



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

PLANNING AND DEVELOPMENT

Referrals

**Danielle Patterson, Senior Planner - Atlantica Tchesinkut Lake
Wind Investigative Use License Application Notice – Electoral
Areas B (Burns Lake Rural) and E (Francois/Ootsa Lake Rural)**

Page 3-10

Recommendation

Temporary Use Permit

**Temporary Use Permit Application A-01-26 Public Comments -
Electoral Area A (Smithers/Telkwa Rural)**

Page 11-28

Board Agenda Pages 75-152

Receive

Development Variance Permit

**Development Variance Permit Application No. B-01-26 Public
Comment- Electoral Area B (Burns Lake Rural)**

Page 29

Board Agenda Pages 158-163

Receive

ADMINISTRATION CORRESPONDENCE

**Union of B.C. Municipalities - Provincial Efforts to Renew the
Heritage Conservation Act**

Page 30-31

Receive

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 Board of Directors Supplementary

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: May 28, 2026

Subject: **Atlantica Tchesinkut Lake Wind Investigative Use License Application Notice – Electoral Area B (Burns Lake Rural) and Electoral Area E (Francois/Ootsa Lake Rural)**

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

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

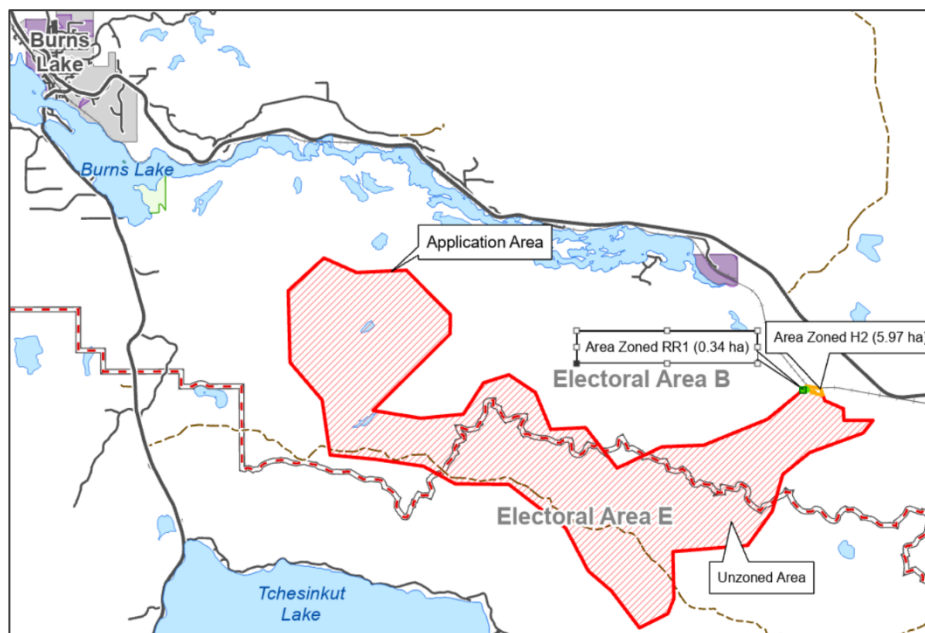
BACKGROUND

Atlantica Canada Development Company Inc. (dba Atlantica) has sent the RDBN a notice of its intent to submit an Investigative Use License (IUL) for a wind energy resource activity application through the British Columbia Energy Regulator (BCER). The application area covers approximately 4,655 ha of unsurveyed Crown land located 6 km southeast of the Village of Burns Lake as shown on the map below. An outline of the BCER process is discussed later in the report.

At the April 30, 2026 Board meeting the Board considered a staff report regarding Atlantica's IUL notice of intent and directed staff to "bring forward an amended Comment Sheet for Board consideration including template wording for future referrals." The Board's discussion at the meeting related to its concerns over the potential cumulative effects of multiple wind farm projects in general, and the need for the Province to develop a strategy which ensures that the cumulative impacts from wind farms are adequately considered by the province.

The attached comment sheet for Atlantica's IUL notice of intent includes new language proposed to highlight the Board's concerns to be included in future comment sheets for wind farm IUL notices moving forward.

Investigative Use License Area Proposed Application Area



The applicant proposes the installation of one monitoring tower and three LiDAR monitors, likely in fall 2026. The sites would be accessed through Seven Mile Forest Service Road (see Attachments for site map). The nearest dwelling is approximately 3.4 km from the proposed infrastructure. Monitoring towers are typically 100 m high, and each Lidar system is approximately 50 cm².

Atlantica estimates the potential to generate 200 megawatts of energy. If the project moves forward, Atlantica will seek a 30-year operation term. Their timeline is mid-2027 to mid-2029 for design/permits and 2030 to 2032 for construction of wind turbines, a substation, and a new transmission line.

EXPANSION OF BCER REGULATORY AND APPROVAL POWERS

BCER's role in permitting energy activities is defined under the *Energy Resource Activities Act* (ERAA) and includes regulatory responsibility for liquified natural gas (LNG), geothermal exploration, and new oil refineries. This role was expanded when BC passed the *Renewable Energy Project (Streamlined Permitting) Act (the Act)* in May 2026, which came into effect July 2026.

