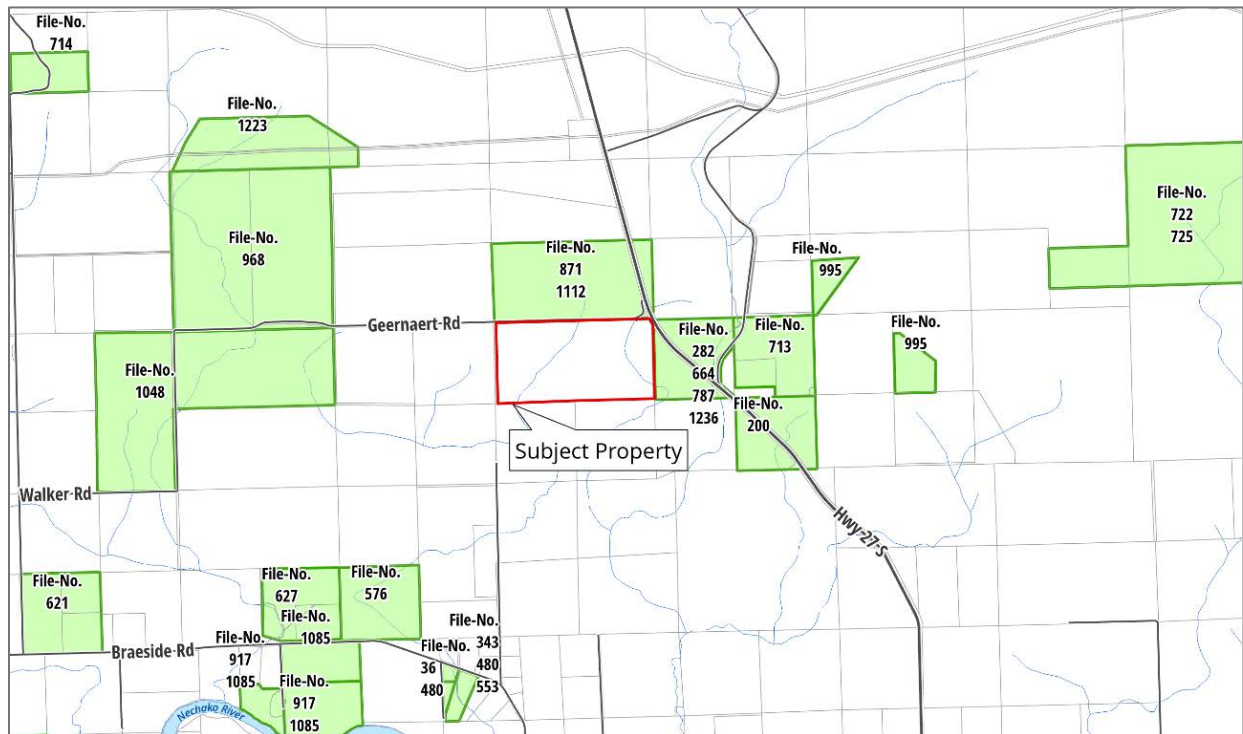
Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
36	Part of Lot 3, Plan 4305, NE 1/4, Section 29, Township 4, Range 5 Coast District	Subdivision into two equal lots of approximately 5.3 ha. 1975.	Staff: Approval
			Board: Approval
			ALC: Approved
200	SE 1/4 of Section 10, Township 19, Range 5, Coast District, Lying SW of Highway 27	Two-lot subdivision. 1977.	Staff: Approval
			Board: Approval
			ALC: Approved
282	NW 1/4, Section 10, Township 19, Range 5, Cariboo District	Boundary adjustment. 1979.	Staff: Denial
			Board: Approval
			ALC: Denied
343	Lot 10, Plan 5100, Section 32, Township 12, Range 5 and Lot A, Plan 8485	Two-lot subdivision along the Creek and consolidating the southern portion with Lot A of Plan 8485. 1980.	Staff: Approval
			Board: Approval
			ALC: Approved
480	Lot 10, Plan 5100, Section 32, Township 12, Range 5 and Lot A, Plan 8485	Application to into 3 lots of approximately 2 hectares each. 1982.	Staff: Denial
			Board: Approval
			ALC: Denied
553	Lot 10, Plan 5100, Section 32, Township 12, Range 5	Related to application 343. Alternative plan to subdivide into 2 lots, as divided by the Creek, <u>without</u> consolidation with Lot A of Plan 8485. 1983.	Staff: Approval
			Board: Approval
			ALC: Approved
576	SW 1/4, Section 5, Township 19, Range 5, Coast District	Application to subdivide one parcel of 20-24 ha from 60.49 ha. 1984.	Staff: Denial
			Board: Denial
			ALC: Denied
621	Assigned Parcel "A" of the SW 1/4 of Section 1, Township 18, Range 5, Coast District. N 1/2 of the SW 1/4 of Section 1, except Assigned Parcel "A", Township 18, Range 5, Coast District	Application to subdivide 16 ha from one parcel to add to neighbouring parcel. 1985.	Staff: N/A
			Board: N/A
			ALC: Did not require ALC approval (directed to Ministry of Highways)
627	Southeast 1/4 of Section 6, Township 19, Range 5	Boundary adjustment from approximately ± 30 ha each to 1 lot of 41.2 ha and 1 lot of 17.4 ha. 1985.	Staff: Approval
			Board: Denial
			ALC: Approved
664	Portion of the NW 1/4, Section 10, Township 19, Range 5, Coast		Staff: Unknown
			Board: Unknown

	District, Except Plans 6500 and 9764	Subdivide into two parcels along Highway 27. 1986. Missing File.	ALC: Denied
713	NE 1/4 Except Block A, Section 10, Township 19 and Block A of Section 10, Township 19, Range 5 Coast District	Boundary adjustment. 1988.	Staff: Approval
			Board: Approval
			ALC: Approved
714	Various Parcels, including Parcel A of Section 31, Township 14, Range 5 Coast District	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval
			Board: Approval
			ALC: Approved
722	Section 34, Township 11, Range 5	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval
			Board: Approval
			ALC: Approved
725	Various Parcels, including SE 1/4 of Section 36, Township 15, Range 5 Coast District	Ministry of Crown Lands application to include multiple parcels into the ALR. 1989.	Staff: Approval
			Board: Approval
			ALC: Approved
787	NW 1/4, Section 10, Township 19, Range 5, Coast District, Except Plan 6500 and 9764	Subdivide into two parcels along the Highway. 1991.	Staff: Denial
			Board: Denial
			ALC: Approved
871	S 1/2, Section 16, Township 19, Range 5, Coast District	Two-lot subdivision. 1995.	Staff: Approval (conditional)
			Board: Approval (conditional)
			ALC: Approval (conditional)
917	Lot A, Plan PRP14425, Section 31, Township 12, Range 5 Coast District.	Three-lot subdivision (subdivide off a ±1 ha lot, and a 2 ha lot off the main parcel). 1998.	Staff: Approval
			Board: Denial
			ALC: Denied
968	Section 18, Township 19, Range 5, Coast District.	Two-lot subdivision for a relative. 2003.	Staff: Approval
			Board: Approval
			ALC: Approved
995	Block A of Section 14 and Block A of Section 11, Township 19, Range 5, Coast District.	ALR inclusion as a condition for issuing a ten-year agricultural lease with a purchase option. 2005.	Staff: Approval
			Board: Approval
			ALC: Approved
1048	East 1/2 of Section 12, Township 18, Range 5, Coast District Except the Most Easterly 25 Metres and North 1/2 of Section 7, Township 19, Range 5 Coast District	Subdivide two parcels into four quarter sections. Date unknown. Missing file.	Staff: Denial
			Board: Denial
			ALC: Approval (conditional)

1086	District Lot 790, Range 5, Coast District	The purpose of this application is to allow the subject property to be subdivided into two 16 ha lots and a remainder 33 ha in size. 2010.	Staff: Approval
			Board: Denial
			ALC: Approved (conditional)
1112	S 1/2 of Section 16, Township 19, Except Thereout The Most Southerly 66 Feet In Parallel Width Thereof & Except Plans 9764 & PRP43645 Range 5, Coast District	Two-lot subdivision for a relative. 2011.	Staff: Denial
			Board: Denial
			ALC: Denied (a lifetime lease be approved for the same 2-ha area)
1223	Block A, Sections 19 and 20, Township 19, Range 5, Coast District	Non-Farm Use (Removal of Soil). 2020.	Staff: Approval
			Board: Approval
			ALC: Approved
1236	The Northwest 1/4 of Section 10, Township 19, Range 5, Coast District Except Plans 6500, 9764 and PRP13375	Non-Farm Use to operate a sand and gravel pit. 2021.	Staff: Approval
			Board: Approval
			ALC: Denied

Surrounding Applications Map





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: May 28, 2026

Subject: **Unsightly Premises Amendment Bylaw - All Electoral Areas except Electoral Area E (Francois/Ootsa Lake Rural)**

BOARD MOTION:

(all/directors/majority)

1. That the Board amend Regional District of Bulkley-Nechako Unsightly Premises Amendment Bylaw No. 2103, 2026 as discussed in the May 28, 2026 staff report; and,
2. give the bylaw third reading and adoption as amended.

BACKGROUND

At the January 29, 2026 Board Meeting the Board passed the following motion:

"That the Board direct staff to bring forward a Bylaw amending Unsightly Premises Bylaw No. 1649, 2012 to increase the allowance for automobile wrecks and derelict motor vehicles on parcels 2 ha and larger."

Staff prepared Regional District of Bulkley-Nechako Unsightly Premises Amendment Bylaw No. 2103, 2026 and presented it to the Board at its February 26, 2026 meeting. At that meeting the following motion was passed.

"That the Board give first and second reading to Regional District of Bulkley-Nechako Unsightly Premises Amendment Bylaw No. 2103, 2026 as included on the Supplementary Agenda this 26th day of February, 2026."

The Board then provided further direction that staff bring forward amendments to the bylaw to include setback requirements to address visual quality issues associated with Automobile Wrecks and Derelict Motor Vehicles close to property lines.

The attached amended version of Bylaw No. 2103, 2026 limits the number of Automobile Wrecks and Derelict Motor Vehicles, on parcels less than 2 ha (4.94 ac) as follows:

On a Parcel which is less than 2 ha (4.94 ac) no owner or occupier of real property, shall allow, cause, or permit the storage, collection or accumulation on such real property (other than wholly within an enclosed building) of:

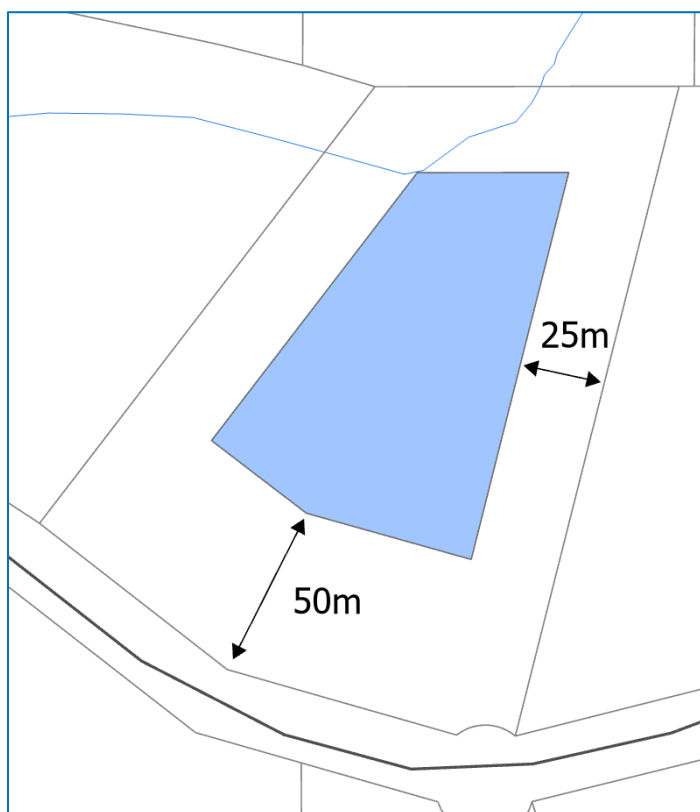
- a. any Automobile Wreck or any part thereof; or
- b. more than two (2) Derelict Motor Vehicles.

The attached amended version of Bylaw No. 2103, 2026 limits the number of Automobile Wrecks and Derelict Motor Vehicles, on parcels 2 ha (4.94 ac) or greater as follows:

On a Parcel which is 2 ha (4.94 ac) or greater no owner or occupier of real property, shall allow, cause, or permit the storage, collection or accumulation on such real property (other than wholly within an enclosed building) of:

- a. more than (5) Automobile Wrecks;*
- b. any Automobile Wrecks or any part thereof within 50 metres of a property line abutting a Road or 25 metres of any property line;*
- c. more than ten (10) Derelict Motor Vehicles; and*
- d. more than two (2) Derelict Motor Vehicles within 50 metres of a property line abutting a road or 25 metres of any property line.*

The map below shows a typical 2 ha parcel with the setback imposed.



ATTACHMENTS:

[Staff Report January 29, 2026](#)

[Staff Report February 26, 2026](#)

Unsightly Premises Amendment Bylaw No. 2103, 2026

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

Not Applicable



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2103

A Bylaw to Amend "Regional District of Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012" be amended as follows:

Section 2.1 is amended by adding the following definitions:

"Parcel" means:

- a. an area of land which is designated under the Land Title Act as a separate and distinct Parcel on a legally recorded plan or a description registered in the Land Title Office; or*
- b. an area of land designated under the Land Act.*

A strata lot pursuant to the Strata Property Act is a Parcel.

"Road" includes a street, road, lane, or bridge and any other way open to public use, but does not include a private right of way on private property.

Section 2.1 is amended by deleting the definition of "Zoning Bylaw" and replacing it with the following:

"Zoning Bylaw" means Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020, as amended or replaced from time to time.

Section 4.1 is deleted and replaced with the following:

On a Parcel which is less than 2 ha (4.94 ac) no owner or occupier of real property, shall allow, cause, or permit the storage, collection or accumulation on such real property (other than wholly within an enclosed building) of:

- a. any Automobile Wreck or any part thereof; or*
- b. more than two (2) Derelict Motor Vehicles.*

The following new text is added as Section 4.2 and the remaining Sections are renumbered.

On a Parcel which is 2 ha (4.94 ac) or greater no owner or occupier of real property, shall allow, cause, or permit the storage, collection or accumulation on such real property (other than wholly within an enclosed building) of:

- a. more than (5) Automobile Wrecks;*
- b. any Automobile Wrecks or any part thereof within 50 metres of a property line abutting a Road or 25 meters of any property line;*
- c. more than ten (10) Derelict Motor Vehicles; and*
- d. more than two (2) Derelict Motor Vehicles within 50 metres of a property line abutting a road or 25 metres of any property line.*

Section 5.1 is deleted and replaced with the following:

Owners or occupiers of real property or their agents shall clear from such real property, where the Parcel size is less than 2 ha (4.94 ac):

- a. any Automobile Wreck or any part thereof; or*
- b. any Derelict Motor Vehicle in excess of two (2).*

The following new text is added as Section 5.2 and the remaining Sections are renumbered.

Owners or occupiers of real property or their agents shall clear from such real property, where the Parcel size is 2 ha (4.94 ac) or greater:

- a. any Automobile Wreck in excess of five (5);*
- b. any Automobile Wreck or any part thereof which is within 50 metres of a property line abutting a Road or 25 meters of any property line;*
- c. any Derelict Motor Vehicle in excess of ten (10); and*
- d. any Derelict Motor Vehicle in excess of two (2) which is within 50 metres of a property line abutting a road or 25 metres of any property line.*

This bylaw may be cited as "Regional District of Bulkley-Nechako Unsightly Premises Bylaw Amendment Bylaw No. 2103, 2026".

READ A FIRST TIME this ___ day of _____.

READ A SECOND TIME this ___ day of _____.

READ A THIRD TIME this ___ day of _____.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024".

DATED AT BURNS LAKE this ____ day of _____.

Corporate Administrator

ADOPTED this ____ day of _____.

Chairperson

Corporate Administrator



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: May 28, 2026

Subject: **Rezoning Application RZ G-01-25 – Adoption for Rezoning Bylaw No. 2027, 2025 – Electoral Area G (Houston/Granisle Rural)**

RECOMMENDATION: **(all/directors/majority)**

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2027, 2025 be adopted.

APPLICATION SUMMARY

Name of Agent / Owner: Glenn Kelly, Agent, Topley Fire Protection Society (DBA Topley Volunteer Fire Department) / Province of BC (owner)

Electoral Area: Electoral Area G (Houston/Granisle Rural)

Subject Properties: **14523 & 14587 Sunset Lake Road**, legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353 (PID 004-678-524)

Property Size: Approximately 3.15 ha (7.78 ac)

OCP Designation: **14523 Sunset Lake Road:** Civic/Institutional (CI) pursuant to "Houston, Topley, Granisle Rural Official Community Plan, Bylaw No. 1622, 2011" (the OCP)

All other lands on parcel: Commercial (C)

Zoning: **14523 Sunset Lake Road:** Civic/Institutional Zone (P1) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)

14587 Sunset Lake Road: General Commercial Zone (C1)

All other lands on parcel: Tourist Commercial Zone (C3)

Existing Land Uses: Fire equipment storage (14523 Sunset Lake Road only)

Location: Approximately 20 km northeast of the District of Houston at the intersection of Sunset Lake Road and Highway 16 in Topley.

PROPOSAL:

The Topley Volunteer Fire Department (TVFD) is requesting to rezone the subject property as follows.

- Rezone an approximately 1,000 m² portion of the property from General Commercial Zone (C1) to Tourist Commercial Zone (C3).
- Add text amendments to the C3 Zone and the Civic/Institutional Zone (P1) to permit Emergency and Health Service use only on the subject property.



The purpose of the rezoning is to allow TVFD training space and equipment storage on the subject property. The TVFD has a 20-year lease agreement with the Province and an approved management plan for these uses.

The proposal aligns with the OCP and is supported by the RDBN Regional Fire Chief. The parcel is across from the existing fire hall, providing strategic emergency service access while also ensuring the parcel remains zoned for tourist commercial uses in the future. The Board gave Rezoning Bylaw No. 2027, 2025 third reading at the August 14, 2025 Board meeting. Adoption was withheld until the Bylaw received approval from the Ministry of Transportation and Transit (MOTT) and the proposal received a Release Notice from the Ministry of Environment and Parks (MoEP) pursuant to the *Environmental Management Act's* Contaminated Sites Regulation.

The Bylaw has now been approved by MOTT and staff have received a Release Notice from the MoEP authorizing the RDBN to adopt Bylaw No. 20275, 2025 (see Attachments). Planning staff anticipate the rezoning would provide a net benefit to the community of Topley and recommend Bylaw No. 2075, 2025 be adopted.

ATTACHMENTS:

- Bylaw No. 2075, 2025
- Report of the Public Hearing on Bylaw No. 2075, 2025
- [August 14, 2025 3rd Reading Board Report \(link\)](#)
- [Release Notice Letter dated May 5, 2026, Ministry of Environment and Parks \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

4. Community and Economic Sustainability



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2075

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

1. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the portion of the following lands zoned "General Commercial Zone (C1)" be rezoned to the "Tourist Commercial Zone (C3)".

Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

2. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to Section 20.0.1.1. Permitted Uses in the "Tourist Commercial Zone (C3)":

"h) Emergency and Health Service only on the Parcel legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353".

3. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to Section 25.0.1.1. Permitted Uses in the "Civic/Institutional Zone (P1)":

"g) Emergency and Health Service only on the Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353".

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

READ A FIRST TIME this 10th day of July 2025.


READ A SECOND TIME this 10th day of July 2025.

PUBLIC HEARING HELD this 29th day of July 2025.

READ A THIRD TIME this 14th day of August 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

DATED AT BURNS LAKE this 14th day of August 2025.



 Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 8th day of September, 2025

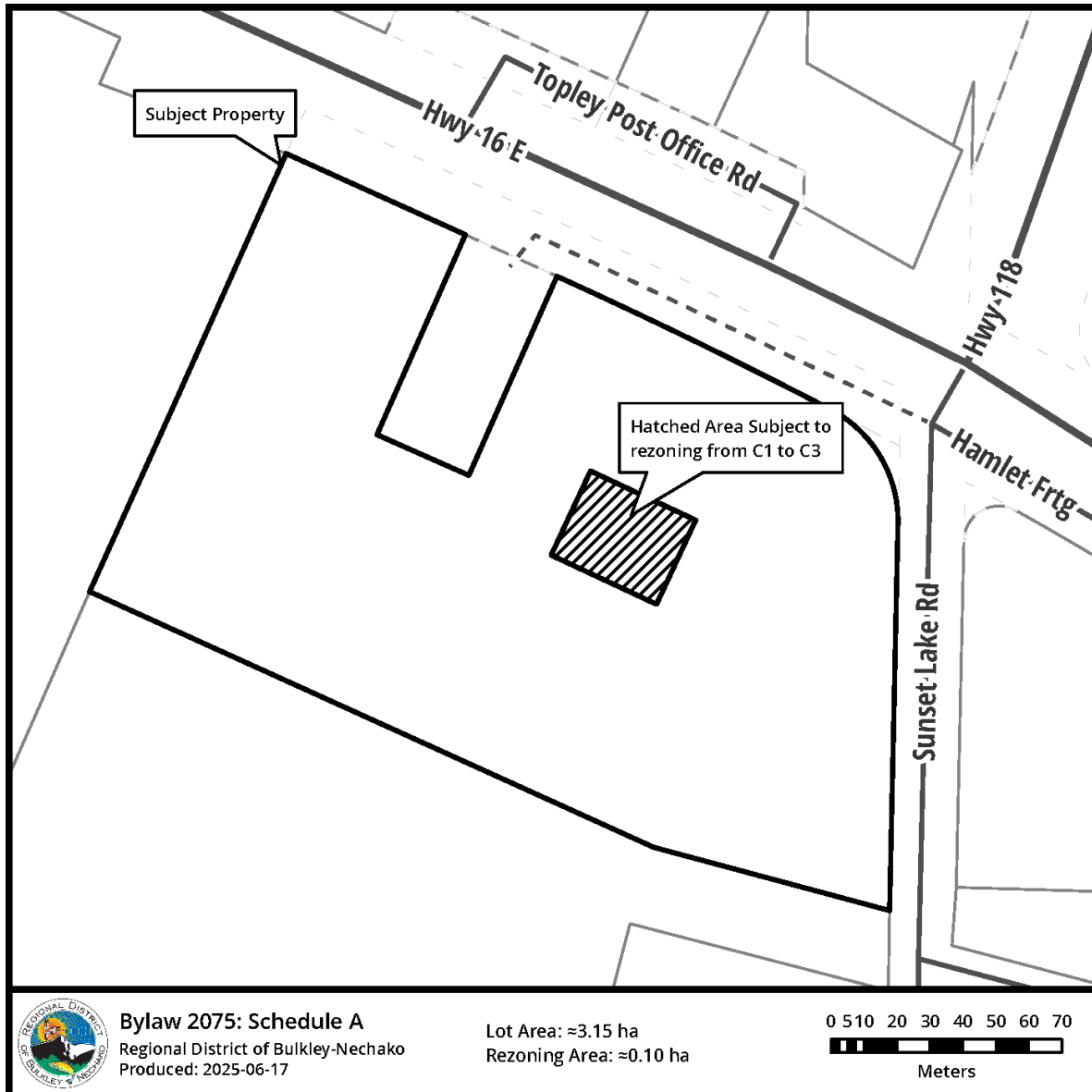


for Minister of Transportation & Transit

ADOPTED this _____ day of _____.

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2075

The portion of the lands legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353, be rezoned from "General Commercial Zone (C1)" to the "Tourist Commercial Zone (C3)".

I hereby certify that this is Schedule "A" of Bylaw No. 2075, 2025.

Corporate Administrator

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 2075**

Report of the Public Hearing held at 7:00 pm, Tuesday, July 29, 2025 by Zoom video/conference call regarding "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

ATTENDANCE:

Members of the Public:

Glenn Kelly, President, Topley Volunteer Fire Protection Society (applicant), 21628 Topley Post Office Road

RDBN Directors:

Chris Newell, Public Hearing Chair, Director, Electoral Area G (Houston/Granisle Rural)

Linda McGuire, Director, Village of Granisle

RDBN Staff:

Danielle Patterson, Senior Planner

Chloe Taylor, Planning Summer Student (Co-op) (Recording Secretary)

CORRESPONDENCE: No written submissions to this Public Hearing were received.

CALL TO ORDER: The meeting was called to order by Chair Newell at 7:00 pm.

BUSINESS:

Chair Newell	Provided an overview of Bylaw No. 2075 and the Public Hearing process. Chair Newell stated that the Public Hearing package is available on the Regional District's website and the chat section in Zoom.
Chair Newell	Asked the applicant, Glenn Kelly, if they would like to speak.
Glen Kelly	Introduced themselves as the Assistant Chief and President of the Topley Fire Protection Society. G. Kelly gave a background on the Society and the history of application.
Chair Newell	Asked Linda McGuire if they would like to speak.
Linda McGuire	Stated that the Village of Granisle has no objections and is very supportive of the application.
Chair Newell	Asked Glenn Kelly if they would like to speak again.
Glen Kelly	Stated the application is to the benefit of the entire community as the Topley Fire Department has outgrown its current location. G. Kelly stated this firehall benefits Granisle too.

Chair Newell Asked if there were any comments on Bylaw No. 2075 a first time. No response received.

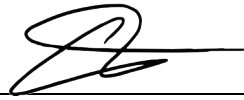
Chair Newell Asked if there were any comments on Bylaw No. 2075 a second time. No response received.

Chair Newell Asked for any comments on Bylaw No. 2075 a third and final time. No response received.

Chair Newell Adjourned the Public Hearing at 7:07 pm.



Chris Newell, Chairperson



Chloe Taylor, Recording Secretary



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cameron Kral, Planner

Date: May 28, 2026

Subject: **Temporary Use Permit Application A-01-26 – Electoral A (Smithers/Telkwa Rural)**

RECOMMENDATION: **(all/directors/majority)**

That the Board approve the issuance of Temporary Use Permit A-01-26 to allow the use of a portable screening unit and crushing unit in association with a sand and gravel pit at 3901 Gilbert Road.

EXECUTIVE SUMMARY

The applicant is requesting the issuance of a Temporary Use Permit (TUP) for three years to allow aggregate processing, including the operation of a portable screening unit and crushing unit, on a 0.52 ha (1.28 ac) area of the subject property. The applicant is in the process of reactivating an existing sand and gravel pit on the property which had operated intermittently since the 1950s.

The applicant is proposing an operating schedule for the portable screening unit and crushing unit between May to October of each year; with hours of operation from 7:00 am to 3:00 pm, Monday to Friday. Operation of the portable crushing unit and screening unit would be limited to a maximum of 150 and 21 days per year, respectively. The TUP also includes conditions restricting the removal of trees and other vegetation 30 metres from Driftwood Creek and 30 metres from the property line abutting 3985 Gilbert Road.

The proposed TUP is not anticipated to create an adverse amount of traffic, will provide an important source of material for concrete manufacturing in the area, and utilizes land previously used for aggregate extraction. Given the conditions included in the TUP, staff recommend the Board approve the issuance of Temporary Use Permit A-01-26. Denial of the application would result in increased truck traffic moving the material elsewhere for processing and would have little positive impact on the overall impact of the gravel pit on the community.

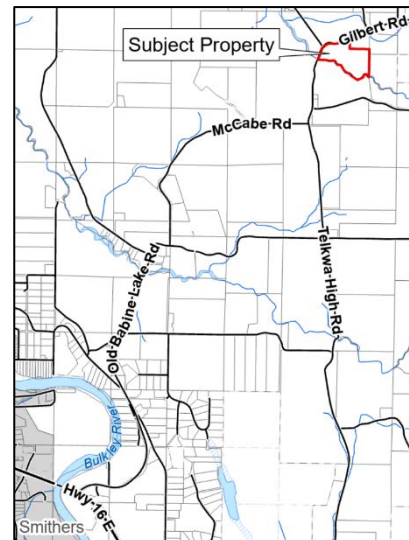
APPLICATION SUMMARY

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:	0.52 ha (1.28 ac)
Location:	Approximately 6 km northeast of the Town of Smithers

PROPOSAL

The applicant is requesting the issuance of a Temporary Use Permit (TUP) for three years to allow aggregate processing, including the operation of a portable screening unit and crushing unit, on a 0.52 ha (1.28 ac) area of the subject property. The applicant is proposing to extract and process 50,000 tonnes of material over 10 years (5,000 tonnes per year). Equipment would include one loader, haul truck, portable screening unit, and potentially a portable crushing unit, excavator and dozer to excavate and process material for use in the applicant's concrete manufacturing offsite.

The subject property is zoned Agricultural (Ag1) which does not permit aggregate processing, including crushing and screening. Therefore, a TUP is required. However, aggregate extraction cannot be regulated by the RDBN and is subject to approval from the Agricultural Land Commission (ALC) and the Ministry of Mining and Critical Minerals (MMCM).



DISCUSSION

Site Details

The proposed TUP area is located within the footprint of an existing sand and gravel pit which has operated intermittently since the 1950s. It appears operations last stopped several years prior to the applicant purchasing the property in 2023. No buildings or structures are located on the subject property. The proposed TUP area is located on a low-lying area of the existing pit floor and is currently screened by forest to the north, east, and south. Driftwood Creek runs along the southern boundary of the property, approximately 125 m from the proposed TUP area (see Attachments for 2025 Site Visit Photos).

Six dwellings are located within approximately half a kilometre (1,640 ft) from the proposed TUP area. The nearest dwelling is 4037 Gilbert Road, 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 subject property appears to serve as the access road for a dwelling at 3985 Gilbert Pit Road, approximately 500 m (1,640 ft) to the southeast. The applicant stated to staff the proposed temporary use will not impact this access.

Proposed TUP Area



Official Community Plan

Land Use Designation

The subject property is designated Agriculture (AG) in the OCP. The intent of this designation is to preserve the land for the purposes of farming and other related activities. The AG Designation contains the following policies relevant to this application:

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

Natural Environment

Section 4.2 of the OCP contains the following policy relevant to this application:

- (4) The Regional District will support and encourage the retention of a greenbelt of natural vegetation along lakes and watercourses*

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 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 under 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).*

Agricultural Land Reserve Application

On June 19, 2025 the Board considered ALR Non-Farm Use Application 1277 to allow aggregate extraction and processing on the subject property. The Board recommended ALC approval and requested the ALC ensure appropriate remediation throughout the life of the pit; and the ALC and the Ministry of Mines and Critical Minerals (MMCM) ensure an adequate vegetation buffer is maintained around the perimeter of the site and any sensitive ecosystems along Driftwood Creek are preserved (see Attachments for ALR 1277 report). The ALC is still considering the application.

Ministry of Mines and Critical Minerals Application

On May 14, 2026 the Board considered Notice of Work Referral No. 0200077 to allow aggregate extraction and processing on the subject property. The Board recommended the MMCM engage with area residents to identify any potential community impact issues that require mitigation and further recommended that the Ministry ensure an adequate vegetative buffer is maintained around the site and any sensitive ecosystems along Driftwood Creek are preserved. The MMCM has not yet released their decision. (See Attachments for NoW Referral 0200077 report) The MMCM is still considering the application.

Staff Comments

The proposed TUP includes conditions limiting the operation of the portable screening and crushing unit and restricts the removal of trees and other vegetation 30 metres from Driftwood Creek and the property line abutting 3985 Gilbert Road. The applicant has offered to restrict the removal of trees and other vegetation 30 metres from Driftwood Creek and 30 metres from the property line abutting 3985 Gilbert Road, and this has been made a condition of the permit.

The proposed TUP is not anticipated to create an adverse amount of traffic, will provide an important source of material for concrete manufacturing in the area, and utilizes land previously used for aggregate extraction. Given the conditions included in the TUP, staff recommend the Board approve the issuance of Temporary Use Permit A-01-26.

PUBLIC NOTICE

Notice of this application was published on the Regional District's website, the Regional District's Official Facebook page, the Public Notice Posting Place and the May 14, 2026 edition of the Interior News. The notices inform the public of the time and location of the Board's consideration of the application, and their ability to provide input in writing. Property owners and tenants within 100 metres of the subject property were sent a similar notice on May 7, 2026. The applicant posted a sign along Gilbert Road on April 29, 2026. Any comments received from the public will be presented to the Board for consideration.

REFERRAL RESPONSES

At their April 13, 2026 meeting, the **Electoral Area A Advisory Planning Commission (APC)** recommend approval of the proposal.

The **Town of Smithers** provided a letter stating the Town has no concerns regarding the approval of the TUP on the condition that the proposed activities will be undertaken in strict compliance with the appropriate environmental protection, mitigation, remediation, and reclamation measures.

The Ministry of Transportation and Transit (MoTT) stated they have no objections to the application; and an Industrial Access Permit from the Ministry is required.

ATTACHMENTS:

- Draft TUP A-01-26
- Applicant Submission
- [2025 Site Visit Photos](#) (Link)
- [ALR 1277 Board Report](#) (Link)
- [NoW Referral 0200077 Report](#) (Link)
- Referral Responses
- Public Submissions

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



**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.

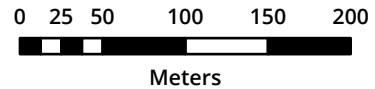
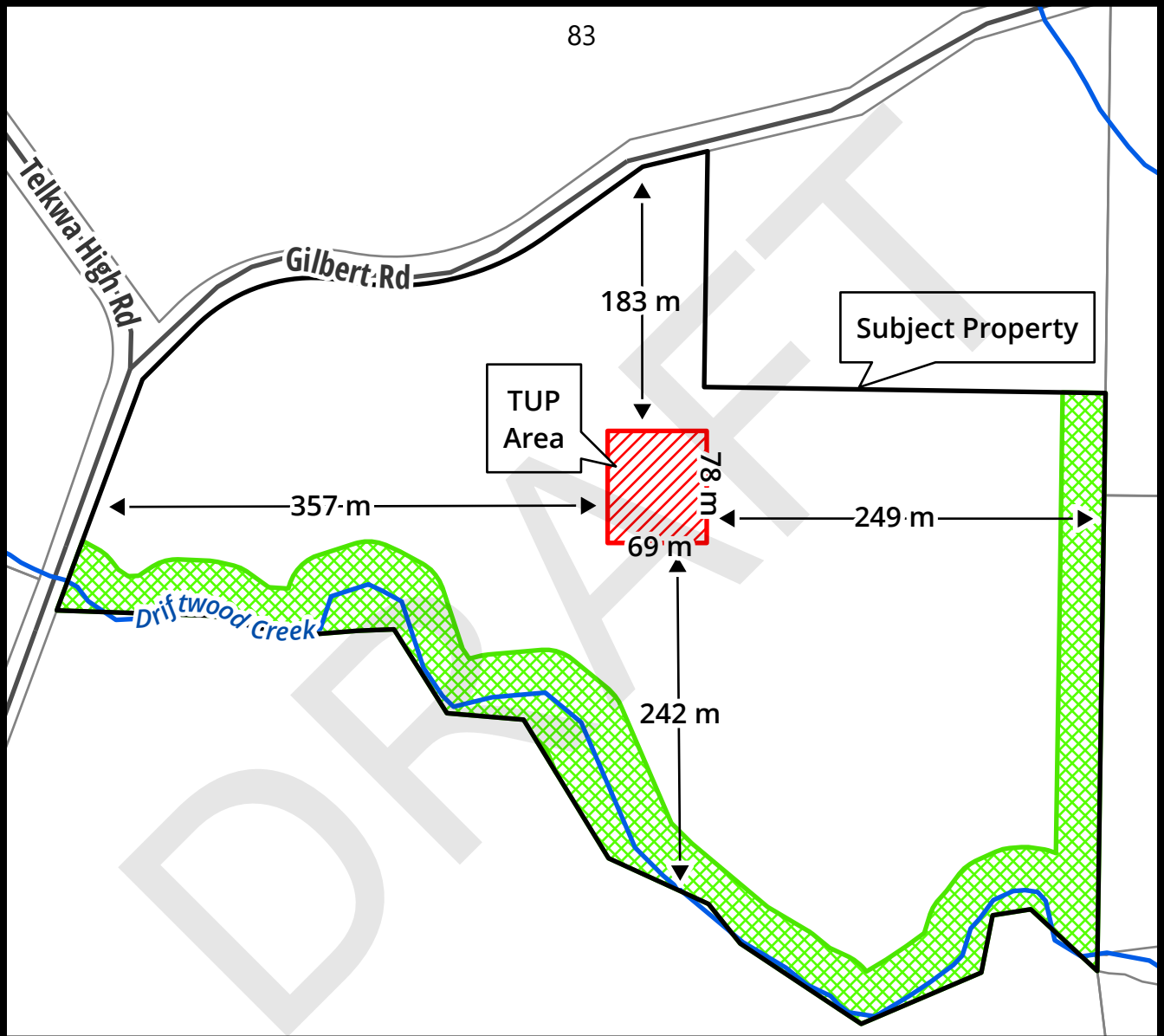
- i. No existing trees or other vegetation may be removed from the subject property as follows, and as shown on the attached Schedule A:
 - i. Within 30 metres of the natural boundary of Driftwood Creek.
 - ii. Within 30 metres of the property line abutting 3985 Gilbert Road.
 - iii. Despite section (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





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): [REDACTED]

Phone (Cell): [REDACTED]

E-mail: [REDACTED]

2. PROPERTY OWNER

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

Name: Leigh Purnell

Company Name: 0674377 Ltd

Mailing Address: PO Box 428 Smithers BC
V0J 2N0

Phone (Home): [REDACTED]

Phone (Cell): [REDACTED]

Email: [REDACTED]

3. AGENT AUTHORIZATION

If the applicant is not the sole registered owner of the subject property, ALL owners of the subject property must sign the application below, or provide a signed letter, authorizing the applicant to act as agent on their behalf in regard to the application.

As owner(s) of the land described in this application, I/we authorize (please print) Leigh Purnell to act as Applicant, and as our agent in regard to this application.

Trevor Meerdink
Owner Name (print)



Signature

Feb 24/26
Date

Owner Name (print)

Signature

Date

Owner Name (print)

Signature

Date

4. PROPERTY INFORMATION

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

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 signature area]

Feb 24/26
Date

[Redacted name area]

Date

Owner(s)

Owner(s)

Date

***To ensure your application is complete and that all items have been included with your application, see page 3 of the Temporary Use Permit brochure for the application checklist.**



iMapBC Mapping

Legend

 PMBC Parcel Polygons - Out


Copyright/Disclaimer

The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

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

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit

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.

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit**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.

2025 to 2035 Mine Plan: Gilbert Sand & Gravel Pit



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



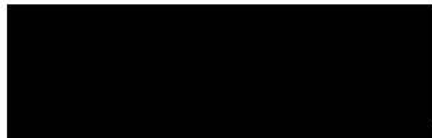
Gilbert Pit Agriculture Capability and Reclamation Plan

PRESENTED TO:

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

PRESENTED BY:

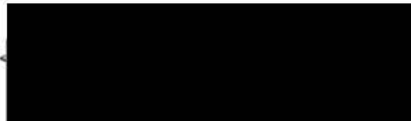
EcoLogic Consultants Ltd.
224 – 998 Harbourside Drive
North Vancouver, BC V7P 3T2
Phone: 604-836-2273



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

November 22, 2024

Date



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

November 22, 2024

Date

TABLE OF CONTENTS

Table of Contents	ii
List of Figures	iii
List of Tables.....	iii
List of Photos.....	iii
List of Appendices	iii
1. Introduction	1
1.1 Project Location and Site Description	1
1.2 Qualified Professional	3
2. Agriculture Capability Assessment.....	3
2.1 Methods	3
2.1.1 Desktop Assessment	3
2.1.2 Field Investigations.....	3
2.2 Results	5
2.2.1 Desktop Assessment	5
2.2.2 Field Investigations.....	6
3. Reclamation Plan.....	10
3.1 Reclamation Filters.....	11
3.1.1 Site Preparation.....	12
3.1.2 Soil Decompaction.....	12
3.1.3 Topsoil Management Plan.....	12
3.2 Site Preparation and Erosion Control.....	14
3.3 Invasive Plant Management	14
3.3.1 Prevention	14
3.3.2 Treatment.....	15
3.4 Agronomic Vegetation Establishment.....	15
3.4.1 Final End Land Use Schematic.....	17
3.4.2 Reclamation Monitoring	19
References	20

List of Figures

Figure 1.1-1. Project Location	2
Figure 2.2-1. Physiographic Setting	6
Figure 2.2-2. Gilbert Pit Agricultural Capability Rating	9
Figure 3.1-1. Common Reclamation Filters (adapted from FLNRO 2021)	11
Figure 3.1-2. Reclamation Techniques to Overcome Common Site Limiting Factors (adapted from FLNRO 2021)	12
Figure 3.4-1. End Land Use Before Gravel Operations and After Reclamation	17
Figure 3.4-2. Expected Landscape Following Reclamation of the Gilbert Pit	18

List of Tables

Table 3.1-1. Best Management Practices for Soil Handling that will be Implemented at the Gilbert Pit ..	13
Table 3.4-1. Reclamation Prescriptions	16

List of Photos

Plate 2.2-1. Typical undisturbed vegetation conditions of the SBSdk-01 forest.	7
Plate 2.2-2. Example of an Alix Soil profile at an undisturbed site.	7
Plate 2.2-3. Pit wall showing glaciofluvial sediment used for gravel excavation.	7
Plate 2.2-4. Vegetation cover on disturbed soil.....	7

List of Appendices

Appendix A. Gilbert Pit Soils Data

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.