The Act established the BCER as the primary permitting agency for the North Coast Transmission Line project, prescribed renewable energy projects, and transmission lines, creating a "single window" permitting process and Crown consultation to streamline the permitting process. This single window model means that when these types of projects require approval pursuant to the *Agricultural Land Commission Act* (prescribed transmission line project only), the *Forest Act*,

Heritage Conservation Act, Land Act, Environmental Management Act, the Water Sustainability Act, or , BCER is now designated as the primary permitting agency and regulator for the lifecycle of the project.

Below is the BCER Application Review Process diagram. Atlantica’s notice falls under the Pre-Application “Consultation & Notification or Rights Holder Engagement”.

BCER’s Renewable Energy Project Regulation (the Regulation), which came into effect March 10, 2026 for new “high-output” wind and power project to be permitted by the BCER pursuant to the Regulation. “High-output” solar and wind projects are those with a capacity of 5 or greater megawatts.

The Act also exempts land-based wind power projects and the North Coast Transmission Line project from the current provincial environmental assessment process under the *Environmental Assessment Act*, while leaving room for future project exemptions in the future.

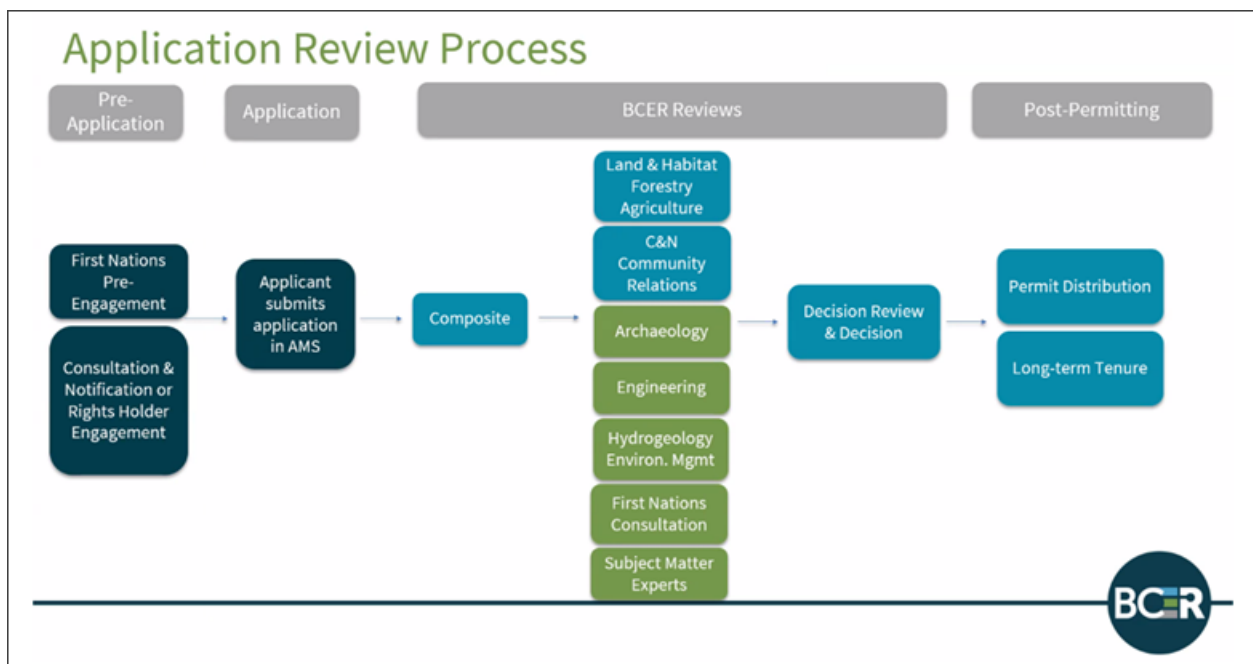


Figure 1: Application Review Process Diagram from BCER.

ATTACHMENTS:

- Comment Sheet
- Atlantica letter dated March 6, 2026
- [Renewable Energy Project Regulation](#) (link)

STRATEGIC PLAN ALIGNMENT:

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

2. Advocacy with the Province

March 6, 2026

To whom it may concern,

On behalf of **Atlantica Canada Development Company Inc. (Atlantica)**, we wish to respectfully inform you of our intent to apply for an Investigative-Use License (IUL) related to a proposed wind energy resource activity application, known as Tchesinkut Lake Wind, with the intent of selling power to BC Hydro. The proposed IUL area overlaps with your area of interest. The intent of this application is to complete due diligence activities to determine the viability of a utility-scale wind project in this area.

Atlantica is the Canadian development arm of Atlantica Sustainable Infrastructure, which is a leading sustainable infrastructure company focused on supporting the transition to a more sustainable world by developing, investing in, and managing a diversified portfolio of renewable energy, efficient natural gas, electric transmission, and water assets. With operations across North and South America, Africa and Europe, Atlantica Sustainable Infrastructure's portfolio includes operating wind farms in Quebec and in Southern Alberta, with several solar and wind projects under development across several provinces in Canada.