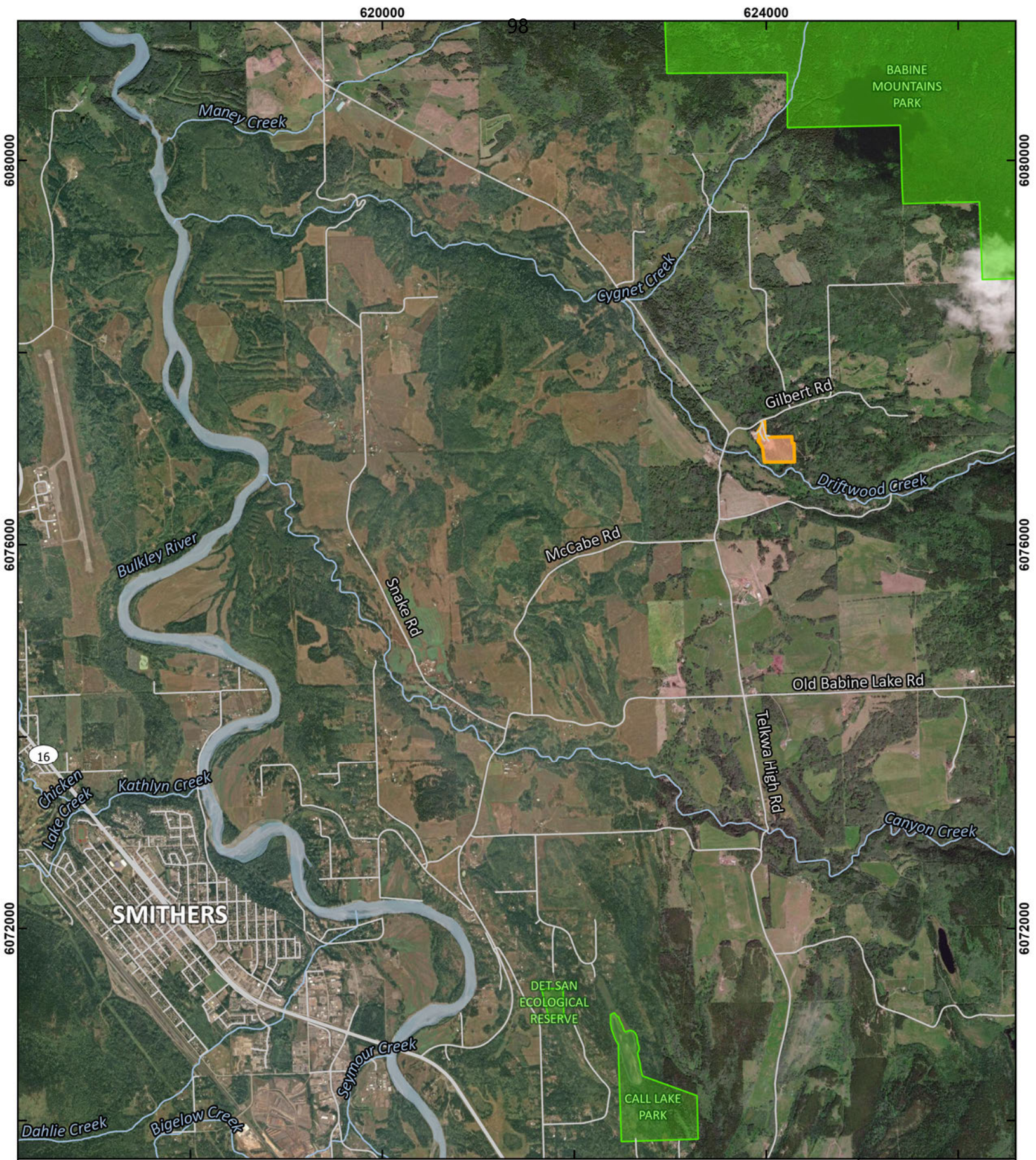
The land has been previously used as a sand pit so there is an access road developed with material stockpiles and a section of land that has been cut back to allow for screening operations to take place. There is currently a bench where material is pulled from that is to the east side of the pit. The 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 be 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



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



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 Ae_j 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 subhygic 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).

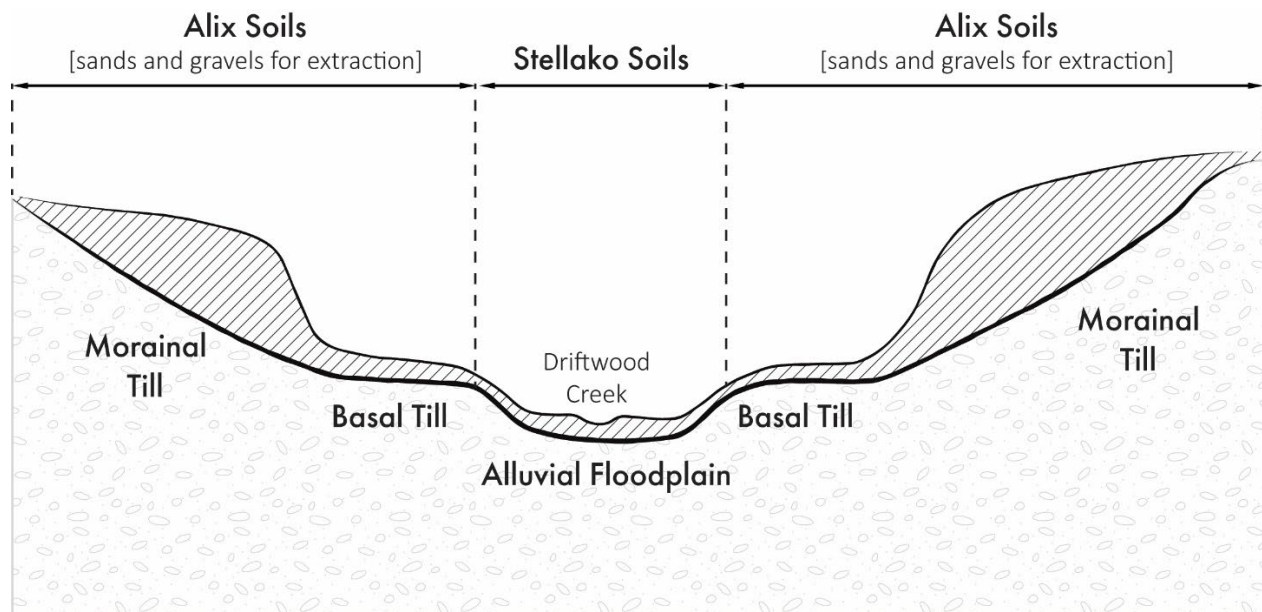


Figure 2.2-1. Physiographic Setting



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 |  Proposed Permit Area |
|  Stellako |  Site Boundary |
|  Pinkut |  Existing Sawmill |
|  N/A |  Additional Development Area |
| |  Roads |
| |  Streams |



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



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.

Limiting Factor	SOIL MOISTURE	COMPETITION	COMPACTED SOILS	NUTRIENT-POOR	COLD SOILS
Wet sites	Mounding	Mounding Plowing*	Mounding Plowing	Mounding	Mounding Plowing
Dry sites	Scalping Scarification Disc trenching (wide trench)	Scalping Scarification Mixing* Disc trenching*	Mixing Winged subsoiler Straight ripper	Mixing Disc trenching (small trench)	Scalping Scarification Mixing Disc trenching

*Note: the indicated techniques may alleviate competition by exposing microsities, but these microsities may lead to increased competition if a vegetation management plan is not in place.

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 Decomaction

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 decompact 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	<p>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.</p> <p>Soil types (topsoil, subsoil and overburden) should be segregated in any work area at risk of rutting, compaction, and admixing of soil layers.</p> <p>Over-saturation of water in soil while conducting earthworks, and excessive equipment handling, are detrimental to, and can quickly degrade, soil structure.</p>	<ul style="list-style-type: none"> • 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	<p>The primary risks of soil stockpiling are the degradation of soil viability and soil losses due to erosion.</p> <p>Stockpiles should be handled as little as possible and carefully managed.</p>	<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • 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	<p>Effective placement of the salvaged material will be crucial to the success of vegetation establishment.</p> <p>Efficient revegetation is vital to agricultural capability, prevention of weed species establishment, and erosion mitigation.</p>	<ul style="list-style-type: none"> • 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.

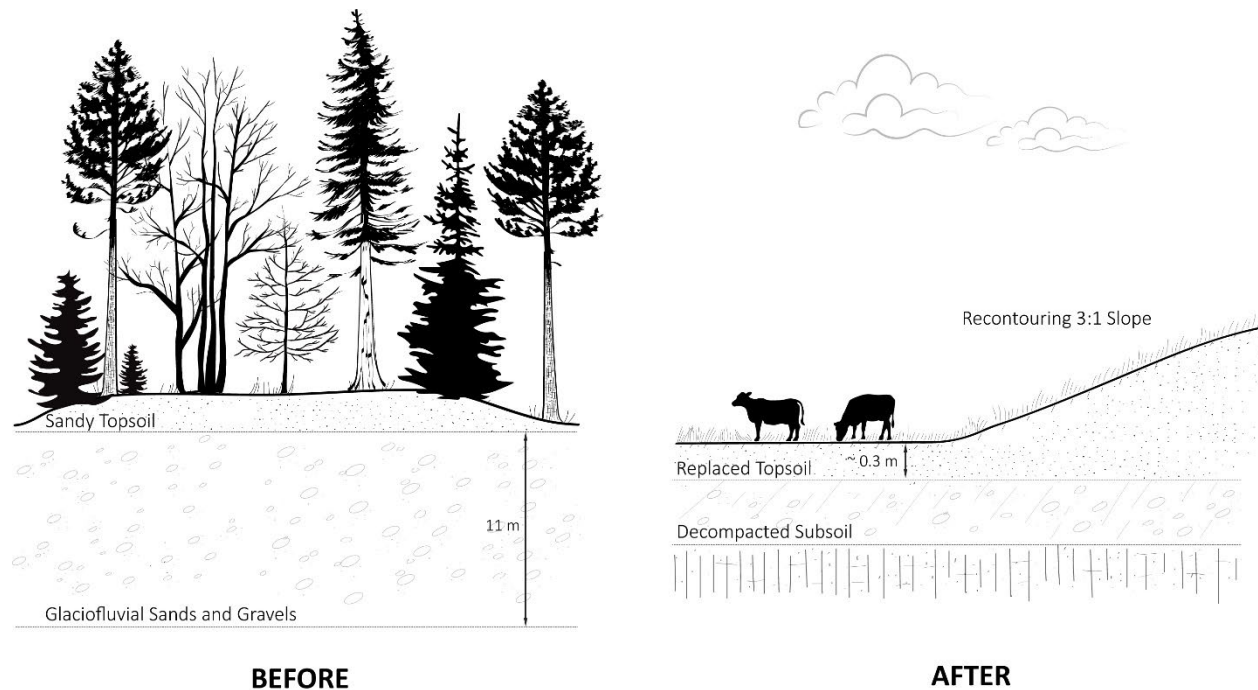


Figure 3.4-1. End Land Use Before Gravel Operations and After Reclamation



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

Legend

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



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](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



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

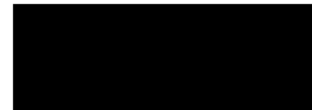
46. The Permittee shall obtain and maintain Commercial General Liability insurance including non-owned automobile and contractual liability insurance in an amount of not less than \$5,000,000.00. The insurance shall comply with all terms and conditions of the Ministry Certificate of Insurance (H0111) 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



On Behalf of the Minister

**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date: Monday April 13, 2026	Meeting Location: Virtually via Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Natalie Trueit-MacDonald		<input checked="" type="checkbox"/> Director Stoney Stoltenberg
<input checked="" type="checkbox"/> Bob Posthuma - ABSTAINED		<input type="checkbox"/> Alternate Vicky Hoskins
<input checked="" type="checkbox"/> Sandra Hinchliffe		<u>Other Attendees</u>
<input checked="" type="checkbox"/> Andrew Watson		<input checked="" type="checkbox"/> Cameron Kral, Planner
<input checked="" type="checkbox"/> Alan Koopman		<input checked="" type="checkbox"/> Leigh Purnell, Applicant
<input type="checkbox"/> Paul Murphy		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7:10pm		
<u>Agenda</u>		
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]



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,



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

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](#)

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

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



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.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

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

[REDACTED]
[REDACTED]

From: [REDACTED]
To: alc.soil@gov.bc.ca; [Cameron Kral](mailto:Cameron.Kral); soilandfillapplications@gov.bc.ca
Subject: Application opposition.
Date: May 17, 2026 12:20:55 PM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi there

We are writing to formally oppose the application to establish a gravel pit on land within the ALR at 3901 Gilbert Rd. Application ID 102311.

We own 5667 and 5653 Gilbert Rd and feel the proposed gravel pit and operations would be detrimental to the rural character of our neighbourhood. Our concerns are the negative impact on residents (both human and animal), and the adverse effects on land use, as well as land value. Additionally we are concerned regarding the precedent it would set to allow further exceptions of land use in the ALR.

The proposed application defeats the entire purpose of the ALR which is to maintain agricultural land in BC.

Thank you for your consideration.

Katie Humble & Mitch Dennis
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: alc.soil@gov.bc.ca; soilandfillapplications@gov.bc.ca; [Cameron Kral](#)
Subject: Gravel pit at 3901 Gilbert Rd, AID 102311
Date: May 17, 2026 4:39:33 PM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

We own the property at the end of Gilbert Road - 5680 Gilbert Road. We are writing to support our neighbours who are closer to the proposed industrial zoning change to the above property. The noise and increased traffic to this proposed industrial use site would, in our opinion, would negatively affect nearby rural residential properties in the area. We request no change to the current zoning and use of the above property.

Thank you

Dave and Sharie Wertz

5680 Gilbert Road

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Application ID 102311
Date: May 17, 2026 11:19:40 AM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Opposition to Proposed Gravel pit on ALR property.

I am writing to formally oppose the application to establish a gravel pit on land within the ALR at 3901 Gilbert Rd. Application ID 102311.

I am the owner of 6980 Adams Road and have lived in this quiet neighbourhood for over 70 years. Our properties are within the ALR and I can't understand how a rezoning to industrial for the gravel pit could even be considered.

The proposed gravel pit and associated operations are incompatible with the rural character of the Driftwood neighbourhood, and will have an unacceptable negative impact on the quality of life of existing residents, adverse effects on neighbouring land use, and could set a precedent to allow future exceptions to land use in the ALR.

My concerns with the proposed gravel pit are: increased noise, dust, reduced ability for peaceful quiet lifestyle we all enjoy as well as impacts on the abundant wildlife we see in the Driftwood area. I did not receive any notification of this from Regional District ...that is unacceptable in a neighbourhood such as Driftwood.
Thank you for your attention.

Andrea Houlden
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](mailto:Cameron.Kral)
Cc: alc.soil@gov.bc.ca; soilandfillapplications@gov.bc.ca
Subject: Concerns regarding Application #102311
Date: May 18, 2026 11:03:13 PM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Cameron, and to whom it may concern at the ALC,

My husband and I are writing to express our concerns regarding the application at 3901 Gilbert Road, application ID 102311.

We own the property at 5659 Gilbert Road. We bought this property to get away from the noise and busyness of town and raise our children in an agricultural, rural setting. There are very few properties in the valley where you can escape the noise produced by either the train, the mill or the highway. Everyone living on Gilbert and Driftwood roads do so because of this rural setting and peace and quiet. The current gravel pit at 3901 Gilbert Road already introduces industrial noise and traffic into an otherwise extremely peaceful and quiet community. Although the current level of noise produced by the gravel pit is minimal and tolerable, it is noticeable and echoes down Driftwood Canyon. Expanding operations at the gravel pit and any associated increase in traffic and noise seems inappropriate and unacceptable.

We were not notified of this application directly nor were any of our immediate neighbours, even though we would be directly affected by changes to operations at this property. Furthermore, the sign posted on Gilbert Road is not obvious to drivers as it is set back amongst the brush making it difficult to see.

Would the operation of a gravel pit not fall outside the current zoning designation of this property which is AG 1? From our interpretation of the zoning, this is not a permitted use listed in this zone. We would like to emphasize that we do not wish to file an enquiry about the current zoning and operations; an increase in operations and associated noise is our main concern.

In summary, our concerns are:

- Increase in industrial noise and traffic
- Potential decrease in property values
- Setting a trend for industrial operations on agricultural land
- Lack of notification

Regards,

Julie Hoddinott, *B. Arch.*

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Opposition to Temporary Use Permit A-01-26
Date: May 18, 2026 8:12:40 AM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Dear Cameron,

I am writing to express my opposition to Application 102311 currently under consideration by the Agricultural Land Commission.

I strongly believe this proposal is not in the best interests of the Agricultural Land Reserve, the surrounding environment, or the local community. The ALR is not a place for mines.

First, I am concerned about the proposal's proximity to Driftwood Creek. Development and soil disturbance near waterways can create risks to water quality, erosion, fish habitat, and the surrounding ecosystem. The creek and adjacent lands are environmentally sensitive and should be protected from unnecessary industrial or intensive land alteration activities.

Second, the Agricultural Land Reserve exists to preserve agricultural land for present and future food production. Allowing non-agricultural activities or extensive land alteration undermines the purpose and integrity of the ALR. Once agricultural land is degraded or altered, it is extremely difficult to restore its long-term agricultural capability.

I am also concerned about the impact on traffic, noise, and the peaceful character of the neighbourhood. Residents who chose to live in this rural agricultural area did so with the expectation of a quiet farming community, not increased industrial-style activity, truck traffic, dust, and disruption. This proposal would significantly change the character of the area and negatively affect nearby residents' quality of life.

Finally, soil within the ALR is a valuable agricultural resource and should not be removed unless there is a clear and compelling agricultural benefit. Removing soil from ALR land risks permanently reducing the land's agricultural productivity and sets a concerning precedent for future applications.

For these reasons, I respectfully ask the Agricultural Land Commission to reject this proposal and prioritize the long-term protection of agricultural land, environmental values, and rural community stability.

Thank you for your consideration.

Sincerely,

Amanda Goodrick

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Fwd: Attention regarding file# 54060
Date: May 19, 2026 8:48:12 PM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

----- Forwarded message -----

From: D.F P. [REDACTED]
Date: Wed, May 20, 2026, 4:33 AM
Subject: Attention regarding file# 54060
To: <ALC.North@gov.bc.ca>

<https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/2015-decision-minutes/54060d1.pdf>

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed gravel mine/pit development near Gilbert Road and Telkwa High Road. Parcel 009-943-528 Lot 3 section 10 township 2A.

My family and I live directly across from the proposed site, and we are deeply concerned about the significant negative impacts this project would have on our health, quality of life, environment, and property value.

This area is currently a peaceful rural residential community surrounded by natural beauty, wildlife, and clean air. Approving an industrial gravel extraction operation in such close proximity to homes would fundamentally alter the character and livability of the area.

Our concerns include:

- Constant industrial noise from excavation equipment, crushing operations, backup alarms, and heavy truck traffic
- Air quality degradation caused by dust, diesel exhaust, and fine particulate matter, especially during dry seasons
- Potential health impacts related to silica dust and airborne particles
- Increased heavy truck traffic creating safety risks for residents, children, pets, cyclists, and wildlife
- Decline in property values and difficulty selling or maintaining residential properties near an

industrial extraction site

- Loss of peaceful enjoyment of our home and land
- Potential impacts to groundwater, nearby waterways, drainage patterns, and local ecosystems
- Wildlife displacement and habitat fragmentation
- Increased light pollution and visual industrialization of a rural area
- Concerns regarding erosion, sediment runoff, and long-term land reclamation
- Increased wildfire risk associated with industrial activity during increasingly dry summers

There are also broader concerns regarding cumulative environmental impacts in the Telkwa region. Independent reviews of mining and extraction proposals in this region have previously identified risks related to water contamination, inadequate long-term mitigation planning, and insufficient protection of sensitive ecosystems.

This proposal appears incompatible with the rural residential and environmental values of this community. Residents should not be expected to sacrifice their health, peace, property values, and environmental quality for an industrial operation located directly beside homes.

I respectfully urge decision-makers to deny this proposal, or at minimum require a far more rigorous environmental, traffic, noise, dust, and community impact assessment with meaningful public consultation.

Thank you for your consideration and for listening to the concerns of local residents whose lives would be directly affected by this development.

Sincerely,

Denise Fortin

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Proposed gravel pit expansion on Gilbert Road
Date: May 19, 2026 10:43:29 PM

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

Caution: The sender name (John L'Orsa) is different from their email address (jalorsa@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Hello Cameron,

I am writing to strongly oppose Temporary Use Permit A-01-26 for the proposed reactivation and industrial operation of the Gilbert sand and gravel pit at 3901 Gilbert Road.

After reviewing the application materials in detail, I do not believe the proposal has adequately demonstrated that the operation can occur without significant adverse impacts on neighbouring residents, the rural character of the area, nearby ecosystems, and overall community wellbeing.

The proposal involves industrial crushing, screening, excavation, trucking, and aggregate processing activities in close proximity to rural residences. The application itself acknowledges that homes exist within approximately 200 metres of the proposed activity area. Despite this, the submission contains no professional noise study, no dust assessment, no traffic impact analysis, no air quality assessment, and no hydrogeological study.

This absence of evidence is deeply concerning.

The applicant repeatedly claims impacts will be “minimal,” yet these assertions are not supported by meaningful technical analysis. Crusher and screener operations are known to generate significant noise, vibration, and dust. Even though the proposal attempts to minimize concern by limiting crushing to 21 days annually, there is no guarantee those days would not occur consecutively, nor are there enforceable decibel limits or independent monitoring requirements proposed. Twenty-one days of industrial crushing activity can still have a severe impact on nearby residents’ health, stress levels, sleep, outdoor enjoyment, and overall quality of life.

The application also relies heavily on existing vegetation as a mitigation measure. However, vegetative screening does not eliminate industrial noise, low-frequency vibration, or airborne dust. No evidence has been provided demonstrating that the proposed buffers are

sufficient to protect neighbouring properties.

Traffic impacts are also inadequately addressed. The proposal would increase industrial truck traffic along Gilbert Road and Telkwa High Road, yet the application provides no estimate of truck frequency, no assessment of road wear, no dust suppression plan for haul routes, and no analysis of impacts to nearby residents, children, pedestrians, animals, or shared access routes.

I am additionally concerned about the proposal's proximity to Driftwood Creek and associated wetlands. The documents acknowledge the presence of sensitive hydrological and ecological features, including wetland and moisture-receiving ecosystems. Yet the application does not include a comprehensive hydrological assessment, sediment transport study, groundwater analysis, or meaningful spill contingency evaluation appropriate for industrial extraction activities near sensitive environments.

The reclamation plan also leaves significant uncertainty. The proposal projects extraction activities extending to 2035, while the Temporary Use Permit itself is only proposed for three years. Much of the reclamation language is speculative and dependent on future monitoring and future compliance. There appears to be no clearly defined reclamation security presented in the package sufficient to assure neighbouring residents that restoration obligations will actually be fulfilled if the project encounters financial, operational, or ownership changes.

I am also concerned by inconsistencies within the application materials themselves. Different documents describe different operating months and different operating hours, raising concerns about enforceability and oversight.

The Official Community Plan states that temporary uses should not adversely affect neighbouring land uses, the rural character of the area, or the natural environment. In my view, the applicant has not met this threshold.

This proposal asks nearby residents to bear the burden of industrial noise, dust, traffic, and environmental risk without providing sufficient independent evidence demonstrating that those impacts can actually be prevented.

For these reasons, I respectfully urge the Regional District Board to deny Temporary Use Permit A-01-26.

I also wish to emphasize that I live very near the proposed project area and would be personally and directly impacted by this development. The anticipated noise, dust, truck traffic, industrial activity, and loss of quiet rural enjoyment are not abstract concerns

to me; they would affect my daily life, my use and enjoyment of my property, and the wellbeing and safety of my household. I am deeply disappointed that those potentially impacted by this project were not given adequate time or public notice to respond, and ask the Board to give serious weight to the lived impacts this proposal would impose on nearby residents.

Sincerely,

John L'Orsa

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Gilbert Rd gravel pit expansion
Date: May 20, 2026 7:56:15 AM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi,

I've just been made aware of the application for a much expanded gravel pit on Gilbert rd, on ALR land. Crushing and sifting operations this close to neighbors, public halls and the areas used extensively for recreational use, combined with the 20x larger scope of the expansion, necessitate greater public input. I live very near the site, and am on the board for the Glenwood hall, which hosts weddings and other community events all through the year, particularly summer. It is only about 600 m to the site.

I can easily state my personal opposition to the project, and further believe that it should be looked at as a new project and not as an expansion to an existing operation.

I also would also contend that West Fraser Concrete has not demonstrated adequate reclamation on any site they have previously operated.

Duran

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Re: Proposed Gravel pit Gilbert Rd.
Date: May 20, 2026 8:34:23 AM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Additional Concerns: Wildlife Conservation and Heritage Resources

I would also like to formally draw attention to the proximity of both a significant wildlife rehabilitation and conservation facility, Northern Lights Wildlife Conservation, as well as the historic Driftwood Schoolhouse heritage site.

The Northern Lights Wildlife Conservation site plays an important role in the rescue, rehabilitation, and protection of local wildlife. Industrial gravel extraction in close proximity raises serious concerns regarding the impact of noise, vibration, dust, and increased human and vehicle activity on the animals in care. Wildlife rehabilitation environments require stability, low stress conditions, and clean air quality. Disruption from heavy industrial operations could undermine both the welfare of animals undergoing treatment and the effectiveness of the facility's conservation work.

In addition, the Driftwood Schoolhouse represents an important cultural and historical asset within the community. Heritage sites such as this contribute to local identity, education, and community engagement. The introduction of industrial extraction activity nearby risks diminishing the peaceful and historical character of the area, as well as affecting the visitor experience and long-term preservation of the site's surroundings.

Taken together, these nearby sensitive sites further highlight the incompatibility of the proposed gravel pit with the existing land use, cultural landscape, and ecological function of the area. The cumulative impact on wildlife care, heritage preservation, and community value must be carefully considered in any decision regarding this application.

Thank you for your help with this!

On Wed, May 20, 2026, 5:23 PM D.F.P. [REDACTED] wrote:

Dear Cameron,

I am writing to formally express my strong opposition to the proposed gravel pit/mine development near Gilbert Road and Telkwa High Road. As a nearby resident, I am deeply concerned about the serious long-term impacts this project would have on the surrounding community, environment, and quality of life for those who live in this rural area.

This proposal is incompatible with the peaceful residential and agricultural character of the land and would create significant and lasting harm for nearby residents.

My concerns include the following:

Noise Pollution and Loss of Peaceful Enjoyment:

The constant noise from blasting, crushing equipment, excavation machinery, backup alarms, and heavy truck traffic would dramatically alter the quiet rural environment that residents chose to live in.

Noise pollution from industrial operations can negatively affect sleep, stress levels, mental health, and overall well-being. This type of industrial activity does not belong directly adjacent to homes and rural properties.

Air Quality and Dust Concerns:

Gravel operations generate large amounts of airborne dust and particulate matter, especially during dry seasons.

Dust from excavation and trucking can negatively impact respiratory health, coat homes and vehicles, contaminate gardens, and reduce overall air quality.

Residents should not be forced to live with ongoing industrial dust exposure in their daily lives.

Increased Heavy Truck Traffic and

Road Safety Risks:

This proposal would likely bring a substantial increase in heavy truck traffic along local roads that were not designed for continuous industrial hauling. Increased traffic creates safety risks for residents, children, cyclists, pets, and wildlife. It would also contribute to road deterioration, noise, vibration, and dangerous driving conditions.

Environmental and Wildlife Impacts:

The area surrounding Gilbert Road and Telkwa High Road supports local wildlife, natural ecosystems, and the rural landscape that many residents value deeply. Gravel extraction can lead to habitat destruction, disruption of wildlife migration patterns, increased erosion, vegetation loss, and long-term environmental degradation. Once these impacts occur, they are often irreversible.

Concerns About Groundwater and Water Quality:

Excavation activities may affect groundwater systems, drainage patterns, nearby wells, and water quality. Many rural residents depend on well water, and even the possibility of contamination or disruption should be treated with extreme caution. Protecting clean and reliable water sources must remain a priority.

Decline in Property Values:

Industrial gravel operations near residential properties can significantly reduce property values and make homes more difficult to sell. Residents should not bear the financial burden of a development that diminishes the livability and desirability of the area.

Incompatibility With Rural

Community Character:

This proposal represents a major industrial intrusion into a rural residential environment. Many residents moved to this area specifically for its peace, natural beauty, and slower pace of life. Approving this project would permanently change the character of the community and undermine the qualities that make the area desirable and livable.

Long-Term Community Costs:

While the proposal may promise short-term economic benefit, the long-term costs to residents, infrastructure, environmental health, and community well-being may far outweigh those benefits. Once industrial extraction begins, nearby residents may be forced to live with the consequences for many years or decades.

For all of these reasons, I respectfully urge decision-makers to reject this gravel pit proposal and prioritize the health, safety, environment, and quality of life of the existing community.

Thank you for taking the concerns of local residents seriously and for carefully considering the long-term impacts this project would have on the surrounding area.

Sincerely,

Denise Fortin

[REDACTED], BC V0J 2N7, Canada

May 20, 2026

From: [REDACTED]
To: commission@alc.gov.bc.ca; alc.soil@gov.bc.ca
Cc: [RDBN Planning](#); [Cameron Kral](#)
Subject: Submission re ALC Application 102311 and RDBN TUP A-01-26
Date: May 20, 2026 4:00:03 PM

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

Caution: The sender name (Nicole Fox) is different from their email address (nlorsa@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

May 26, 2026

To: Agricultural Land Commission
commission@alc.gov.bc.ca
alc.soil@gov.bc.ca

Copy to: Regional District of Bulkley-Nechako Board of Directors
planning@rdbn.bc.ca
cameron.kral@rdbn.bc.ca

Re: Public Comment and Objection
ALC Application No. 102311, Removal of Soil / Non-Farm Use, Aggregate Extraction
RDBN Temporary Use Permit Application No. A-01-26
Subject Property: 3901 Gilbert Road, Smithers BC
PID: 009-943-528

Dear Members of the Agricultural Land Commission,

I am submitting these comments as a directly affected ALR landowner, resident, and agricultural land user in the Driftwood area near Smithers, BC.

My family's home is at 15052 Telkwa High Road, approximately 800 m from the proposed site, on our 160 acre parcel. We also hold a 75-acre parcel directly across Gilbert Road from the proposed development area, approximately 220 m from the site. Our land is used for horses, hay field rehabilitation, trail riding, beekeeping, and long-term agricultural planning. We are considering future berry production, including blueberries and haskaps. If our children inherit this land, which we have planned, then they will be fourth-generation owners.

It is worth noting that this is not a community with high property turnover. Residents in the Driftwood area commonly stay for decades or have multigenerational ownership.

The people most affected by this proposal are long-term stewards of ALR land who have made lasting investments in their properties, their farms, and this community. The subject property does not appear to contain a residence. The day-to-day impacts of noise, dust, truck traffic, and industrial activity would be borne primarily by the people who live and farm nearby, not by the applicant.

We do not object to small-scale gravel use in principle. We bought gravel from the previous owner ourselves. Our objection is to the proposed large-scale, long-term industrial commercial aggregate extraction and processing operation in this ALR agricultural area.

The ALC's mandate includes preserving agricultural land, encouraging farming on agricultural land, and encouraging uses compatible with agriculture. This application should not be assessed only on whether the applicant's land may eventually be reclaimed. The ALC should also consider whether the proposed ten-year non-farm use is compatible with existing and planned agricultural uses on neighbouring and downstream agricultural lands during operation.

The mine plan describes a ten-year operation from 2025 to 2035, with approximately 50,000 tonnes of material expected to be removed, or about 5,000 tonnes per year. The proposed development area is approximately 9.55 ha, or about 23.6 acres, and includes logging, topsoil stripping, stockpiling, phased extraction, screening, hauling, and reclamation. The ALC portal records this as a Removal of Soil application and states that the proposal is not consistent with the current Agricultural Ag1 zoning.

The existing pit is described as a small inactive sand and gravel pit (I was told less than 0.4 acres). While the current TUP equipment area is about 1.29 acres, the broader proposal discusses a development area of about 9.55 ha, roughly 23 acres over 10 years, with logging, topsoil removal, gravel extraction, screening, crushing, stockpiling, hauling, and reclamation. The site is uphill from and beside Driftwood Creek.

The draft TUP would allow screening and crushing from May to October, Monday to Friday, 7 AM to 3 PM, with screening up to 150 days per year and crushing up to 21 days per year.

This should be reviewed as a substantial new or expanded non-farm use in the ALR, not as a routine continuation of a small historic pit.

Compatibility with Neighbouring Agriculture

The application does not appear to meaningfully assess impacts to neighbouring agricultural uses during the operating period. Directly affected uses include hay fields, livestock, horses, pasture, beekeeping, pollinator forage, trail riding, potential berry production, and downstream livestock water use.

These are agricultural impacts, not simply neighbour inconvenience. Dust, fumes, noise, traffic, vegetation removal, altered drainage, and water quality risks could interfere with existing and planned farm use.

Dust, Air Quality, and Health

The proposed extraction, stripping, screening, crushing, stockpiling, haul roads, and truck traffic could generate dust and fumes that may drift to neighbouring properties and affect homes, gardens, hay fields, pasture, beekeeping, livestock, crops, and watercourses.

Because the materials include sand and gravel, dust characterization should include particulate matter and respirable dust, including silica where applicable. I am not claiming unsafe exposure levels will occur. I am asking that the issue be assessed, monitored, and controlled before approval.

Our children live on this land, and one has asthma. Dust, fumes, and particulate matter are therefore especially relevant concerns for our family and should be assessed as part of the project's off-site impacts.

Driftwood Creek, Runoff, and Water Quality

The application materials identify Driftwood Creek along the southern boundary of the subject property and an associated wetland/swamp complex. The materials describe rapidly drained glaciofluvial soils, compact basal till after extraction, and lower slopes to the south as moisture-receiving areas.

A 30 m buffer from Driftwood Creek is helpful, but it is not the same as a full operational drainage, erosion, sediment control, runoff, and water quality monitoring plan.

The materials do not appear to include baseline water quality data, turbidity monitoring, storm event monitoring, spring melt monitoring, or ongoing upstream and downstream water quality monitoring for the operating period. This matters because downstream agricultural users rely on the creek area, including livestock water use.

Reclamation and Financial Security

Future reclamation should not justify approval if impacts to neighbouring agriculture during the ten-year operation are not properly assessed.

The reclamation plan proposes agricultural improvement, but that outcome should be independently verified over multiple growing seasons. Replacing topsoil and reseeded should not be treated as proof that agricultural capability has been restored.

Any approval should require phased reclamation and financial security, such as a performance bond or irrevocable letter of credit, sufficient to ensure reclamation is completed if the operator fails to complete the work.

Noise, Lighting, Traffic, and Property Rights

Screening, crushing, trucks, loaders, backup alarms, excavators, dozers, and hauling may affect neighbouring agricultural use and residents' reasonable use and enjoyment of their properties.

Residents and landowners have a legal interest in the reasonable use and enjoyment of their land. Industrial noise, dust, fumes, light spill, traffic, vibration, runoff, and water quality impacts may be relevant to private nuisance if they substantially and unreasonably interfere with neighbouring land use. I am not asking the ALC to decide a private nuisance claim. I am asking that these off-site impacts be considered when deciding whether this non-farm use is compatible with surrounding ALR, agricultural, and rural residential uses.

The materials do not appear to include enforceable noise limits, a lighting plan, or a clear traffic safety plan for horses, riders, children, cyclists, pedestrians, farm equipment, school bus timing, mud tracking, road maintenance, or haul route controls.

Community and Long-Term Land Value

The Driftwood area is a valuable and sought-after rural agricultural community because of its peace, quiet, agricultural character, livestock use, trails, clean air, water quality, and long-term family land stewardship. People live and invest here because it is agricultural and rural land, not industrial land.

We attend regular events in the day and evening at nearby Glenwood Hall, about 650 m from the proposed site, and at the historic Driftwood Schoolhouse. These community uses could be affected by industrial noise, dust, lighting, and heavy truck traffic.

A ten-year industrial commercial aggregate extraction and processing operation may affect the desirability, marketability, and value of nearby rural and agricultural properties. The application does not appear to meaningfully evaluate this established residential, agricultural, intergenerational, and community value.

Compliance and Enforceability

Neighbours have raised concerns that a stop-work order may have been issued by the Ministry of Mining and Critical Minerals in relation to activity on the subject property. I do not personally have the full compliance record.

Given the seriousness of that concern, I request that the ALC confirm the compliance history before making a decision, including whether any Ministry of Mining stop-work orders, enforcement actions, or compliance directions were issued, whether any work occurred outside existing approvals, and whether all current and proposed activities are within the scope of existing permits.

This matters because any approval would depend on the operator complying with conditions over a long operating period.

Conforming Agricultural Use

I have heard from a neighbouring landowner that the applicant indicated that haying the fields is not realistic because it is a concrete company and purchased the land to supply sand to its concrete plant. I have not been told this directly by the applicant.

If accurate, this suggests the land may have been bought for an industrial supply purpose, not agricultural use. Because this land is in the ALR, the Commission should consider whether any conforming agricultural use was seriously attempted before approving a substantial non-farm use.

Requested Outcome

I respectfully request that the ALC refuse approval of this large-scale proposal in this location.

If the application is not refused, I request that approval be delayed unless and until the full agricultural, environmental, neighbouring land use, property rights, health, and water quality impacts are properly assessed.

If approval is considered, I request that it be narrow, phased, independently monitored, financially secured, and subject to enforceable conditions, including:

- Confirmation of compliance history before approval, including any Ministry of Mining stop-work orders, enforcement actions, or compliance directions
- Phased approval rather than broad ten-year approval
- Independent assessment of impacts to neighbouring and downstream agricultural uses
- Assessment of impacts to hay fields, berry production, pollinator forage, beekeeping, livestock, and agricultural marketability

- Mandatory dust suppression and independent dust monitoring
- Dust characterization for particulate matter, including respirable dust and silica where applicable
- Assessment of dust, fumes, and particulate impacts for nearby residents, including children and people with asthma
- Enforceable limits and monitoring for noise, lighting, and operational impacts
- Fully shielded, downward-directed lighting, with non-essential lighting off outside operating hours
- A qualified professional drainage, erosion, sediment control, runoff, and spill prevention plan
- Baseline and ongoing water quality monitoring upstream and downstream of Driftwood Creek, including storm event and spring melt monitoring
- Specific consideration of downstream livestock water use
- Meaningful vegetation buffers around the perimeter of the site and protection of sensitive ecosystems along Driftwood Creek
- Financial security sufficient to ensure reclamation is completed
- Independent verification of reclamation success over multiple growing seasons
- Traffic controls, haul route limits, speed limits, mud tracking requirements, road maintenance obligations, and signage for horses, riders, children, and farm crossings

- A clear complaint process, named contact, response timeline, reporting requirement, and consequences for non-compliance
- Fresh public notice and review for any expansion, increased extraction volume, additional equipment, changed operating season, added lighting, altered haul route, or other material operational change

Conclusion

This application should not be assessed only on the promise that the applicant's land may eventually be reclaimed. The ALC should also consider whether the proposed ten-year non-farm use is compatible with existing and planned agricultural practices on neighbouring and downstream ALR lands during operation.

My family has lived in the Driftwood area for generations. We have children, horses, hay fields, beekeeping, and planned agricultural uses directly affected by this proposal. We live here because this is a peaceful agricultural ALR area, not an industrial zone. **We do not object to small-scale gravel use. We do object to this large-scale, long-term industrial commercial aggregate extraction and processing proposal in this location.**

This letter was written based on the best of my knowledge at this time. I reserve the right to provide further written or oral comments as additional information becomes available, including in response to any new materials submitted by the applicant or any referral agency. Please ensure I am notified of any future public hearings, Board meetings, or ALC review steps related to this application.

Please confirm receipt of this submission and confirm that it will be included in the official record for ALC Application No. 102311.

Respectfully submitted,

Nicole Fox

[REDACTED], Smithers BC V0J 2N0

[REDACTED]

[REDACTED]

Affected agricultural landholder:

75-acre parcel directly across Gilbert Road from the proposed development area

160-acre home parcel at 15052 Telkwa High Road, house approximately 800 m from the proposed site

From: [REDACTED]
To: commission@alc.gov.bc.ca; alc.soil@gov.bc.ca
Cc: [RDBN Planning](#); [Cameron Kral](#)
Subject: Submission re: ALC Application 102311 and RDBN TUP A-01-26
Date: May 20, 2026 4:10:48 PM

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

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

May 20, 2026

Agricultural Land Commission
133 4940 Canada Way
Burnaby, BC V5G 4K6

Re: Opposition to ALC Application No. 102311
West Fraser Concrete Ltd.
Proposed Aggregate Extraction, 3901 Gilbert Road, Smithers BC
Agricultural Land Reserve

Dear Members of the Agricultural Land Commission,

I am writing as an adjacent landowner and farmer in the Agricultural Land Reserve to oppose ALC Application No. 102311 for proposed aggregate extraction at 3901 Gilbert Road, Smithers, BC.

My concern is that the proposed use is not compatible with surrounding agricultural operations and would negatively affect existing and planned farming activity on neighbouring ALR land.

The ALC's mandate includes preserving agricultural land, encouraging farming, and supporting uses compatible with agriculture. This application should be assessed against those purposes.

My concerns are as follows.

1.

Noise impacts on livestock, bees, and farm use

The proposed operation would introduce industrial noise from crushing, heavy equipment, trucks, and reversing alarms into a quiet agricultural area.

I keep horses on my property, and children ride here regularly. Sudden or sustained industrial noise can create safety risks around horses, particularly for young riders.

I also operate beehives adjacent to the proposed site. Ongoing noise, vibration, dust, and disturbance could interfere with safe hive management and pollinator health.

I am also exploring pasture lease opportunities. A nearby industrial extraction operation would likely reduce the suitability and attractiveness of my land for agricultural leasing.

2.

Dust impacts on crops, bees, soil, and residents

Aggregate extraction, crushing, and truck movement can generate airborne dust. My beehives and planned pollinator forage plantings are close to the proposed site.

I am also planning berry production, including blueberries and haskaps. Dust settling on forage, crops, soil, and water sources could undermine these farm uses and reduce the viability of future agricultural investment.

3.

Traffic and road safety

The proposal would add heavy truck traffic to rural roads that are narrow, hilly, winding, and used by residents, cyclists, walkers, equestrians, and children.

This creates a foreseeable safety concern. I have already experienced windshield damage from gravel dropped by dump trucks in the area. Increased industrial truck traffic would increase risk for residents and other road users.

4.

Incompatibility with surrounding ALR farming

This area is agricultural and rural in character. A long term aggregate operation beside active and planned farms would introduce industrial impacts that are difficult to reconcile with the purpose of the ALR.

My farm has recently received Environmental Farm Plan certification. My current and planned uses include hay production, pasture, pollinator forage, beekeeping, berry production, and livestock use. The proposed operation threatens these uses through noise, dust, traffic, and general land use conflict.

5.

Need for the site has not been demonstrated

To my knowledge, there are other aggregate sources in the Bulkley Valley. The applicant has not demonstrated that this particular ALR location is necessary, or that less harmful alternatives are unavailable.