This notification is being provided, as per the requirements of the BCER's rights holder engagement framework related to approvals and associated activity authorizations. Contact information for Atlantica is provided at the bottom of this notification.

The proposed IUL application is located north of Tchesinkut Lake, approximately 8 kilometers southeast of the Village of Burns Lake, in the Nechako Plateau Region of British Columbia and encompasses approximately 4,655 ha. The IUL area is accessible from Seven Mile Road, south of Highway 16. **Map 1** below shows the proposed IUL application area, proposed meteorological tower (MET) location and proposed Light Detection and Ranging (Lidar) locations. Installation of the MET and Lidar will use existing roads within the IUL application area identified on Map 1. The installation of a MET tower and Lidar within the proposed IUL application area are likely to occur as early as fall 2026.

The proposed IUL application will be used to bid a wind energy generation facility into BC Hydro's Call for Power. We estimate that the proposed project has the potential to generate 200 megawatts ac (MWac) of renewable electrical power, however this will be confirmed during the investigative activities. It will include wind turbines, a project substation, and a new transmission line connecting to existing transmission infrastructure on the east side of the IUL.

Subject to being awarded an EPA, Atlantica expects the Project to undergo review and approval by the BCER under the *Renewable Energy Projects (Streamlined Permitting) Act*, passed by the BC Legislature in May 2025. Project design and permitting would occur between mid-2027 and mid-2029 with construction happening between 2030 and 2032. The operation of the facility would be for a term of 30 years.

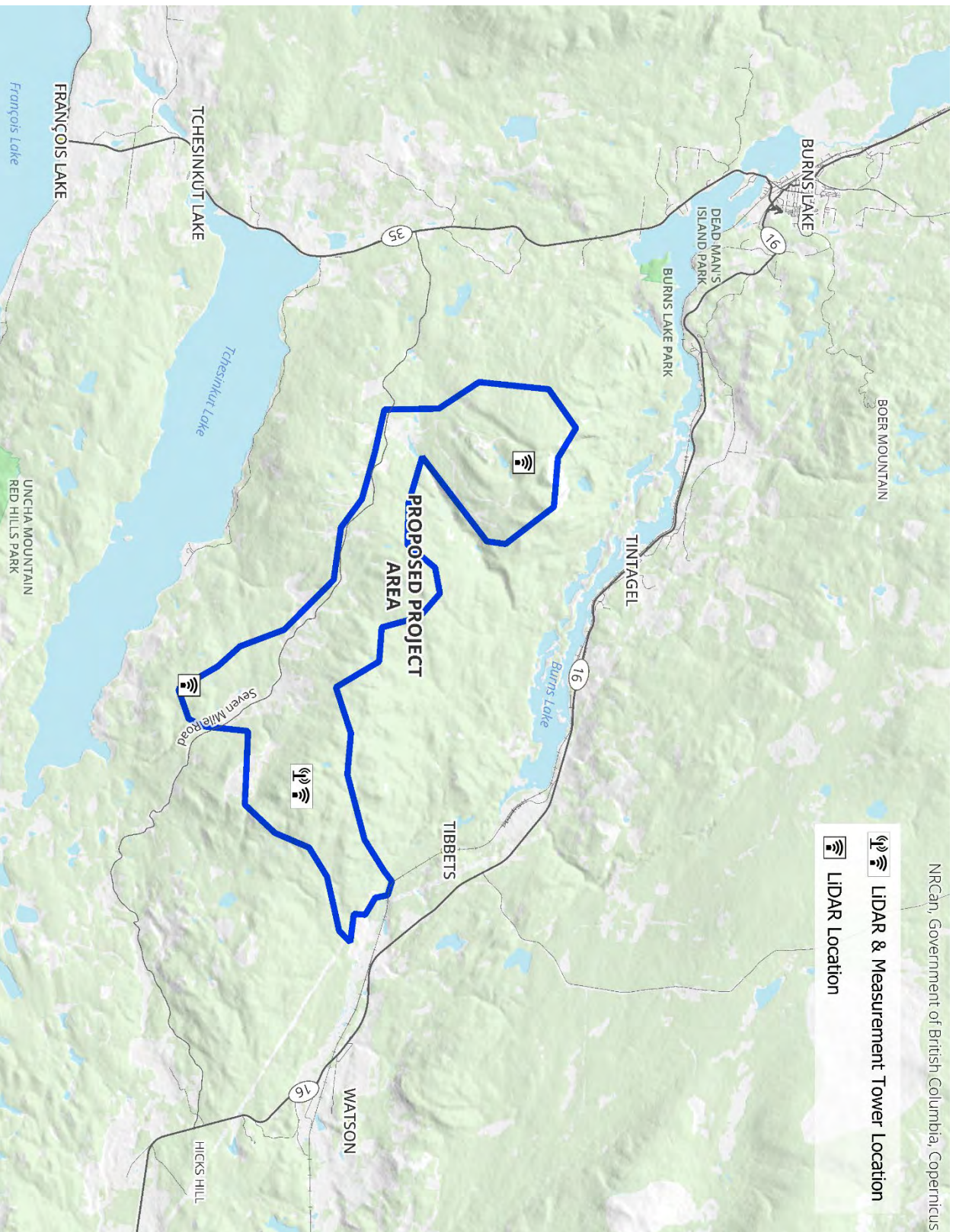
We kindly request that you provide a response by **April 5, 2026** notice to confirm whether you have any comments, concerns, or objections related to the proposed activity. If there are no objections, please complete and return the attached Letter of Non-Objection to Atlantica regarding the proposed activity by **April 5, 2026**.