6.

Compliance and enforceability concerns

Neighbours have raised concerns about past stop work orders and compliance issues involving the proponent. I ask the Commission to verify the applicant's compliance history before considering approval.

If the Commission is considering approval, I ask that any conditions be specific, enforceable, and backed by meaningful financial security.

7.

Reclamation is not guaranteed unless legally secured

The applicant appears to rely on future reclamation and potential agricultural improvement as a major benefit of the proposal. That benefit is speculative unless the reclamation plan is fully enforceable and financially secured.

If extraction begins but is delayed, abandoned, interrupted, or not properly completed, the land could be left in a worse agricultural condition than it is today.

I ask the Commission to require clear proof that reclamation would be completed even if the operator fails, stops work, or becomes unable to finish the project. In the absence of ironclad guarantees, the promised agricultural improvement remains speculative. The harms to neighbouring farm operations are not.

8.

Lack of notice to adjacent landowners

As an immediately adjacent ALR landowner whose farm would be directly affected, I was not notified of this proposal before the comment deadline. I learned of it informally and had limited time to respond.

I ask the Commission to consider whether the notice process provided affected neighbouring farmers with a fair opportunity to participate.

Conclusion

For these reasons, I respectfully ask the Agricultural Land Commission to deny ALC Application No. 102311.

The proposed aggregate extraction would create avoidable conflict with neighbouring farm operations, reduce agricultural viability, increase road safety risks, and undermine the rural agricultural character of the area.

If the Commission does not deny the application outright, I ask that it require further review, direct notice to affected neighbours, a public process, independent agricultural impact assessment, and binding financial security sufficient to guarantee

full reclamation.

Respectfully submitted,

Taylor Fox

[Redacted]

Smithers, BC

[Redacted]



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: May 28, 2026

Subject: **Temporary Use Permit Application B-02-24 – Electoral Area B (Burns Lake Rural)**

RECOMMENDATION: **(all/directors/majority)**

That the Board deny Temporary Use Permit Application B-02-24.

EXECUTIVE SUMMARY

In December 2024 the Regional District received Temporary Use Permit Application B-02-24 to allow the subject property at 1810 and 1820 Peterson Road to be used for the storage of automotive parts. The proposed use is currently occurring contrary to the RDBN's Building Bylaw and Zoning Bylaw, and there is concern that the structures do not meet the BC Building Code.

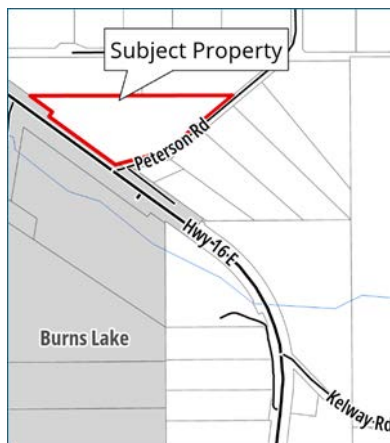
Staff asked the applicant to provide additional information regarding the proposed use. Staff requested confirmation whether building permits would be obtained for the two existing fabric structures built without the required building permits, and whether the buildings will be removed at the expiration of the permit term. The applicant has not provided an answer to this or any of the other questions posed by staff.

Given the unanswered questions regarding the nature of the application, it is not possible to determine exactly what the Board is being asked to support. However, it is clear that staff cannot support the proposal to operate the business in the existing buildings given the current situation. Therefore, staff recommend that the application be denied.

Should the applicant be able to confirm the details of the use they want considered by the RDBN, and address the building non-compliance issue, another application may be made at any time.

APPLICATION SUMMARY

- Name of Agent/Owner:** Steve Vickers (agent)/Cory Goertzen (owner)
- Electoral Area:** B (Burns Lake Rural)
- Subject Property:** 1810 and 1820 Peterson Road, legally described as the District Lot 4175, Range, 5 Coast District, Except Plans 3332, 5153, 8142, 8303 10041, and 4623 (PID 015-236-226)
- OCP Designation:** Rural Residential (RR) and Commercial (C) in the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan, Bylaw No. 1785, 2017 (the OCP)
- Zoning:** Small Holdings Zone (H1) and Highway Commercial (C2) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw). *The proposed TUP area is within the H1 Zone.*
- ALR Status:** Not located within the ALR
- Existing Land Use:** Auto dealership / residential
- Fire Protection Area:** Burns Lake Fire Protection
- Building Inspection:** Within Building Inspection
- Location:** Abutting the Village of Burns Lake, accessed via Peterson Road, off Highway 16; approximately 1.4 km from Woyenne 27 Reserve.
- Property Size:** Approximately 3.76 ha (~9.28 ac)
- Temporary Use Area:** Not specified by applicant. Includes two structures with areas of 11.48 m² (1,200 ft²) and 297.3 m² (3,200 ft²)
- Subject Property Map:**



Proposal:

In December 2024 the Regional District received Temporary Use Permit Application B-02-24 to allow the subject property at 1810 and 1820 Peterson Road to be used for the storage of automobile parts on a temporary basis. The use is currently housed in two structures which were constructed without building permits and contrary to RDBN Zoning regulations. The buildings are 114.8 m² (1,200 ft²) and 297.3 m² (3,200 ft²) in area. These buildings are currently the subject of a staff report to the Board regarding the registration of a Section 57 Notice on title. The property owner has repeatedly promised RDBN staff that he will either remove the buildings or submit the information necessary to obtain building permits. To date this has not occurred.

The subject property is split-zoned Highway Commercial Zone (C2) and Small Holdings Zone (H1). The proposed commercial use is on the H1 portion of the subject property.

Below is a list of notable outstanding application information requested by staff.

- The proposed Temporary Use area.
- Confirmation that the intent is to continue use of the existing fabric structures, and compliance with the Building Bylaw.
- Proposed duration of the temporary use.
- Whether the use requires a Ministry of Transportation and Transit (MoTT) commercial access permit or is exempt from the MoTT permit.
- Days and hours of operation.

Staff have requested a site visit but have received no response.

Zoning and Property Details

The subject property is split zoned (see Zoning Map below). The portion of the subject property that is used for Uptown Auto is zoned C2 and is permitted in the C2 Zone. The existing non-compliant commercial storage structures are situated on a portion of the property zoned H1. This use is not permitted in the H1 Zone, and it does not meet the Home Occupation Regulations of the Zoning Bylaw.



Enforcement and Application History

The following is a summary of the bylaw enforcement and application history for the property.

2010 – The RDBN initiated enforcement action regarding the applicant’s operation of a motor vehicle repair shop and vehicle sales business contrary to zoning.

2012 - 2013 – Application approved to redesignate and rezone approximately 0.6 hectares of the subject property to the Commercial (C) designation and the C2 Zone to legalize the motor vehicle repair shop and vehicle sales business. The rezoning was completed in 2013.

2020 – Enforcement action initiated regarding the commercial storage of motor vehicles on the H1 zoned portion of the property in two buildings built without building permits.

2024 – TUP application submitted. The applicant has been contacted several times by phone and email with requests to confirm aspects of the proposed use.

2026 – Section 57 recommended for Building Bylaw non-compliance. Staff recommendation to deny TUP.

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 may 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 TUP in the following circumstances:

“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)."

Staff Comments for TUP Consideration by the Board

Staff have attempted to obtain the information necessary to confirm important aspects of the application. Unfortunately, these details have not been provided. The application received proposes to allow a use which is currently located in two fabric structures built without the required building permits, and there is concern that the structures do not meet the BC Building Code. Therefore, staff recommend that the application be denied.

Should the applicant be able to confirm the details of the use they want considered by the RDBN, and address the building non-compliance issue, another application may be made at any time.

If the Board proposes to pass a resolution to issue a TUP, staff must first give notice pursuant to Section 494 of the *Local Government Act* and draft a permit for the Board's consideration.

ATTACHMENTS:

- [Applicant submission \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson, Senior Planner
Date: May 28, 2026
Subject: **Development Variance Permit Application No. B-01-26**

RECOMMENDATION: **(all/directors/majority)**

That the Board approve Development Variance Permit B-01-26 for the property located at 7752 Brewer Avenue to vary Section 9.0.5.1.a) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by reducing the minimum setback of a structure from a Rear Parcel Line from 7.5 metres to 2.5 metres for the proposed shop and garage.

EXECUTIVE SUMMARY

The applicant is requesting a Development Variance Permit (DVP) to reduce the rear yard parcel line setback requirement for a structure from 7.5 m to 2.5 m. The applicant is requesting this variance for the west (rear) parcel line to facilitate the construction of a combined shop and garage for their personal use. The proposed structure is 96 square metres approximately 6 metres in height.

The proposal area is not near any structures on the neighbouring properties and is away from the road. Planning staff have no objections and recommend the permit be approved

APPLICATION SUMMARY

Name of Agent / Owners:	Trevor Evans (owner/agent) and Sharon Downey (owner)
Electoral Area:	B (Burns Lake Rural)
Subject Property:	7752 Brewer Avenue, legally described as Lot E, District Lot 2501, Range 5, Coast District, Plan PRP5495; PID 010-426-990
Property Size:	1.04 ha (2.57 ac)
OCP Designation:	Rural Residential (RR) pursuant to "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan, Bylaw No. 1785, 2017" (the OCP).
Zoning:	Country Residential (R5) 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:	Residential
Location:	Brewer Avenue, on the west side of Highway 16 across from Decker Lake. Approximately 7 km north of the main Village of Burns Lake boundaries and approximately 700 m east of the Village's Decker Lake lands. (see Location Map below).

Location Map



DISCUSSION

Proposal and Property Details

The applicant is requesting a Development Variance Permit (DVP) to facilitate the construction of combined shop and garage for their personal use. Section 9.0.5.1.a) of the Country Residential Zone (R5) states that no structure or part thereof shall be located within 7.5 m (24.60 ft) of the rear parcel line. Therefore, the applicant proposes to vary this regulation by reducing the rear parcel line setback for proposed structure from 7.5 m to 2.5 m as they would like the roof overhang to be 2.5 m from the rear parcel line.

The proposal meets the front, side and highway parcel line setback requirements of the C5 Zone and will not exceed the C5 Zone parcel coverage limits.



The applicant's rationale for requesting the DVP is summarized as follows.

- To prevent the structure from crowding the existing house;
- To allow enough distance between the house and combined garage and shop to accommodate the turning radius of vehicles that park by the house and vehicles entering and exiting the structure;
- Other areas of the property have too much water run off (ground too wet/soft);
- The existing driveway takes a sizable portion of buildable space on the north half of the parcel; and
- The abutting neighbour uses the field next door to pasture horses, so there would be no interference with the neighbour's existing uses.

There is a Single Family Dwelling, three small sheds, and a small greenhouse located on the subject property.

Building Inspection Referral

Building Inspection has no objections to the proposed variance. It is noted that the rear (east) and side (north) parcel line walls for the structure would be allowed a maximum of seven per cent unprotected openings (window and/or door coverage). This has been communicated to the applicant and would be reviewed at the building permit stage.

PUBLIC CONSULTATION

All property owners within 100 m of the subject property were provided written notice of the application and were advised of their opportunity to provide written comment on this application. Any written submissions received will be made available at the May 28, 2026 Board meeting.

ATTACHMENTS:

- Development Variance Permit B-01-26
- [Applicant Submission \(link\)](#)
- [Site Visit Photos, March 30, 2026 \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



REGIONAL DISTRICT OF BULKLEY-NECHAKO DEVELOPMENT VARIANCE PERMIT NO. B-01-26

ISSUED TO: Trevor Evans and Sharon Downey
7752 Brewer Avenue
Decker Lake BC, V0J 1E1

WITH RESPECT TO THE FOLLOWING LANDS:

7752 Brewer Avenue, legally described as Lot E, District Lot 2501, Range 5, Coast District, Plan PRP5495; PID 010-426-990 (the "Lands")

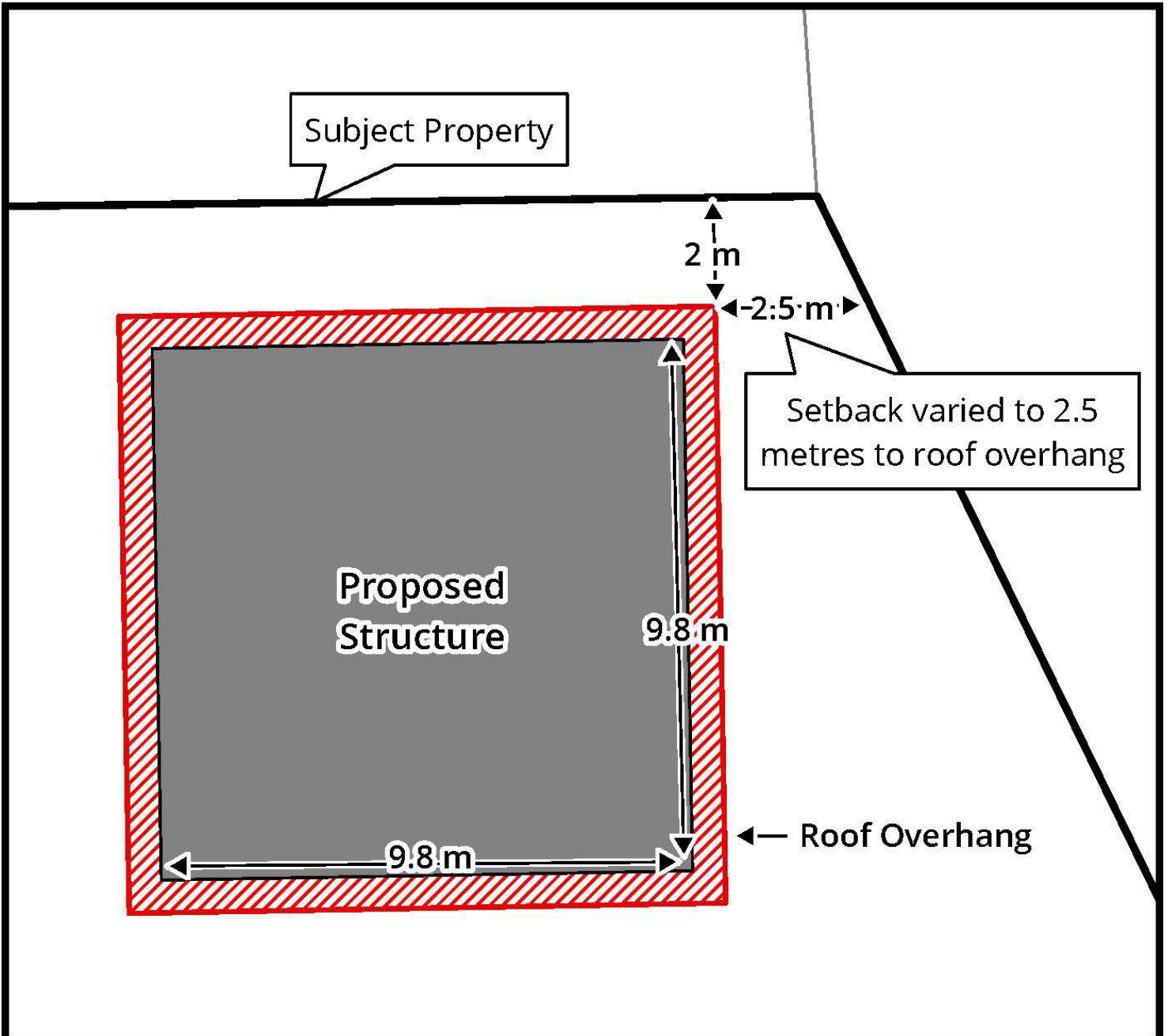
1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 9.0.5.1.a) by reducing the Rear Parcel Line Setback for a Structure from 7.5 metres to 2.5 metres.
2. This variance applies only to the proposed combined shop and garage for personal use as shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
4. If the Building Permit for the development that is the subject of this permit has not been issued (if required), and the construction substantially started within two (2) years after the date of this permit's issuance, the permit shall lapse.
5. 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

this ___ day of _____, 2026.

PERMIT ISSUED on this ___ day of _____, 2026.

Corporate Administrator



DVP B-01-26: Schedule A
Regional District of Bulkley-Nechako
Electoral Area B (Burns Lake Rural)
Produced: 2026-05-08

Lot Area: ≈1.06 ha



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cameron Kral, Planner

Date: May 28, 2026

Subject: **Parcel Frontage Exemption Application PF A-01-26 – Electoral Area A (Smithers/Telkwa Rural)**

RECOMMENDATION: **(all/directors/majority)**

That the Board exempt the proposed Remainder and proposed Lot A from the minimum 10 per cent perimeter parcel frontage requirement pursuant to Section 512 of the *Local Government Act* to permit a parcel frontage of no less than 3.5 per cent for the Remainder and 6.5 percent for Lot A, subject to the subdivision layout being in general compliance with the proposed plan attached to this report as Schedule A.

EXECUTIVE SUMMARY

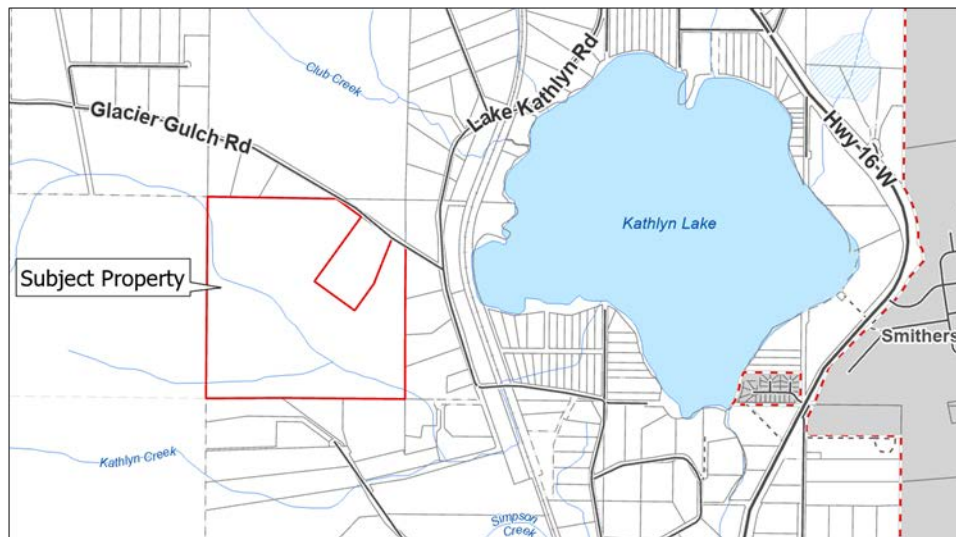
The applicant is requesting an exemption from Section 512(1)(a) of the *Local Government Act (LGA)* which requires parcels created by subdivision that front a public road (highway) to have a minimum highway frontage of 10 per cent of the perimeter of the parcel.

The purpose of this request is to accommodate the subdivision of the property at 6233 Glacier Gulch Road into two lots of approximately 51.9 ha (the Remainder) and approximately 4.4 ha (Lot A). The Remainder is proposed to have a highway frontage of 3.75 per cent of its perimeter and Lot A is proposed to have a highway frontage of 6.96 per cent of its perimeter.

Planning staff have no concerns with the requested exemption based on the applicant's proposed subdivision layout at this time. Given the applicant's subdivision has not yet received a preliminary layout review from the Ministry of Transportation and Transit (MoTT), staff recommend approval of a reduction of no less than 3.5 per cent for the Remainder and 6.5 per cent for Lot A to allow some flexibility during the MoTT subdivision approval process.

APPLICATION SUMMARY

Name of Agent / Owner:	Darwin Ferster
Electoral Area:	Electoral Area A (Smithers/Telkwa Rural)
Subject Property:	6233 Glacier Gulch, legally described as the Northwest ¼ of Section 10, Township 1A, Range 5, Coast District, Except Plans 10434 and EPP1860
Existing Parcel Size:	6233 Glacier Gulch Road: ±56.3 ha (±138.9 ac)
Proposed Parcel Sizes:	Remainder: ±51.9 ha (±128 ac) Lot A: ±4.4 ha (±10.9 ac)
Existing Highway Frontage:	6233 Glacier Gulch Road: 5.04 per cent (191.52 m)
Proposed Highway Frontage:	Remainder: 3.75 per cent (123.32 m) Lot A: 6.96 per cent (68.20 m)
OCP Designation:	Rural Residential (RR) Designation in Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 (the OCP)
Zoning:	Small Holdings (H1) Zone in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020
Building Inspection:	Within the Building Inspection Area
Fire Protection:	Within the Smithers Rural Fire Protection Area
Existing Land Uses:	Residential
Location:	Approximately 1.6 km west of the Town of Smithers



PROPOSAL

The applicant wishes to subdivide an approximately 56.3 ha parcel into approximately 51.9 ha (the Remainder) and approximately 4.4 ha (Lot A). The Remainder is proposed to have a highway frontage of 123.32 m (3.75 per cent of its perimeter). Lot A is proposed to have a highway frontage of 68.2 m (6.96 per cent of its perimeter).

Pursuant to Section 512 of the *Local Government Act*, at least 10 per cent of each parcel's perimeter must front Glacier Gulch Road unless an exemption is given by the RDBN Board. Therefore, the applicant is requesting a reduced highway frontage of 3.75 per cent for the proposed Remainder and 6.96 per cent for proposed Lot A (see Site Map below).

The applicant provided the attached letter outlining the reasons for the request:

- The proposed subdivision is in a desirable location with favorable slopes, attractive views and reliable water access.
- The existing access for the Remainder is unaffected, and the highway frontage for Lot A would be gently sloped with minimal runoff and allow direct access without impacting neighbouring properties.

Site Map



DISCUSSION

Parcel Frontage Reductions

Section 512(1) of the *Local Government Act* states:

Minimum parcel frontage on a highway

512 (1) *If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of*

(a) 10% of the perimeter of the lot that fronts on the highway, and

(b) the minimum frontage that the local government may, by bylaw, provide.

(2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).

(3) As a limitation on section 299 [delegation of board authority] of this Act or section 154 [delegation of council authority] of the Community Charter, a local government may delegate its powers under subsection (2) only to an approving officer.

The Board delegated the authority to exempt a parcel from the statutory 10 per cent highway frontage requirement to the MoTT subdivision Approving Officer from 1986 to 2024. On April 11, 2024, the Board repealed the 1968 delegation, requiring new frontage exemption requests to be approved by the Board. This decision was made due to concerns on the increasing use of private shared ownership parcels to provide access for new subdivisions instead of public roads.

Property Details

Most of the subject property is forested and slopes eastward along Glacier Gulch Road. The southwest portion contains a forked ravine with two unnamed watercourses that drain into Lake Kathlyn. The proposed Remainder includes the applicant's residence and driveway. Proposed Lot A is currently undeveloped. The proposed highway frontage for the Remainder and Lot A is separated by the property at 6135 Glacier Gulch Road (see Attachments for Site Visit Photos).

Official Community Plan

The subject property is designated Rural Residential (RR) pursuant to the OCP. The intent of the RR Designation is to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area. The RR designation contains the following policy relevant to the proposal:

(1) Residential (fee simple and bare land strata) subdivision, agriculture, recreational and other unobtrusive uses may be permitted in the Rural Residential designation.

Zoning

The subject property is zoned Small Holdings (H1) pursuant to the Zoning Bylaw and complies with the H1 Zone's minimum parcel size at subdivision of 2.0 ha (4.94 ac). The proposal does not affect any existing building setbacks.

Staff Comments

Planning staff have no concerns with the requested exemption based on the proposed subdivision layout at this time. Given the applicant's subdivision has not yet received a preliminary layout review from the MoTT, staff recommend approval of a reduction of no less than 3.5 per cent for the Remainder and 6.5 per cent for Lot A to allow some flexibility during the MoTT subdivision approval process.

Referral Comments

The RDBN **Protective Services Department** stated they no concerns.

The **Ministry of Transportation and Transit** (MoTT) stated they have no concerns at this time and noted the applicant's proposed parcel frontage would be evaluated as part of the Ministry's subdivision application process.

ATTACHMENTS:

- Schedule A: Proposed Subdivision Layout
- Applicant's Request Letter to the Board
- [Site Visit Photos](#) (Link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

Schedule A – Proposed Subdivision Layout PF A-01-26

SKETCH PLAN OF PROPOSED SUBDIVISION

Of the Northwest ¼ of Section 10 Township 1A
Range 5 Coast District Except Plans 10434 and EPP1860

PID: 015-661-881
Street Address: 6233 Glacier Gulch Road, Smithers, BC
Client: Darwin Ferster

SCALE:
0 50 100 150 200 250m
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:5000.

LEGEND:
— Outline of Subject Property
--- Contour
--- Existing Power Line
--- Existing Gas Line
□ Water Well

This plan shows horizontal ground level distances in metres and decimals thereof.

Parcel boundary dimensions are derived from Land Title Office Records. All boundaries and areas are subject to change upon legal survey.

This parcel is subject to the following non-financial charges and interests:
BC Hydro Right of Way #214350
Easement #CA781010
Easement #CA2795635

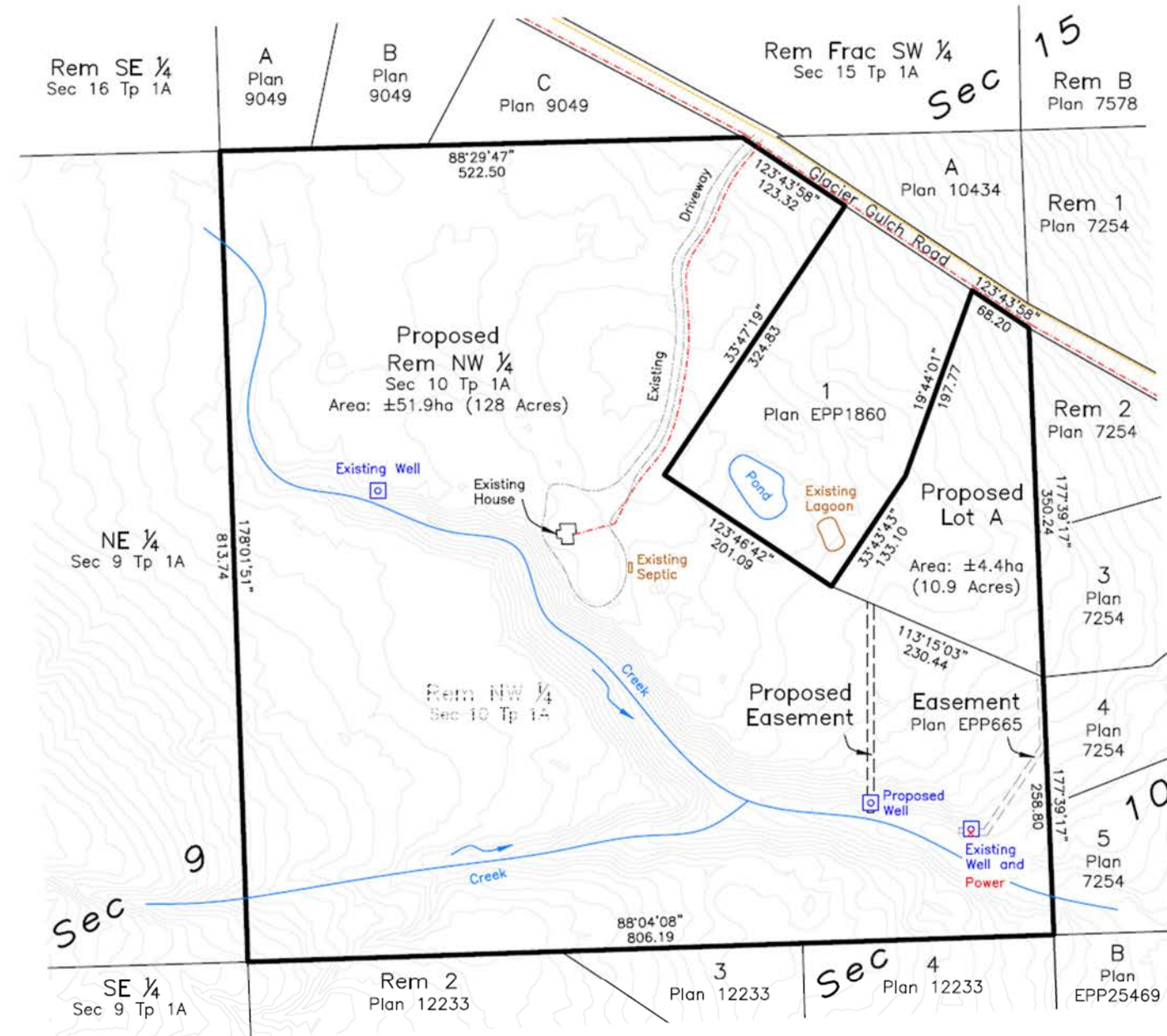
The permanent features on this property have not been measured or surveyed. They are shown in approximate locations based on aerial mapping.

Contours are derived from Lidar BC data. Contour Intervals are 2.0m.

This parcel is within the Regional District of Bulkley-Nechako.

Parcel under application is zoned Small Holdings (H1)
Minimum Parcel Size 2ha (4.94 acres)

Minimum Setbacks
7.5m from Front and Rear Parcel Lines
5m from Side Parcel Lines



HBH LAND SURVEYING INC.
SMITHERS
3756 1st Avenue, Box 536
Smithers, BC V0J 2N0
Phone: 250.847.3808
PRINCE GEORGE
1395 5th Avenue
Prince George, BC V2L 3L6
Phone: 250.640.2287

WWW.HBHLANDSURVEYING.COM

HBH File: FER2601 Print Date: January 30, 2026

© 2026 HBH LAND SURVEYING INC.

All rights reserved. No person may copy, reproduce, republish, transmit or alter this document, in whole or in part, without the express written consent of HBH Land Surveying Inc.

HBH Land Surveying Inc. accepts no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the plan beyond its intended use.

March 1, 2026

Attn: RDBN Board of Directors
Planning Department

Dear Members of the Board,

Re: File #2025-00500 - 6233 Glacier Gulch Road, Smithers, BC V0J 2N2

I am writing to request consideration for a frontage road exemption in relation to **File #2025-00500** for the property located at **6233 Glacier Gulch Road, Smithers, BC.**

The property proposed for subdivision is situated approximately five minutes from the Town of Smithers, making it a desirable and practical residential location. The parcel offers a favorable slope, attractive views, reliable water access, and an excellent building site, all of which support appropriate residential development. Properties of this size and quality in the Smithers area are relatively rare, making this an especially suitable location for a residential lot.

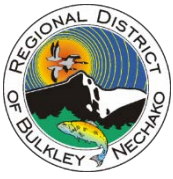
The existing road frontage of approximately 68.2 metres provides practical and functional access. The frontage area is gently sloped with minimal runoff, making road construction and long-term access both feasible and safe. The terrain and conditions allow for straightforward access development without negative impacts on surrounding properties or infrastructure.

Given the adequate existing frontage, favorable topography, and suitability for residential use, I respectfully request that the Board grant a frontage road exemption for this subdivision application.

Thank you for your time and consideration of this request. I would be pleased to provide any additional information if required.

Sincerely,

Darwin Ferster
6233 Glacier Gulch Road
Smithers, BC V0J 2N2
Phone: [REDACTED]
Email: [REDACTED]



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: May 28, 2026

Subject: **Francois Lake East Road and Francois Lake Road Name Change**

RECOMMENDATION: **(all/directors/majority)**

That a letter be sent to the Minister of Transportation and Transit (MoTT) requesting that the Ministry consider the letter from the BC Emergency Health Services and the need for a road name change in the interest of public safety.

DISCUSSION

2008 - 2009 Road Name Change Request

In 2008 the Regional District was contacted by residents living on Francois Lake East Road concerned about the similarity of their road name to Francois Lake Road. Francois Lake East Road is located south of Burns Lake where Highway 35 meets Francois Lake. Francois Lake Road is located along the northeast end of Francois Lake. According to the residents it is common for people to confuse Francois Lake Road in East Francois Lake for Francois Lake East Road. There were unsubstantiated reports that emergency response vehicles were misdirected as a result of this confusion. At the time it was suggested that Francois Lake East Road be renamed to Red Hills Road after Red Hills/Uncha Mountain Park.

Staff distributed a form to residents along Francois Lake East Road asking them to identify their position on the proposed road name change. Thirty-five petitions and two letters were received from 50 property owners and renters. Of the 50 persons that participated, 32 votes supported the road name change and 18 votes were against the road name change. This equates to 64% for the road name change and 36% against the road name change.

The RDBN sent a letter with the petition results to the Ministry of Transportation and Infrastructure (MoTI) for consideration in March 2009. The Ministry responded by letter stating that they have reviewed the situation and determined that the Ministry would not be approving a road name change. These letters are attached.

Current Situation

In 2026 the RDBN received a complaint from an area resident that ambulances from Burns Lake were being dispatched to Francois Lake East Road when the ambulances should have been sent from Fraser Lake to Francois Lake Road. Staff followed up with the BC Emergency Health

Services (BCEHS) for their opinion on the situation. They provided the attached letter which confirms ongoing concern regarding the confusion between the two roads and provides their support for a road name change.

ROAD NAME CHANGE PROCESS

The Ministry of Transportation (MoTT) is the authority for public roads, including responsibility for road names, within the Regional District outside of a municipality. Staff recommend that the Board direct staff to send a letter to the Minister of Transportation and Transit with the request that they reconsider the BCEHS letter and address the issue in the interest of public safety.

ATTACHMENTS:

RDBN 2009 letter and MoTI response

BCEHS April 2026 letter

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

2. Advocacy with the Province



37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO
"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

March 6, 2009

Sherry Applegate
Ministry of Transportation and Infrastructure
Bag 5000
Smithers BC
VOJ 2N0

Re: Proposed Francois Lake Road East Road Name Change

The Board of the Regional District of Bulkley-Nechako has asked that this letter, and its attachments be sent to you for your consideration.

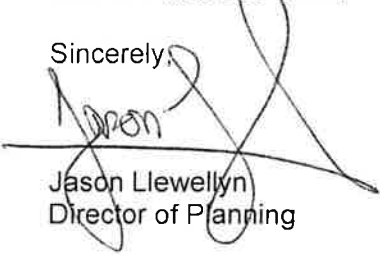
As you are aware concern exists regarding the similarity of the names of two roads in the Regional District. Francois Lake East Road is located south of Burns Lake where Highway 35 meets Francois Lake. Francois Lake Road is located along the north east end of Francois Lake, in an area commonly referred to as East Francois Lake. A map is provided showing the roads in question.

A number of Property owners along Francois Lake Road East have asked the Regional District to look into the process of changing their road name given the frequent confusion caused by the name similarities. There are reports (unsubstantiated) that emergency response vehicles have been misdirected as a result of this confusion. The proposed new name for Francois Lake Road East is Red Hills Road after Red Hills/Uncha Mountain Park.

Property owners along Francois Lake Road East were asked by the Regional District of Bulkley Nechako to complete a form identifying their position on the proposed road name change. Copies of the completed forms are attached on behalf of the area residents for your information and consideration. Our evaluation of the forms indicates that 64% of those persons responding are in support of the road name change.

Please inform the Regional District of Bulkley-Nechako if you plan to initiate a process to consider a road name change in this case. If you have any questions or concerns please contact the Regional District of Bulkley Nechako Planning Department at 692-3195 or toll free at 1-800-320-3339.

Sincerely,


Jason Llewellyn
Director of Planning

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - OOTSA LAKE/FRANCOIS LAKE
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA
WWW.RDBN.BC.CA

PH: 250-692-3195
FX: 250-692-3305
TF: 800-320-3339



October 28, 2009

File: 21050-40/Francois Lake East Road

Regional District of Bulkley Nechako
Box 820
Burns Lake, BC V0J 1E0

Attn: Jason Llewellyn
Director of Planning

RECEIVED

NOV 04 2009

REGIONAL DISTRICT OF
BULKLEY NECHAKO

Re: Proposed Road Name Change for Francois Lake East Road

Thank you for your letter dated March 6, 2009, requesting that the Ministry of Transportation and Infrastructure consider your request to change the name of Francois Lake East Road to Red Hills Road. I apologize for the lateness of this reply, but it was necessary in order to fully review your application.

The Ministry of Transportation and Infrastructure has reviewed your request. Your letter references some occurrences where BC Ambulance responded to the incorrect address due to confusion over road names. Ministry staff met with representatives from the BC Ambulance Dispatch Centre in September, 2009 to discuss this issue. The manager of the Dispatch Centre did not have any records of misdirected resources.

We had a detailed discussion regarding the procedures that are in place to ensure that ambulances are dispatched to the correct address. As you may expect, it is not uncommon for there to be roads with the same or similar names. Ambulance dispatchers are trained to get the necessary information from callers, and the manager of the Dispatch Centre is confident that there are enough failsafes in place to ensure the safety of the public. Furthermore, he was concerned that a road name change may actually increase likelihood of dispatching ambulances to the wrong address. When this has occurred in the past, they have found that many people continue to use the previous road name when calling for assistance.

The ministry has also been contacted by several stakeholders who are very opposed to a road name change. Based on opposition to the road name change and the input from the BC Ambulance Service, the ministry will not be approving a Road Name Change for Francois Lake East Road.

Please feel free to contact me if you wish to discuss this matter further. I can be reached by phone at 250-847-7400 or by e-mail at Mike.Lorimer@gov.bc.ca

Yours truly

Mike Lorimer
District Manager, Transportation

cc: Sherrie Applegate, Senior District Development Technician

		Mailing Address	Site Address	Web Address:
Ministry of Transportation and Infrastructure	Northern Region Bulkley Stikine District	Bag 5000 Smithers, B.C. V0J 2N0	3726 Alfred Ave Smithers, B.C. V0J 2N0	www.gov.bc.ca/tran
			Telephone: 250-847-7403 Facsimile: 250-847-7219	

April 23, 2026

Fire Chief Jason Blackwell
Regional District of Bulkley Nechako

Dear Chief Blackwell,

I am writing on behalf of BC Emergency Health Services to formally express our strong endorsement of the proposal to rename one of the two existing Francois Lake Roads in Nechako Country.

Francois Lake is an expansive geographic feature, extending approximately 110 kilometres, the second longest natural lake in British Columbia. While two roads share the Francois Lake Road name and border different areas of this lake, they do not connect. This duplication presents a clear and ongoing risk during emergency response. In urgent situations, an incorrect road could have serious and potentially fatal consequences for patients requiring care.

BCEHS has taken proactive steps within our control to reduce the risks associated with this naming duplication, including operational mitigations and internal safeguards. While these measures are important, they cannot fully eliminate the possibility of confusion during time-critical emergency responses, particularly when multiple agencies are involved or if callers are unfamiliar with the area.

Renaming one of the two Francois Lake Roads is the most effective and definitive action available to remove this risk entirely. From a patient safety perspective, this change would significantly reduce the potential for misdirection and delayed response, directly supporting more accurate and timely emergency care for residents and visitors in the region.

For these reasons, BCEHS strongly supports the proposed road name change and respectfully urges that it be advanced and implemented as quickly as possible in the interest of public safety. We appreciate the Regional District of Bulkley Nechako's leadership in addressing this issue proactively and collaboratively, and we thank you for the opportunity to share our perspective.

Sincerely,

Jennie Helmer
Chief Operations Officer
BC Emergency Health Services

**Advisory Planning Commission
Meeting Minutes**

Electoral Area D	Meeting Date: May 11, 2026 7:00 pm	Meeting Location: Zoom
Attendance		
APC Members <input checked="" type="checkbox"/> Dave Brown <input checked="" type="checkbox"/> Art Blomquist <input checked="" type="checkbox"/> Shelley Campbell		Electoral Area Director <input checked="" type="checkbox"/> Director Mark Parker Other Attendees <input checked="" type="checkbox"/> Danielle Patterson, RDBN Senior Planner (note-taker)
Chairperson: Dave Brown (Acting)		Secretary: Art Blomquist (Acting)
Call to Order: 7:01 pm		
<p>Applications (Include application number, comments, and resolution) <u>RZ D-01-24</u></p> <ul style="list-style-type: none"> - Danielle Patterson (staff) provided a summary of the application. - Director Parker noted that staff confirmed the abutting aggregate extraction application for the north side of the property has been rejected by the Ministry of Energy and Mines. - APC members in attendance discussed the application with questions about water and sewer. - D. Patterson stated that considerations for water and sewer are done during the subdivision review process through the Ministry of Transportation and Transit. - D. Patterson noted that the application was referred to RDBN Protective Services, who stated they had no concerns. - Dave Brown made motion that the APC recommend the Board of Directors approve RZ D-01-24. All APC members present supported the motion. 		
Meeting Adjourned: 7:10 am	Secretary Signature	

**Advisory Planning Commission
Meeting Minutes**

Electoral Area F	Meeting Date: May 7, 2026 7:00 pm	Meeting Location: District of Vanderhoof Office		
Attendance				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>APC Members</u> <input 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 Gehrmann <p style="font-size: 1.2em; font-style: italic;">Elections Completed</p> </td> <td style="width: 50%; vertical-align: top;"> <u>Electoral Area Director</u> <input type="checkbox"/> Director Shirley Moon <input checked="" type="checkbox"/> Alternate Director Alex Kulchar <u>Other Attendees</u> <input checked="" type="checkbox"/> <u>Dustin Leigh, Van Con Operations Manager</u> <input checked="" type="checkbox"/> <u>Angela Dykstra, VanCon Finance Manager</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ </td> </tr> </table>			<u>APC Members</u> <input 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 Gehrmann <p style="font-size: 1.2em; font-style: italic;">Elections Completed</p>	<u>Electoral Area Director</u> <input type="checkbox"/> Director Shirley Moon <input checked="" type="checkbox"/> Alternate Director Alex Kulchar <u>Other Attendees</u> <input checked="" type="checkbox"/> <u>Dustin Leigh, Van Con Operations Manager</u> <input checked="" type="checkbox"/> <u>Angela Dykstra, VanCon Finance Manager</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____
<u>APC Members</u> <input 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 Gehrmann <p style="font-size: 1.2em; font-style: italic;">Elections Completed</p>	<u>Electoral Area Director</u> <input type="checkbox"/> Director Shirley Moon <input checked="" type="checkbox"/> Alternate Director Alex Kulchar <u>Other Attendees</u> <input checked="" type="checkbox"/> <u>Dustin Leigh, Van Con Operations Manager</u> <input checked="" type="checkbox"/> <u>Angela Dykstra, VanCon Finance Manager</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____			
Chairperson: Henry Klassen		Secretary: Barb Ephrom		
Call to Order: 7:00pm				
Agenda: 7:00 ALR 1284				
<p>Applications (Include application number, comments, and resolution)</p> <p><u>ALR 1284</u> ^{Klassen} Henry moved a motion made by Barb Ephrom to recommend that this file #1284 be granted. Kelly Gehrmann 2nd d</p> <p style="margin-left: 40px;">- With the understanding that the operations & ^{SPC?}reclamations plans be monitored & corrected when in non-compliance with the application.</p> <p style="text-align: center; font-size: 1.5em; font-style: italic;">Approved unanimously</p>				
Meeting Adjourned: 7:25pm		<p style="font-size: 1.5em; font-weight: bold; margin: 0;">RECEIVED</p> <p style="margin: 0;">MAY 11 2026</p> <p style="margin: 0;">REGIONAL DISTRICT OF BULKLEY-NECHAKO</p> <div style="background-color: black; width: 100px; height: 20px; margin: 5px auto;"></div>		
Secretary Signature		<div style="background-color: black; width: 100px; height: 20px; margin: 0 auto;"></div>		



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cheryl Anderson, Director of Corporate Services
Date: May 28, 2026
Subject: **Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026 - Adoption**

RECOMMENDATION: **(all/directors/majority)**

That Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026 be adopted this 28th day of May, 2026.