As an identified BCER rights holder, please know that you may make a Written Submission to the regulator at any time prior to the application decision.

Thank you for your time and consideration. We value your input and look forward to maintaining open communication throughout this process.


Kind regards,

Jorge Villena
Atlantica Canada Development Company Inc.
403-835-9053
Jorge.villena@atlantica.com



NRCan, Government of British Columbia, Copernicus

 LIDAR & Measurement Tower Location

 LIDAR Location

LETTER OF NON-OBJECTION

Atlantica Canada Development Company Inc.
1920 - 335 8th Ave SW
Calgary, AB T2P 1C9

[I/We] hereby acknowledge we have been consulted about:

Proposed Activity(ies):

Proposed Crown Land Investigative Use License application boundary for the purpose of undertaking due diligence activities to assess the viability of a solar power project at this location

To be located at:

Approximately 8 kilometers southeast of the Village of Burns Lake, in the Nechako Plateau Region of British Columbia and encompasses approximately 4,655 ha. The IUL area is accessible from Seven Mile Road, south of Highway 16.

Proposed by:

Atlantica Canada Development Company Inc.

and confirm that [I/we] have no concerns related to:

- the proposed activity(ies) as described above; and/or
 are not requesting a meeting with the applicant in relation to the proposed activity(ies) as described above.

Note: If the applicant receives a letter of non-objection from you as the recipient of an invitation to consult or a notice in relation to the proposed activities, the applicant will have no further obligation to consult with, or notify you in relation to the activities unless there are any changes.

Dated this _____ of _____, 202____

[Consenting Party Signature]

[Consenting Party Written Name]:

[Consenting Party Signature]

[Consenting Party Written Name]:



Regional District of Bulkley-Nechako

Comment Sheet on for BCER Application Notice to Apply for Investigative Use License

Electoral Areas:	Electoral Area B and E
Applicant:	Atlantica Canada Development Company Inc. (Atlantica)
Existing Land Use:	Unsurveyed Crown land
Zoning (Bylaw No. 1800, 2020):	Approximately 4,653 ha not zoned 5.97 ha in Large Holdings Zone (H2) 0.34 ha in Rural Resource Zone (RR1)
OCP Designation (Bylaw No. 1785, 2017):	Approximately 3.84 ha designated Resource (RE)
Proposed Use Comply with Zoning:	Wind monitoring tower and equipment comply as Unattended Utilities.
If not, why?	N/A
Agricultural Land Reserve:	No
Access:	7 Mile Forest Service Road
Building Inspection:	Partially within building inspection
Fire Protection:	None
Other comments:	

Pursuant to Section 3.0.1.1 of RDBN [Zoning Bylaw No. 1800, 2020](#), Unattended Utilities are a permitted use in all zones. This applies to the proposed wind monitoring tower and equipment only.

The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN.

From: [REDACTED]
To: [Cameron Kral](#); [Cameron Kral](#)
Subject: 3901 Gilbert Road, Smithers. British Columbia.
Date: May 22, 2026 8:34:35 AM

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Good Day.

I've seen the sign posted for the TUP at this property . I've been a resident on Gilbert rd. for 32 years.

This property has been used as a sand/Gravel source since I've been residing here.

The reclamation materials are there to reclaim the pit after the excavation. In my opinion it will be better than adequate.

I do have several years in mining. Certified shifter. 20+ years experience.

The screening equipment has never been heard by myself or my family.

Our neighborhood has always been respected by the land owners of the sand pit. Prior owner as well as the current owner.

I am writing this letter in support of the TUP for 3901 Gilbert rd. Their is an individual in our neighborhood who are recruiting individuals to oppose this TUP. By writing letters of opposition.

I am in Support of the TUP at 3901 Gibert rd.

Thank You

Frank Forsythe
4310 Gilbert Rd.
Smithers .
British Columbia.
VOJ-2N7

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: 3901 Gilbert Road
Date: May 22, 2026 10:35:39 PM

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May 22, 2026

Cameron Kral
Planner
Regional District of Bulkley-Nechako

Re: Opposition to Temporary Use Permit for Aggregate Screening,
Crushing and Extraction Equipment – 3901 Gilbert Road

Dear Mr. Kral,

My name is Janice Gilbert and I am a Driftwood property owner with longstanding family roots in this area.

I am writing to express my opposition to the proposed Temporary Use Permit associated with aggregate screening, crushing, and extraction equipment at 3901 Gilbert Road.

I appreciate the opportunity the Regional District has provided for public input on this application. I have taken time to review information regarding both the Regional District and Agricultural Land Commission applications and remain concerned about the proposed industrial use within our rural neighbourhood.