BACKGROUND

Attached is Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026. The bylaw was given three readings by the Board on April 30th and may now be adopted.

ATTACHMENTS:

Bylaw 2111

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2111

A bylaw to amend the boundaries of the Telkwa Rural Fire Protection Service Area within a portion of Electoral Area "A"

WHEREAS the Regional District of Bulkley-Nechako has established by Bylaw No. 668 a service of fire protection to a portion of Electoral Area "A" known as the "Telkwa Rural Fire Protection Local Service Area";

AND WHEREAS the Regional District may amend a Local Service Establishment Bylaw;

AND WHEREAS the Regional District has received a request from owners of the property to be included in the Telkwa Rural Fire Protection Service Area;

AND WHEREAS the Director of Electoral Area "A" has consented in writing to the adoption of a bylaw which would amend the boundaries of the service area which amendments are described herein;

NOW THEREFORE, the Board of Directors of the Regional District of Bulkley-Nechako, in open meeting assembled enacts as follows:

- 1) That the Regional District hereby amends the boundaries of the Telkwa Rural Fire Protection Service Area by including the following property:

LOT A DISTRICT LOT 789 RANGE 5 COAST DISTRICT PLAN EPP105434

and that the resulting boundaries of the Telkwa Rural Fire Protection Service Area are as shown on Schedule "A";

- 2) This bylaw may be cited as "Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2111, 2026."

Bylaw No. 2111

Page 2 of 2

READ A FIRST TIME this 30th day of April, 2026

READ A SECOND TIME this 30th day of April, 2026

READ A THIRD TIME this 30th day of April, 2026

ADOPTED this day of , 2026

Chairperson

Corporate Administrator

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 2111 as adopted.

Corporate Administrator

181

Tyhee Lake

Hislop Rd

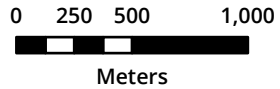
Property Subject to
Bylaw No. 2111

Telkwa



Bylaw 2111: Schedule A
Regional District of Bulkley-Nechako
Electoral Area A (Smithers/Telkwa Rural)
Produced: 2026-04-22

 Telkwa Rural Fire Protection Area





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Wendy Wainwright, Deputy Director of Corporate Services
Date: May 28, 2026
Subject: **Committee Meeting Recommendations - May 14, 2026**

RECOMMENDATION: **(all/directors/majority)**

That the Board approve recommendations 1 through 4 as written.

BACKGROUND

The following are recommendations from the May 14, 2026 Committee Meetings for the Board's consideration and approval.

Committee of the Whole Meeting – May 14, 2026

Recommendation 1:

Re: Keeping It Rural Conference – June 10-12, 2026 – Kelowna, BC

That the Board authorize attendance of Rural Directors wishing to attend the Keeping it Rural Conference from June 10-12, 2026 in Kelowna, B.C.

Recommendation 2:

Re: Union of BC Municipalities Convention – September 14-18, 2026 – Vancouver, B.C.

That the Board authorize attendance of Rural Directors at the UBCM Convention from September 14-18, 2026 in Vancouver, B.C.

Recommendation 3:

Re: Area F (Vanderhoof Rural) Grant in Aid for Nechako View Senior Citizens Home Society

That the Board approve a Regional Grant in Aid of \$8,650 from the Area F (Vanderhoof Rural) allocation to the Nechako View Senior Citizens Home Society for a duplex renovation project with Charis Supportive Housing Society.

Rural Services Committee Meeting – May 14, 2026**Recommendation 4:****Re: Resource Roads**

That the Board direct staff to further the advocacy and investigation into rural resource roads.

ATTACHMENTS:

None

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

2. Advocacy with the Province

Additionally, the recommendation supports the following objective(s) related to this Focus Area(s):

2.2 Prioritize topics and develop strategic, consistent messaging about mutual goals.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cheryl Anderson, Director of Corporate Services

Date: May 28, 2026

Subject: **Request to Co-sponsor Regional District of Fraser-Fort George (RDFFG) UBCM Resolutions**

RECOMMENDATION: **(all/directors/majority)**

That the Board co-sponsor the following RDFFG Resolutions for submission to the 2026 UBCM Convention:

1. Food Security and Food Sovereignty
2. Large-Scale Corporate Consolidation and Foreign Ownership of Farmland

BACKGROUND

The Regional District of Fraser-Fort George has provided the attached resolutions to the Regional Districts of Bulkley-Nechako, Peace River, and Cariboo to determine whether they wish to co-sponsor the resolutions.

ATTACHMENTS:

Food Security and Food Sovereignty Resolution
Large-Scale Corporate Consolidation and Foreign Ownership of Farmland Resolution

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
2. Advocacy with the Province

**FOOD SECURITY AND
FOOD SOVEREIGNTY
FRASER-FORT GEORGE**

REGIONAL DISTRICT OF

WHEREAS families across British Columbia are experiencing increasing challenges with food security and food sovereignty due to rising costs, climate impacts, and supply chain vulnerabilities, which disproportionately affect rural, remote, and Indigenous communities;

AND WHEREAS budget cuts and the loss of provincial agriculture support limit communities' ability and resources needed to build resilient, locally controlled food systems;

THEREFORE, BE IT RESOLVED that the Union of BC Municipalities requests the Province of British Columbia and the Ministry of Agriculture and Food to invest in policy research and fund programs that support increased local food security and food sovereignty.

DRAFT

**LARGE-SCALE CORPORATE CONSOLIDATION AND
FOREIGN OWNERSHIP OF FARMLAND
FRASER-FORT GEORGE**

REGIONAL DISTRICT OF

WHEREAS large-scale corporate consolidation and foreign ownership of farmland continue to take place and impacts the ability for local ownership, access to, and preservation of agricultural lands;

THEREFORE, BE IT RESOLVED that the Union of BC Municipalities advocate to the Provincial Government to a) provide an update on Province's response to 2024 UBCM resolution EB71 on exploration of policies restricting foreign ownership of Agricultural Land Reserve (ALR) land in BC, and b) direct the Ministry of Agriculture and Food to review recommendations 27 and 28 from the *Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission Report* to provide policy options that improve access to land and essential supports for bona fide farmers and ranchers.

DRAFT



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cheryl Anderson, Director of Corporate Services

Date: May 28, 2026

Subject: **Union of BC Municipalities – Minister Meeting Requests**

RECOMMENDATION: **(all/directors/majority)**

That the Board request the following Minister meetings during the 2026 UBCM Convention.

BACKGROUND

Following discussion at the May 14, 2026 Committee of the Whole meeting, the following Minister meetings are being proposed:

- 1. Premier Eby**
 - Ministry of Indigenous Relations and Reconciliation – lack of communication
- 2. The Honourable Adrian Dix, Minister of Energy and Climate Solutions**
 - BC Energy Regulator
 - Cumulative impacts
 - Fast-tracking
- 3. The Honourable Lana Popham, Minister of Agriculture and Food**
 - Agriculture File Updates
- 4. The Honourable Jagrup Brar, Minister of Mining and Critical Minerals**
 - Environmental Assessment Process

The following meetings were also proposed. Specific topics will need to be identified:

- 5. The Honourable Bowinn Ma, Minister of Infrastructure**
- 6. The Honourable Josie Osborne, Minister of Health**
- 7. The Honourable Christine Boyle, Minister of Housing and Municipal Affairs**

Other considerations identified by the Chair include:

- 8. The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness**
- 9. The Honourable Ravi Parmar, Minister of Forests**
- 10. The Honourable Ravi Kahlon, Minister of Jobs and Economic Growth**

ATTACHMENTS:

None

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

2. Advocacy with the Province



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Megan D'Arcy, Regional Agriculture Coordinator

Date: May 28, 2026

Subject: **RFP Award for RDBN Food and Agriculture Plan Update**

RECOMMENDATION: **(all/directors/majority)**

Receive.

BACKGROUND

Following thorough review of five RFP submissions, staff have awarded the RDBN Food and Agriculture Plan Update contract to Upland Agricultural Consulting with subcontractor Urban Food Strategies. Both participating firms have extensive experience not only in the sector, but also in the region through previous projects. The RDBN's current Food and Agriculture Plan was developed by Urban Food Strategies.

Staff will keep the Board apprised of the engagement plans for this important project as they are confirmed. The project will not exceed the amount approved in the 2026 budget of \$75,000 from the Northern Capital and Planning Grant.

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

4. Community and Economic Sustainability

Additionally, the recommendation supports the following objective(s) related to this Focus Area(s):

4.2 Revisit, prioritize and advance recommendations of the RDBN Food and Agriculture Plan and the work of the Agriculture Coordinator.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Nellie Davis, Manager of Strategic Initiatives and Rural Services

Date: May 28, 2026

Subject: **Area A Community Works Funds for Town of Smithers
Smithers Skate Park Phase 4**

RECOMMENDATION: **(all/directors/majority)**

- 1) That the Board authorize contributing up to \$200,000 of Electoral Area A (Smithers/Telkwa Rural) Canada Community-Building Fund BC allocation monies to the Town of Smithers for a Recreation Infrastructure project, and

(participants/weighted/majority)

- 2) That the Board authorize the withdrawal of up to \$200,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The Smithers Skate Park Society (SSPS) and the Town of Smithers have an ongoing partnership for the implementation of the Smithers Skate Park Expansion Project which started in 2022. With \$1.6 million in upgrades to date.

Phase 1 introduced a new street section; Phase 2 added a bowl and transition features; and Phase 3 delivered a wired shaded structure, state-of-the-art lighting, and a paved pathway encircling the park. This funding request is for Phase 4 of the project which includes the construction of a 4,400 sq. ft. pump track, additional lighting infrastructure, and completion of the park's landscaping elements.

Director Stoltenberg is supportive of a \$200,000 request towards this \$440,146 project.

The Area A CWF balance is currently \$902,436.

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Nellie Davis, Manager of Strategic Initiatives and Rural Services

Date: May 28, 2026

Subject: **Lakes District Art and Culture Fund Application
Burns Lake Music Society, Rock the Dock 2026**

RECOMMENDATION: **(all/directors/majority)**

That the Board approve a Lakes District Arts and Culture Fund grant of \$5,000 to the Burns Lake Music Society for the 2026 Rock the Dock Event.

BACKGROUND

The Village of Burns Lake, in partnership with the Burns Lake Music Society is planning the second Rock the Dock event. Additional information is included in the attached application.

The Lakes District Arts and Culture service provides annual funding to the Burns Lake Library, the Lakes District Museum, as well as grants to Arts and Culture organizations in the Lakes District. The participants in this service are Areas B and E, and the Village of Burns Lake.

ATTACHMENTS:

'Rock the Dock 2026' Application

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Lakes District Arts and Culture Fund Grant Application

Municipality Name: The Village of Burns Lake

Mailing Address: 15 – 3rd Ave, Burns Lake, BC V0J1E0

Contact(s):	Erin Martens Name	Economic Development Coordinator/Tourism Manager Job Title
	250-692-5077	edcoordinator@burnslake.ca

Please briefly describe the project for which you are requesting assistance, including the anticipated timeline. Please attach additional information if required.

Rock the Dock 2nd Annual Music Festival at Light up the Lake ~ August 29th 2026 Regional District Funding Investment

The Village of Burns Lake is excited to ask for another investment towards the **2nd Annual Rock the Dock Music Festival**—a growing signature event that is quickly becoming a highlight of summer in the Lakes District.

After an overwhelming debut in 2025, Rock the Dock proved just how powerful live music and community connection can be. With the Regional District's \$3,500 contribution and additional support from the Village of Burns Lake the event exceeded expectations, drawing families, visitors, and residents to Spirit Square for a full afternoon that flowed seamlessly into the evening's Light Up the Lake boat parade.

The impact was immediate and noticeable: people stayed longer, engaged more, and experienced the waterfront in a whole new way. The addition of live music transformed the boat parade into a full-day destination event—something the community is already talking about returning to.

Momentum is already building for 2026. The Burns Lake Music Society has been approached by performers eager to take part, reinforcing that Rock the Dock was not just a one-time success—it's becoming a draw. This year, we're ready to build on that success. With increased attendance and growing interest, we're planning for more performances, stronger programming, and an even more vibrant atmosphere at Spirit Square. We're also planning a large-scale mural unveiling that day (pending grant approval), complete with an artist meet-and-greet adding a lasting visual centerpiece that will elevate the space and enrich the overall experiences of the square in the future.

To support this growth and additional interest, we are requesting on behalf of the Burns Lake Music Society **\$5,000** from the Regional District. The Village of Burns Lake will again contribute **\$1,000** toward the festival. Rock the Dock is becoming more than an event—it's becoming a cornerstone experience that brings people together, supports local arts, and strengthens the identity of Burns Lake as a place to gather, celebrate, and stay awhile.



HIGHLIGHTS 2025

Thank you for your consideration and support. Together with the Burns Lake Music Society, we look forward to once again partnering with the Regional District of Bulkley-Nechako to help light up the shoreline, fill Spirit Square with live music, and create another unforgettable evening of Rock the Dock and Light Up the Lake fun for families across the Lakes District.

Budget Information

1. Attach supporting financial information, i.e. budget.

Ensure the following information is clearly itemized:

- Total cost of project/proposal, supported by quotes where applicable.
- Any contributions from your organization or other sources.
- The application may include a percentage of the total project budget as administrative costs for the staff time required to facilitate the project.

Expense Item	Estimated Cost
BL Music Society facilitating below:	\$5000 ~ Rock the Dock
	- Good Vibrations ~ Steve Vickers - 4 pm - 8 pm performance lineups
VBL	
VBL financial assistance to Rock the Dock	\$1000
Marketing & Promotions	500.00
Boat parade and prizes: 1 st , 2 nd , 3 rd	600.00
Bouncy Castles rental	800.00
Honorariums to SAR & RCMP	500.00
VBL staff time	300.00
Student wages/time 8hrs	175.00
Coordinator wages/time 12hrs	350.00
Full-page LD Newspaper ad	900.00
Rental of Spirit Square	n/a
Photography and drone video	500.00
VBL Total	\$5625.00
RDBN Investment	\$5000.00



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Blackwell, Regional Fire Chief
Date: May 28, 2026
Subject: **Regional Fire Department Mutual Aid Agreement**

RECOMMENDATION: **(all/directors/majority)**

That the Board approve the attached agreement and authorize staff to distribute to each municipality for signature.

BACKGROUND

During the Covid 19 Pandemic, the Regional District along with the member municipalities drafted a Regional Mutual Aid Agreement for essential services to help ensure business continuity during the outbreak. Staff have amended that agreement to align with the desire to have a region wide mutual aid agreement for fire department response. This would provide one set of parameters for all fire departments within the boundaries of the RDBN to provide mutual aid to their neighbouring departments.

This project has been in the works for some time but the recent commercial fire in Fraser Lake really highlighted the importance to get it finalized as four neighbouring fire departments both rural and municipal came to assist with that incident and without them the outcome could have been much worse.

The draft agreement was shared with all the municipalities for review and comment as well as a presentation to the CAO's prior to coming to the Board. This agreement will remove the need for municipalities and rural departments to have multiple agreements or arrangements with neighbouring jurisdictions, and everyone will be working from one set of guidelines.

ATTACHMENTS:

Draft Regional Fire Department Mutual Aid Agreement

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
NA



Regional Fire Departments Mutual Aid Agreement

CONTRACT DATED: **January 1, 2026 to December 31, 2030**

THIS AGREEMENT is dated for reference the 1st day of January 2026

BETWEEN:

The **Regional District of Bulkley-Nechako** a Regional District incorporated pursuant to the *Local Government Act* and having its business office at 37-3rd Avenue, P.O. Box 820, Burns Lake, British Columbia, V0J 1E0 (the "**RDBN**")

OF THE FIRST PART

AND:

The **Town of Smithers** a municipality incorporated pursuant to the *Community Charter* and having its business office at 1027 Aldous St., P.O. Box 879, Smithers, British Columbia, V0J 2N0 ("**Smithers**")

OF THE SECOND PART

AND:

The **Village of Telkwa**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 1415 Hankin Ave., P.O. Box 220, Telkwa, British Columbia, V0J 2X0 ("**Telkwa**")

OF THE THIRD PART

AND:

The **District of Houston**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 3367 – 12th Street, P.O. Box 370, Houston, British Columbia, V0J 1Z0 ("**Houston**")

OF THE FOURTH PART

AND:

The **Village of Granisle**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 80 Hagan Street, P.O. Box 128, Granisle, British Columbia, V0J 1W0 ("**Granisle**")

OF THE FIFTH PART

AND:

The **Village of Burns Lake**, a municipality incorporated pursuant to the *Community Charter* and having its business office at #15, 3rd Avenue, P.O. Box 570, Burns Lake, British Columbia, V0J 1E0 ("**Burns Lake**")

OF THE SIXTH PART

AND:

The **Village of Fraser Lake**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 210 Carrier Crescent, P.O. Box 430, Fraser Lake, British Columbia, V0J 1S0 ("**Fraser Lake**")

OF THE SEVENTH PART

AND:

The **District of Vanderhoof**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 160 Connaught, P.O. Box 900, Vanderhoof, British Columbia, V0J 3A0 ("**Vanderhoof**")

OF THE EIGHTH PART

AND:

The **District of Fort St. James**, a municipality incorporated pursuant to the *Community Charter* and having its business office at 477 Stuart Drive West, P.O. Box 640, Fort St. James, British Columbia, V0J 1P0 ("**Fort St. James**")

OF THE NINTH PART

WHEREAS

- A. The Parties desire to enter into an Agreement whereby fire services and resources of any Party can be deployed to assist the other parties during an Incident.
- B. The Parties wish to enter into an agreement to ensure that mutual assistance is available to:
 - a. Ensure first responder services are maintained.
 - b. Assist in the provision of fire services and resources (including supplies, equipment, facilities, personnel, information, and other resources) deployed in the assistance of one or more parties to this agreement.

NOW THEREFORE in consideration of the mutual rights and obligations contained in this Agreement, the parties covenant and agree as follows:

1.0 INTERPRETATION

In this Agreement:

"Agreement" means this Mutual Aid Agreement.

"Area of Jurisdiction" means the boundaries over which each Party has legal authority to provide Emergency Resources.

“Chief Fire Officer” means, for each Party, the senior firefighter responsible for the fire services of that Party within the Party’s fire protection area, or his or her designate.

“Designated Official” means either the Chief Fire Officer or CAO for each Party.

“Emergency Standby Services” means the provision of Fire Services and Resources by the Responding Party to the fire station of the Requesting Party for the purpose of standing by in the event that an Incident occurs in the Requesting Party’s Area of Jurisdiction that cannot be brought under control by the use of local Fire Services and Resources within the Requesting Party’s Area of Jurisdiction.

“Fire Services and Resources” includes fire suppression, auto extrication and rescue, hazmat response and Emergency Standby Services.

“Fire Resources” means all persons or equipment directly available to the Requesting Party or Providing Party, including, and not limited to firefighting equipment, emergency rescue equipment and personnel.

“Incident” means a real or anticipated wildfire, structure fire, technical rescue, hazmat response, or Emergency Standby Services that in the opinion of the Designated Official of the Requesting Party, cannot be brought under control by the use of local Fire Service and Resources, and endangers the lives, safety or welfare of persons or their property, and/ or compromises the ability of the Requesting Party to provide Emergency Resources to their constituents.

“Mutual Aid” means assistance by providing, upon request, Fire Services and Resources, and/ or Emergency Standby Services to another Party outside the jurisdictional boundaries of the Party that provides the Fire Services and Resources.

“Party” includes each municipality’s fire department and the four rural volunteer fire departments (Cluculz Lake Volunteer Fire Department, Fort Fraser Volunteer Fire Department, Southside Volunteer Fire Department and Topley Volunteer Fire Department) within the RDBN jurisdiction.

“Reference Date” means the date the last of the Parties executed this Agreement.

“Requesting Party” means either the local government or fire department requesting Mutual Aid under this Agreement.

“Responding Party” means either the local government or fire department responding to a request for Mutual Aid under this Agreement.

“State of Emergency” means a state of emergency declared by the Province of British Columbia, or a Local State of Emergency declared by a signatory of this agreement.

2.0 REQUEST FOR MUTAL AID

- 2.1 Where the Chief Fire Officer determines that the resources of their Fire department are insufficient to bring an Incident, whether actual or imminent, under control and in submitting such request, the said Chief Fire Officer shall specify:
 - a. The type of assistance required.
 - b. The resources required.
 - c. The expected duration Mutual Aid will be required.
- 2.2 A request for Mutual Aid under this Agreement shall be made by the Designated Official of the Requesting Party to the Designated Official of the Responding Party.
- 2.3 The Requesting Party shall first request Mutual Aid from the Party that can provide the level of service required and is nearest to their location.
- 2.4 If the Party that is nearest to the location of the Requesting Party is unable to provide some or all required Mutual Aid, the Requesting Party may request Mutual Aid from the next closest Party.

3.0 PROVISION OF MUTIAL AID

- 3.1 Unless recalled or released as set out in section 3.9 and 3.11, Mutual Aid will be for one operational period, or 12 hours, whichever comes first. Additional request must be approved by the Designated Official of the Responding Party. Compensation to provide Mutual Aid may be covered by agencies such as Emergency Management & Climate Readiness or British Columbia Wildfire Service if eligible.
- 3.2 The Designated Official of a Responding Party must, as soon as practically possible after receiving the request, determine, at their sole discretion, whether and to what extent the requested supplies, equipment, personnel, information, or other resources of their fire department may be deployed to assist the Requesting Party.
- 3.3 Nothing in this Agreement requires a Designated Official of a Responding Party to deploy the supplies, equipment, personnel, information, or other resources to assist a Requesting Party.
- 3.4 If the Designated Official of a Responding Party approves a request for Mutual Aid, the Designated Official will:
 - a. Immediately advise the Designated Official of the Requesting Party of the particulars of the requested supplies, equipment, personnel, information, fire department service level or other resources of their fire department that are available for deployment.

- b. Immediately advise the Designated Official of the Requesting Party of the duration of the period for which the requested Fire Services and Resources are available for deployment.
 - c. Deploy such supplies, equipment, personnel, information, or other resources.
- 3.5 If specialized equipment is supplied to a Requesting Party, the Responding Party will make reasonable efforts to provide an operator to the Requesting Party to operate the specialized equipment.
- 3.6 All Fire Services and Resources provided by a Responding Party will, for the duration of the time that the Mutual Aid is being provided under this Agreement, be under the direction of the Designated Official of the Requesting Party.
- 3.7 The Requesting Party is responsible for:
 - a. Implementing safe work procedures to protect the Fire Services and Resources provided by the Responding Party.
 - b. Ensuring that personnel from the Responding Party understand the safe work procedures required to undertake the works and tasks assigned by the Requesting Party.
- 3.8 The Responding Party is responsible for:
 - a. Ensuring that any equipment or apparatus that is being supplied to the Requesting Party is in good working condition.
 - b. Ensuring that any personnel being supplied to the Requesting Party are equipped with basic personal protective equipment and are properly trained to perform the tasks required for the incident.
- 3.9 The Designated Official of a Responding Party may, in their sole discretion, recall at any time and for any reason, some or all of the supplies, equipment, personnel, information, or other resources provided to the Requesting Party under this Agreement and shall not be liable for any loss, costs, damages or expenses whatsoever arising from such a recall.
- 3.10 Upon being notified, whether verbally or in writing, that the Designated Official of a Responding Party has recalled some or all of the Fire Services and Resources, the Designated Official of the Requesting Party shall immediately release and return to the Responding Party the Fire Services and Resources recalled.
- 3.11 Where some or all of the Fire Services and Resources of the Responding Party are no longer required to assist the Requesting Party, the Designated Official of a Requesting Party shall, as soon as practicable, release and return to the Responding Party those Fire Services and Resources that are no longer required.

- 3.12 All Fire Services and Resources returned by the Requesting Party to the Responding Party shall be in the same working order and condition as when they were accepted by the Requesting Party.

4.0 COST OF MUTUAL AID

- 4.1 If the Responding Party is providing Fire Services and Resources and/ or Emergency Standby Services they will provide to the Requesting Party a statement of account for the replacement costs of consumables used by the Responding Party during the Incident including but not limited to fuel, firefighting foam, and absorbents. All found rates for responding apparatus are not billable for the first operational period.
- 4.2 The Requesting Party will cover costs of damage to or loss of any Emergency Resource, and/ or equipment or any such items if the said damage or loss is caused by the negligence of the Requesting Party.
- 4.3 The Requesting Party shall pay the account of the Responding Party within thirty (30) days of receiving it.

5.0 WAIVER AND INDEMNIFICATION

- 5.1 No Party to this Agreement shall bring any claim, action, third party action, or demand against any other Party to this Agreement or its elected officials, officers, employees, agents, volunteers, or contractors for the provision of Mutual Aid pursuant to the terms of this Agreement, and without limitation for:
- a. The provision or deployment of Fire Services and Resources provided by a Responding Party to a Requesting Party pursuant to this Agreement.
 - b. Any works or actions undertaken by the Party or its elected officials, officers, employees, agents, volunteers, or contractors pursuant to this Agreement.
 - c. The decision of a Designated Official pursuant to the terms of this Agreement to:
 - i. Deny a request for Mutual Aid.
 - ii. Provide a reduced level of Mutual Aid.
 - iii. Withdraw some or all of the Mutual Aid.
- 5.2 No Party to this Agreement, nor its elected officials, officers, employees, agents or volunteers shall be liable to any other Party to this Agreement in respect of the decision of a Designated Official to:
- a. Deny a request for Mutual Aid.
 - b. Provide a reduced level of Mutual Aid.
 - c. Withdraw some or all of the Mutual Aid.

- 5.3 The Requesting Party shall indemnify and save harmless the Responding Party, its elected officials, officers, employees, agents, volunteers, or contractors from and against any and all claims, demands, actions, third party actions, causes of action, loss, costs, damages, and expense (including legal fees on a solicitor-client basis), in respect of or in any way related to the provision of Mutual Aid under this Agreement and, without limiting the generality of the foregoing:
- a. Any action taken or thing done or any failure to take action or do a thing under this Agreement, save and except where the claim, demand, action, cause of action, loss, cost, damage, or expense arose from the sole negligence of the Responding Party.
 - b. The provision or deployment of Fire Services and Resources provided by a Responding Party to a Requesting Party pursuant to this Agreement.
 - c. Any works or actions undertaken by the Party or its elected officials, officers, employees, agents, volunteers, or contractors pursuant to this Agreement.
 - d. The decision of a Designated Official pursuant to the terms of this Agreement to:
 - i. Deny a request for Mutual Aid.
 - ii. Provide a reduced level of Mutual Aid.
 - iii. Withdraw some or all of the Mutual Aid

6.0 INSURANCE

- 6.1 Each Party to this Agreement must:
- a. Keep in force third party liability insurance coverage to a minimum of five million (\$5,000,000.00) dollars.
- 6.2 Each Party must maintain insurance coverage on its own equipment.
- 6.3 The Parties must ensure that any insurance policies of a Requesting Party required by this Agreement provides the primary layer of coverage and any insurance policy maintained by a Responding Party is the excess layer of coverage and does not contribute to the primary coverage.
- 6.4 Each Party shall maintain Workers' Compensation insurance coverage and other required coverage for the personnel of its own local government.

7.0 TERM AND TERMINATION

- 7.1 The terms and conditions of this Agreement are effective for a five (5) year term from the Reference Date of this Agreement.
- 7.2 A Party to this Agreement may terminate its rights and obligations under this Agreement by giving thirty (30) days written notice of its intention to do so to the other Parties to this Agreement and thereafter shall be unconditionally released

from any further obligation under this Agreement, except any obligation up to the date of termination.

- 7.3 If a Party to this Agreement terminates its rights and obligations under this Agreement, this Agreement shall continue in force among the remaining Parties.

8.0 PRIMACY

- 8.1 This Agreement does not replace, amend or supersede any other mutual aid agreement or similar agreement entered into between a Party to this Agreement and any other Parties to this Agreement and is subject to such agreements.

9.0 MISCELLANEOUS PROVISIONS

- 9.1 A request for Mutual Aid shall be subject to any of the Parties' obligations pursuant to the provisions of the Emergency and Disaster Management Act.
- 9.2 The Parties agree to consult on a regular basis through their Designated Officials to achieve the optimum deployment of Mutual Aid.
- 9.3 The Parties agree that in the event of dispute between any of the Parties, each of the Parties will meet with a qualified mediator in a timely manner and attempt, in good faith, to negotiate a resolution of such dispute during which time each Party will disclose to the other Party all relevant information relating to the dispute. If the mediator cannot resolve the dispute within 48 hours, Division 3 of Part 9 of the Community Charter applies to the resolution of the dispute.
- 9.4 Subject to Section 8, this Agreement is the entire agreement between the Parties in respect of the provision of Mutual Aid by the Parties to one another for the purposes of bringing an Emergency under control.
- 9.5 This Agreement shall enure to the benefit of, and be binding upon, the Parties and their respective successors, and any assigns approved in writing by the other Parties.
- 9.6 This Agreement shall be governed by and interpreted in accordance with the laws of the Province of British Columbia.
- 9.7 Unless otherwise authorized under this Agreement, all notices under this Agreement shall be given in writing to the respective Designated Official of the Parties to this Agreement.
- 9.8 This Agreement may be executed in any number of counterparts and transmitted by electronic means, and if so executed and transmitted, this Agreement will be for all purposes as effective as if the Parties had delivered an executed original Agreement.

REGIONAL DISTRICT OF BULKLEY-NECHAKO by its authorized signatories:

Chair

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

TOWN OF SMITHERS by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

VILLAGE OF TELKWA by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

DISTRICT OF HOUSTON by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

VILLAGE OF GRANISLE by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

VILLAGE OF BURNS LAKE by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

VILLAGE OF FRASER LAKE by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

DISTRICT OF VANDERHOOF by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

DISTRICT OF FORT ST. JAMES by its authorized signatories:

Mayor

Chief Administrative Officer

THIS AGREEMENT made this _____ day of _____ 2026.

DRAFT



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Wendy Wainwright, Deputy Director of Corporate Services

Date: May 28, 2026

Subject: **Items to be brought forward to the public agenda from In-Camera Meeting**

RECOMMENDATION: **(all/directors/majority)**

Receive

BACKGROUND

As per the Board recommendation, the following motion is being brought forward from the In-Camera meeting of April 30, 2026:

Land Acknowledgment

2026-ICM-098

That the Board rescind the land acknowledgment adopted on February 25, 2021, and adopt the following land acknowledgment for use at all Regional District of Bulkley-Nechako (RDBN) Board meetings held at the RDBN office (37 3rd Ave, Burns Lake, BC):

"The Board respectfully acknowledges that we are meeting on the lands of Ts'il Kaz Koh. We recognize that our work extends through the traditional territories of 14 Indigenous Nations and we honour their connection to the land."

ATTACHMENTS:

None

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

1. Relationships with First Nations



May 12, 2026

Chair Mark Parker and Board
 Regional District of Bulkley-Nechako
 PO Box 820
 37 3rd Avenue
 Burns Lake, BC V0J 1E0

Reference: LGPS-12525

Re: 2026 Next Generation 911 – Approval Agreement

Dear Chair Parker and Board,

Thank you for submitting an application, revised March 12, 2026, for the 2026 Next Generation 911 program.

I am pleased to inform you that your project, *RDBN NENA-compliant Civic Addressing Signage Standardization*, has been recommended for funding. A grant in the amount of \$45,000.00 has now been approved.

As outlined in the *Program and Application Guide*, a payment in the amount of 50% of the approved grant will be issued when the signed Approval Agreement has been returned to UBCM. The remainder of the grant will be paid when the project is complete and UBCM has received and approved the required final report and a financial summary.

The Ministry of Citizens' Services has provided funding for this program. To satisfy the terms of the contribution agreement, the following requirements must be met in order to be eligible for grant payment:

- (1) This approval agreement is required to be signed by the Band Manager, CAO, CFO, or designate and returned to UBCM within 30 days of the date of this letter;
- (2) The funding is to be used solely for the purpose of the above-named project and for the expenses itemized in your approved application and budget;
- (3) All expenditures must meet eligibility and funding requirements as defined in the *Program and Application Guide* (refer to Sections 4, 5, and 6);
- (4) Approved applicants may request to have all grant payments made by direct deposit. Please note that all payments to local governments are already made by direct deposit. Please contact UBCM for more information;
- (5) All project activities must be completed within one year and no later than May 12, 2027;

The Next Generation 911 program is funded by the Province of BC

- (6) The final report is required to be submitted to UBCM within 30 days of project end date and no later than June 12, 2027;
- (7) Any unused funds must be returned to UBCM within 30 days following the project end date;
- (8) When recognizing funding, please state that the Next Generation 911 funding program is administered by the Union of BC Municipalities and funded by the Province of BC. UBCM is active on X, Bluesky, LinkedIn, and Facebook. When possible, please mention or tag UBCM on social media posts that are related to projects that are funded by programs that UBCM administers.

Please note that descriptive information regarding successful applicants and projects will be posted on the UBCM and/or provincial government websites, or shared through provincial governments news releases or events, and all interim, progress and/or final report materials will be made available to the provincial government.

I would like to congratulate the Regional District of Bulkley-Nechako for responding to this opportunity to support local preparedness for the implementation of NG911 in your community.

If you have any questions, or if we can provide any assistance, please contact 250-952-9177 or lgps@ubcm.ca.

Sincerely,



Sasha Pryn
Program Officer

cc. *Jason Blackwell, Regional Fire Chief, Regional District of Bulkley-Nechako*

Reference: LGPS-12525

Approval Agreement (to be signed by the Band Manager, CAO, CFO, or designate)

I, _____, authorized designate of the Regional District of Bulkley-Nechako, have read and agree to the requirements for funding under the **2026 Next Generation 911** funding program.

Signature, Title

Date

An original or certified digital signature is required.

Please return an electronic copy of this signed Approval Agreement to lgps@ubcm.ca.



May 11, 2026

Chair Mark Parker
Regional District of Bulkley-Nechako
Box 820
Burns Lake, BC V0J 1E0

RECEIVED
MAY 20 2026
REGIONAL DISTRICT OF
BULKLEY-NECHAKO

Dear Chair Parker:

Re: Provincial Response to 2025 Resolutions

UBCM has received the Province's response to your Board resolution(s) from 2025. Please find the enclosed resolution(s) and their provincial response(s).

All responses from the Province have been posted to the UBCM web site under Resolutions & Responses.

Please feel free to contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process.

Tel: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

With gratitude,

A handwritten signature in black ink, appearing to read "Cori Ramsay", is written over a light blue horizontal line.

Councillor Cori Ramsay
UBCM President

Enclosure

2025 EB45 Biodiverse Climate Resilient Ecosystems**Bulkley-Nechako RD,
Fraser-Fort George RD**

Whereas community based ecological knowledge, combined with scientific data and understanding is the best way to plan for climate adaptation;

And whereas future forest and water management must protect and restore ecosystem services to ensure a resilient and biodiverse landscape:

Therefore be it that UBCM request that the provincial government establish and empower collaborative landscape level planning tables with the goal to restore biodiverse climate resilient ecosystems.

Convention Decision: Endorsed

Provincial Response**Ministry of Water Land and Resource Stewardship**

As the impacts of climate change are increasingly felt in British Columbia, we must work together to address these threats. Land use plans set the strategic direction to guide resource stewardship and seeks to foster ecosystem health, biodiversity, and resilience in the face of a changing climate. Effective land use plans are informed by analysis and assessments of current conditions of ecosystem values, and through collaborative planning and stewardship tables, that engage First Nations, communities, local governments, stakeholders and industry.

Land use planning (LUP) is a process of working together with First Nations, local governments, stakeholders, communities, and the public to determine how public land and resources should be managed. The outcome of planning defines what types of activities can happen and when they can happen on the land. There are several strategic land use plans covering the Bulkley-Nechako and Fraser-Fort George Regional Districts. These include the Bulkley Land and Resource Management Plan (1998), the Morice Land and Resource Management Plan (2007) and the Lakes District Land and Resource Management Plan (2000). These were developed around the central concepts of biodiversity and sustainability with the intent to provide management direction that would ensure the health of the communities, the resources and all natural systems within the area.

Land Use Plans establish strategic direction that guides subsequent resource-specific planning, including Forest Landscape Planning and Water Sustainability Planning, which are required to align with legal objectives established in LUPs.

Forest Landscape Planning (FLP) brings together First Nations, and government with participation of the forest industry and input from local communities, to develop plans. FLP is guided by five legal objectives—supporting the production of timber, supporting the protection and conservation of the environment, managing First Nations and local communities' forest ecosystem values and building resilience to disturbances and climate impacts. All these five FLP legal objectives support the resolution. Through forest management, FLP addresses values/topics such as water, biodiversity, ecosystem resilience and climate adaptation, building a shared vision for a desired future forest state.

Water Sustainability Plans (WSP) can be developed to address the needs of users and environmental flow needs, risks to aquatic ecosystem health, or to identify restoration measures in relation to a damaged aquatic ecosystem. The Nechako River MOU between the Regional District of Bulkley-Nechako, Saik'uz, Stellat'en, Nadleh Whut'en, Cheslatta Carrier Nation, and Vanderhoof commits the parties to restore the river, its tributaries, and fish populations.

Ministry staff will continue to participate in the Nechako Water Engagement Initiative to support opportunities to achieve a more naturalized flow regime for the Nechako River system.

Ministry staff continue to work directly with First Nations, local and regional government, and stakeholders to support habitat enhancement and restoration opportunities in the Nechako valley, which includes strong participation from Bulkley Nechako Regional District member municipalities and regional representatives.

2025 EB72 Twinning of Highway 16**Fort St. James,
Bulkley-Nechako RD**

Whereas Highway 16 serves as a critical transportation corridor for Northern British Columbia, facilitating the movement of goods, services, and residents across the region;

And whereas traffic volumes on Highway 16 have significantly increased due to the expansion of the Port of Prince Rupert, major infrastructure projects such as LNG and transmission line construction, and increased industrial and commercial activities;

And whereas the existing highway infrastructure presents safety concerns, particularly in areas of high traffic congestion and adverse weather conditions, leading to increased risks for motorists, with limited opportunities for safe passing along significant stretches of the highway, further exacerbating traffic congestion and safety risks:

Therefore be it resolved that UBCM urge the provincial government to undertake a feasibility study and develop a long-term plan for the twinning of Highway 16 to enhance safety, improve transportation efficiency, and support tourism and economic growth in the region.

Convention Decision: Endorsed

Provincial Response**Ministry of Transportation and Transit**

The Ministry of Transportation and Transit continues to prioritize the safety for all travellers along our highways, while assessing the corridors for safety and efficiency improvements. Highway 16 is a vital transportation corridor for Northwest British Columbia, connecting communities, First Nations, and critical industries.

We are actively investing in infrastructure improvements along this route to enhance road conditions, improve safety, and support economic development. Since 2017, the Ministry has invested approximately \$250 million on Highway 16, including improvements such as four-laning near Prince George, four passing lanes, intersection improvements and realignments, a commercial vehicle inspection station, and rest area improvements.

The Ministry continues to conduct corridor planning studies for the 1,350 kilometres of Highway 16 to assess traffic volumes, safety, and community needs, and make recommendations for future projects. These studies have guided investments and identified locations for future safety and efficiency improvements but have not recommended full twinning of the corridor at the current or projected traffic volumes.

2025 NR92 Natural Resource Royalty Sharing with Watershed Associations

**Bulkley-Nechako RD,
Fraser-Fort George RD**

Whereas recent legislation supporting watershed governance, and the 2024 NDP-Green Party Accord recognize the importance of local knowledge around water management;

And whereas well established multi-interest watershed health organizations are working throughout BC to restore watershed ecosystems from past excessive resource exploitation, and future proof them to adapt to climate impacts:

Therefore be it resolved that UBCM request the provincial government share a portion of natural resource royalty income to provide financial support to local watershed governance organizations.

Convention Decision: Not Considered - Automatic Referral to Executive

Executive Decision: Endorsed

Provincial Response

Ministry of Water, Land and Resource Stewardship

Thank you for your resolution requesting the Province share a portion of natural resource royalty income to provide financial support towards local watershed governance.

The Watershed Security Fund (WSF) was established with a \$100 million provincial investment and generates \$5-7 million annually in grants. It supports projects advancing reconciliation, ecosystem health, and local governance and fosters collaboration among First Nations, local governments, Non-Governmental Organizations, and community groups. Local governments are encouraged to leverage this funding to strengthen watershed governance in their region. The WSF is co-developed and co-managed by Real Estate Foundation of BC (REFBC) and the First Nations Water Caucus (Water Caucus) with First Nations Fisheries Council (FNFC). The third round of grant applications closed in fall 2025, with funded projects to be announced in spring 2026. Alongside our partners, the Province is currently exploring ways to grow the Fund to meet the scale of water challenges in British Columbia.

The Province is exploring collaborative watershed governance models to strengthen local leadership, advance reconciliation, and improve water management in line with watershed security needs. Building this approach will require capacity and support for local governments to play an active role. Work underway includes exploring early concepts for sustainable funding mechanisms.

The Province is also developing options to update water rental rates charged under the Water Sustainability Act (WSA). The timeline for decision and possible implementation is under consideration at the time. Key considerations guiding developing a balanced approach to setting provincial water rental rates include encouraging water conservation through water pricing, ensuring water remains accessible and affordable to all citizens, assessing impacts of rental changes on BC's business competitiveness and minimizing impacts to the affordability of living in BC.