This application is not simply about continuing the small-scale gravel pit historically associated with the former Hans Tugnum operation. The proposed use involves industrial screening, crushing, and extraction activity on AG1 zoned land, with operations proposed between May and October, 7:00 a.m. to 6:00 p.m., for up to 150 days annually.

The Regional District is being asked to consider whether this type of industrial activity is compatible with surrounding land uses and with the intent of the zoning and Official Community Plan.

I do not believe it is.

My concerns include:

- Industrial noise from crushing and screening equipment affecting nearby homes and outdoor enjoyment
- Dust impacts and concerns regarding air quality and property enjoyment
- Increased industrial traffic and safety concerns on rural roads
- Loss of peaceful enjoyment for neighbouring property owners
- Potential impacts to nearby community facilities including the Driftwood schoolhouse and hall
- Reduced rural character and potential impacts on surrounding property values
- Concern that approval of this Temporary Use Permit could create precedent for additional industrial uses within the neighbourhood

As a member of the Gilbert family with over 100 years of history and agricultural roots in Driftwood, I value the rural and agricultural character that has long defined this area. Many people live here because of the quiet setting and ability to enjoy their properties free from industrial activity. The sound of crushers, screeners, and heavy equipment operating throughout spring and summer months would significantly alter that experience.

I am also concerned about the potential impact of dust, noise, and increased

industrial activity on nearby agricultural and pollinator operations, including bee hives located in close proximity to the proposed site. Bees and other pollinators play an important role in rural and agricultural landscapes, and nearby hive owners may reasonably have concerns regarding dust accumulation, disturbance, and the potential effects prolonged industrial activity could have on their operations and surrounding forage areas. These impacts should be carefully considered as part of the Regional District's review.

I am also concerned by information suggesting operations may have occurred before all required approvals were in place. While I understand oversight involves several agencies and I am not speaking to enforcement matters, this raises concerns about confidence that buffers, dust controls, operating limits, and permit conditions would be fully respected if approval were granted.

My understanding is that the Official Community Plan contains policies intended to protect rural residential enjoyment and guide industrial development toward appropriate locations. Introducing this level of industrial activity into an AG1 rural neighbourhood does not appear consistent with the long-term vision for this area.

I respectfully ask the Regional District to carefully consider the cumulative and long-term impacts this proposal may have on surrounding residents, agricultural activities, and the Driftwood community.

For these reasons, I do not support approval of the Temporary Use Permit for 3901 Gilbert Road.

Thank you for considering my comments.

Sincerely,

Janice Gilbert

Driftwood Property Owner

May 20, 2026

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

Copy: RDBN Board of Directors — planning@rdbn.bc.ca

Re: ALC Application No. 102311 | RDBN TUP A-01-26 | 3901 Gilbert Road, Smithers BC | PID: 009-943-528

Dear Members of the Agricultural Land Commission,

I am an ALR landowner and long-term resident in the Driftwood area, whose house is approximately 800 m from the proposed site. We also hold a parcel directly across Gilbert Road from the development area, leased to a commercial beekeeper and being rehabilitated for hay. If our children inherit this land, they will be fourth-generation owners.

We bought gravel from the previous owner ourselves. We do not object to small-scale rural activity here, including the previous small gravel pit and past log construction activity. We do object to large-scale, long-term industrial operation in an ALR agricultural area.

Scale

I understand the existing pit is under 0.4 acres. This proposal covers about 23.6 acres over 10 years, including logging, stripping, extraction, crushing, screening, stockpiling, and hauling. The ALC portal confirms it is not consistent with Ag1 zoning. This is a **substantial new non-farm use**, not a continuation of a small historic pit.

Concerns

Agricultural compatibility: The application does not assess impacts to neighbouring farm uses during operations: hay fields, horses, beekeeping, planned crops, trail riding, and downstream livestock water. A nearby cattle operation relies on Driftwood Creek. These are agricultural impacts, not just neighbour inconvenience.

Dust and health: Extraction, crushing, and hauling could generate dust and fumes reaching neighbouring properties. One of our children has asthma. The application does not appear to include a dust suppression plan, silica assessment, or boundary monitoring.

Driftwood Creek: The site is uphill from the creek. A 30 m buffer is not a water quality plan. Where is the baseline water data, or monitoring for sediment, storm-events, spring-melt or downstream water quality?

Truck traffic: The roads here serve homes, children, school buses, horses, farm equipment, and local traffic, not constant industrial haul trucks. Road safety, increased traffic volume, road dust, noise, and exhaust fumes from repeated heavy truck movements are hugely concerning.

Also, the operating plan allows March to December, while the TUP limits May to October. That discrepancy needs to also be resolved.

Noise and lighting: No enforceable noise limits or lighting plan. Any lighting should be safety-only, shielded, downward-directed, and off outside operating hours.

Compliance: Neighbours report a stop-work order may have been issued by the Ministry of Mining and Critical Minerals. I do not have the full record and request that the ALC confirm compliance history before deciding.

Financial security: The draft TUP does not appear to require a performance bond or letter of credit. Without one, there is no clear funded mechanism to ensure reclamation is completed.

Community: Residents here stay for decades; multigenerational ownership is common. The subject property does not appear to contain a residence. The noise, dust, and traffic would be borne primarily by the people who live and farm nearby. Glenwood Hall is about 650 m away, and Driftwood Schoolhouse is also nearby. They host numerous events.

I request that the ALC refuse this application. If approval is considered, conditions must include: compliance confirmation; phased approval with a performance bond; independent agricultural impact assessment; dust and silica monitoring; enforceable noise and lighting controls; a water quality plan for Driftwood Creek; vegetation buffers; truck route controls for Gilbert Road and Telkwa High Road; and a clear complaint process.

I reserve the right to provide further comments. Please confirm this submission is in the official record for ALC Application No. 102311 and RDBN TUP A-01-26.

Respectfully submitted,

Nicole Fox
Driftwood area, Smithers BC



To whom it may concern:

I am a resident of the neighborhood near the Gilbert Road pit owned by West Fraser Concrete. I live on Adams Road, approximately 2 km from the operation.

Rather than argue whether I am “for” or “against” the operation, I am more concerned about the rights of property owners to carry out legitimate, permitted and historic activities on their own land. West Fraser Concrete purchased the property in good faith with the intention of carrying out the operation of aggregate and sand processing and removal. Apparently, this sand/aggregate mix has the correct chemical properties for the production of concrete.

This pit was developed by Hans Tugnem at least 50 years ago when he owned and operated Mulder Concrete, likely, for the same purpose. It has operated off and on over that time and many tons of material have been removed for various other reasons over that time as well.

I have lived in the neighborhood for 30 years and some type of activity at the pit with its accompanying noises was an annual activity.

The sound of the aggregate operation has occurred periodically and sporadically, from May to September, along with other seasonal sounds in the area including tractors, balers, cows mooing loudly in the fall, chain saws, feller bunchers and trucks hauling everything from logs to milk on the Telkwa high road.

We like our quiet area, however, we are not isolated from the world so we also have the different sounds of commercial activity.

This permit application includes activity that is not new, its on private land and is an allowable resource use that has occurred for decades in one form or another.

Sincerely

Rick Braam
8498 Adams Road
Smithers, BC

Glenwood Community Hall
13804 Telkwa High Road
Smithers BC,
V0J 2N7

To Regional District of Bulkley-Nechako
c/o Cameron Kral

May 23, 2026

Comments RE: Application TUP A-01-26

The Glenwood Hall is a community hall constructed in 1954 by two neighboring rural agricultural communities, Glentanna and Driftwood. Both communities contributed funds, materials, and labor. To acknowledge these contributions, and that the hall was intended to serve farmers and residents of both areas, the names were combined to form "Glenwood." The purpose was to provide a place for community events: potlucks, dances, meetings, weddings, birthdays, and so on.

The Glenwood Hall is still operating, and going strong. It is owned by the Womens Institute and is managed by a volunteer board. It is registered as a non-profit organization in good standing under the BC Societies Act.

These days the Hall serves the rural and municipal community inhabiting the wider Bulkley Valley including Smithers, Telkwa, Quick, and Witset. In 2025 alone it held 18 weddings, 5 birthday parties, 2 graduation dinners, 2 baby showers, 2 first-aid courses, 6 family dances, 5 retreats, 2 memorials, 1 Federal election, the Smithers Farmers' Institute AGM, the Women's Institute annual bazaar, 3 neighborhood socials, and more.

Much of the attraction of the Glenwood Hall lies in its quiet rural location. A tractor may be heard disking a nearby field, or horses whinnying in their pasture. There is only occasional traffic on the Telkwa High Rd, all of it farm-related or local residents going to and from their homes. The wind in the aspens across the road and the quiet murmur of nearby Driftwood Creek provide a soothing setting for the many events that take place here.

The application under consideration, TUP A-01-26, would allow gravel crushing and screening at a location just a half-kilometer from the

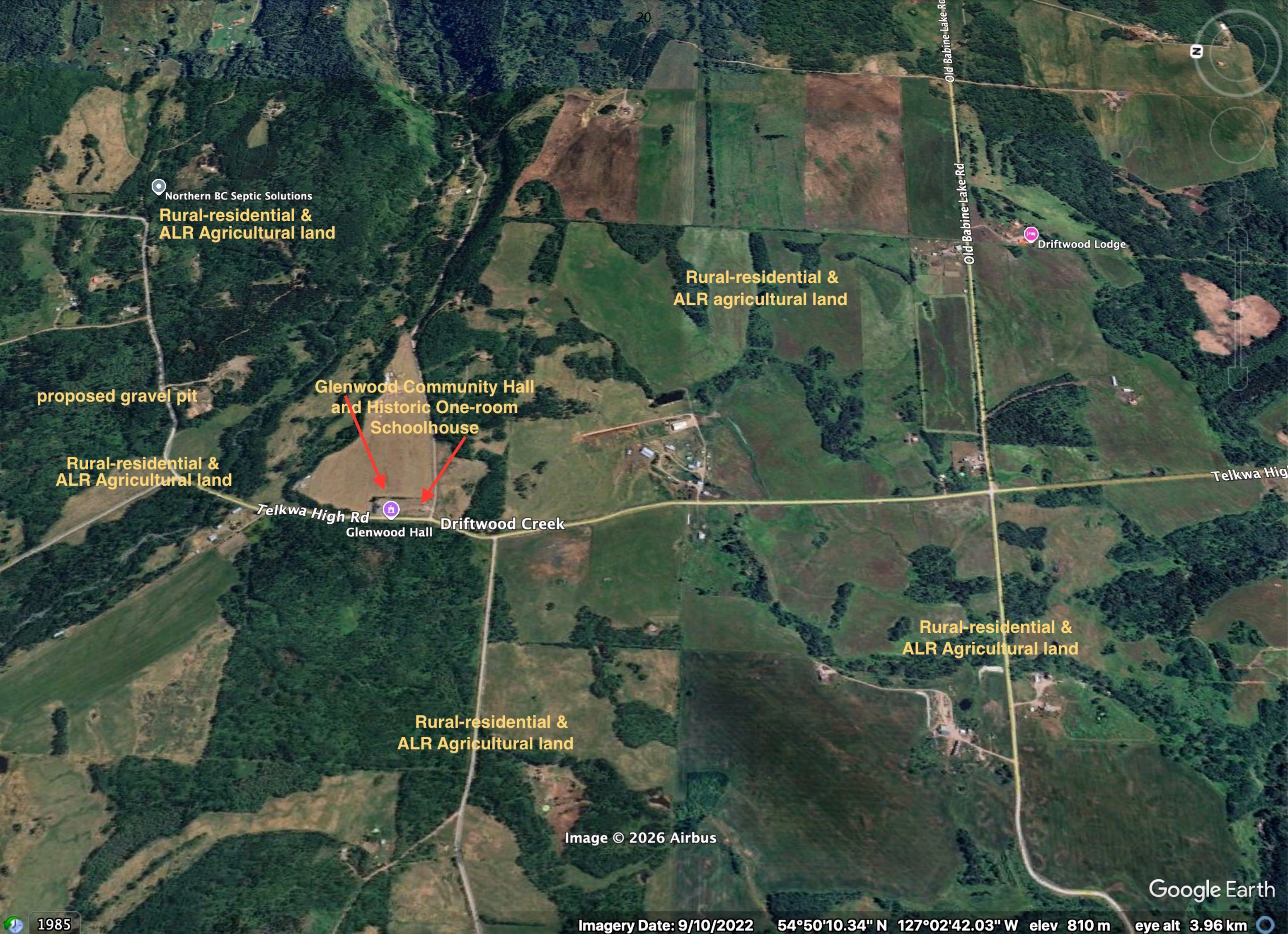
Hall. The proposed operation would be loud and dusty, and would mean much heavy traffic passing the hall on the quiet rural Telkwa High Rd. Those of us on the Board of Directors expect that with the change of atmosphere and character of the hall, due to near-constant noise, we would have few bookings. Who will choose to have their wedding and other celebrations amidst the noise, clamour, and truck traffic created by this industrial development?

And here is the thing: this application is for an industrial development right in the midst of a quiet and peaceful agricultural and rural-residential setting. While the ALC's role is to protect ALR land and consider whether non-farm uses are compatible with agriculture and agricultural life, the Regional District needs to protect the quality of life in its communities. Although the Glenwood Hall is not "agriculture" in itself, it was built by farmers and their families to serve the agricultural and rural community, which it continues to do to this day. The Hall cannot continue to operate without revenue from events, and it would be a great loss to the community if it had to close due to one noisy gravel pit.

Thanks very much.

Paul Glover, Vice-President
Glenwood Hall Committee Association

Attachment:



Northern BC Septic Solutions
**Rural-residential &
ALR Agricultural land**

**Rural-residential &
ALR agricultural land**

proposed gravel pit

**Glenwood Community Hall
and Historic One-room
Schoolhouse**

Driftwood Lodge

**Rural-residential &
ALR Agricultural land**

Telkwa High Rd
Glenwood Hall

Driftwood Creek

Telkwa Hig

**Rural-residential &
ALR Agricultural land**

**Rural-residential &
ALR Agricultural land**

Image © 2026 Airbus

Google Earth

1985

Imagery Date: 9/10/2022 54°50'10.34" N 127°02'42.03" W elev 810 m eye alt 3.96 km

TO:
Cameron Kral
Planner
Regional District of Bulkley-Nechako | rdbn.bc.ca
cameron.kral@rdbn.bc.ca
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

May 24, 2026

Comments on TUP A-01-26

As a long-time resident in the Driftwood area outside of Smithers, I am opposed to the issuance of any permit allowing gravel extraction and processing at 3901 Gilbert Rd.

-As you will have heard from others, the noise, dust, and increased industrial traffic associated with gravel operations at this property will disrupt the quality of life of residents in a radius of several kilometers, at least.

-Noise and dust from the operation will disrupt events at Glenwood Hall and Driftwood Schoolhouse, potentially forcing permanent closure of these community spaces due to lack of rentals. Glenwood Hall has been in operation for more than 70 years, and the schoolhouse has been at its location for more than 80 years.

-The applicant has demonstrated a disregard for regulations. He has been conducting development and extraction activities at this site for the past year and longer, despite having no permit and despite stop-work orders from the Ministry of Mines. These activities have been documented by local residents.

-As well as operating illegally, the applicant has been developing the property without due diligence. In the past month, while using a large machine to clear trees and brush, he mowed down vegetation on a neighboring property that had been left there intentionally by the property owner as a buffer. The operator thought that the fence line marked the property, but the fence was intentionally set back from the property line. Clearly not exercising care and caution, or respect for neighboring residents.

-By clearing trees and brush during bird-breeding season (roughly mid-April to mid-July) the proponent was violating Section 34 of the Wildlife Act. This demonstrates a lack of awareness and lack of concern for environment and the consequences of his actions, and lack of care in planning.

-It appears that efforts at enforcement have been ineffective. We can assume that, if a permit is granted, any conditions or limitations included may be ignored, without consequence.

-The issuance of any permit allowing gravel extraction operations at this location flies in the face of the RDBN's Official Community Plan.

-There is no shortage of gravel pits already in existence in the Bulkley Valley and operating in areas designated for industrial development, primarily along the Bulkley River. There is plenty of available aggregate in the Bulkley Valley; this gravel pit proposal is unnecessary.

The proposed development provides no benefit to any residents in the immediate area, while producing only harmful effects to their environment, professions, property values, and quality of life.

Thanks very much,

Paul Glover

[REDACTED]

4070 McCabe Rd

[REDACTED]

From: [REDACTED]
To: [Cameron Kral](#)
Subject: Comments for Proposed Gravel Pit on Gilbert Road.
Date: May 26, 2026 1:49:06 PM

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To Regional District of Bulkley-Nechako
c/o Cameron Kral <cameron.kral@rdbn.bc.ca>
250-692-3195

Comments on TUP A-01-26
May 26, 2026

My name is Erik Moller. I am a professional beekeeper and have been for most of my life.

This is how I earn my living. I currently have nearly 200 hives, mostly located in the Driftwood area outside Smithers, with some located on Gilbert Rd near its intersection with Telkwa High Rd, just across Gilbert Rd from the proposed gravel pit at 3901 Gilbert Rd. I have constructed a honey shed at the site and have two storage containers there as well, primarily to overwinter all the hives. I have invested considerably in this location as the center of my beekeeping business.

I am opposed to the issuance of a temporary use permit, or any other, for development and operation of a gravel pit at 3901 Gilbert Rd. An operation like this causes a great deal of dust, both from activities in the pit and by heavy truck traffic along the road. Road dust is very fine particulate matter and is harmful to bees. It coats them, the hives, and the vegetation they depend on to nectar and pollen. It is a particular problem for bees as it clings to the tiny hairs on their bodies and can interfere with their ability to navigate to and from the hive. This may result in loss of foragers, colony stress, and susceptibility to other pests and disease.

Dust reduces both quantity and quality of honey. Road dust travels widely and may take a long time to settle from the air. Note that the Ministry of Environment sometimes issues air-quality alerts for the Bulkley Valley, Smithers, Telkwa, Houston, and Burns Lake due to air-borne road dust.

In addition to the dust, I am concerned that the smoke from the gravel crushers and other equipment will hang in the air, creating a toxic polluted air in this area of the driftwood valley where the air can remain stagnant and is not generally swept away by predictable winds. This is true of the dust as well.

Beekeeping is highly compatible with the combination of rural-residential and agricultural setting of the area surrounding the proposed development. This activity is quiet and produces no negative effects to the environment or residents. On the contrary, it is beneficial to the environment through pollination of wild and agricultural plants, and in the end the honey that

is produced benefits many people in our community, and sustains me and my family. By contrast, the proposed gravel extraction and crushing is not compatible with the surrounding residents, produces noise, smoke and dust that are harmful to their well-being and to my bees, and in the end benefit only a handful of people who don't even live nearby. Please consider that this industrial activity is proposed in an ALR area set aside for Agricultural production, not industrial activity.

Thank you for your consideration in this matter.

Erik Moller
Smithers, BC



From: [REDACTED]
To: [Cameron Kral](#)
Subject: TUP-01-26
Date: May 26, 2026 4:36:31 PM

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I am writing to formally oppose Temporary Use Permit A-01-26.

I am the owner of 3985 Gilbert Road and share a property line with the property subject to the TUP application. I have experienced significant disruption to my ability for quiet, peaceful enjoyment and use of my property due to the aggregate screening operations the applicant performed in 2025. The type of noise from the screening operations is a constant industrial noise and not compatible with a rural residential area.

I am an Equine Assisted Personal Development Coach and work from my property. Equine Assisted Learning programs rely heavily on a peaceful, low-stress environment to ensure the safety and well being of both participants and horses. These programs often serve vulnerable populations including youth, individuals with disabilities, and those experiencing mental health challenges. The introduction of a gravel extraction operation would significantly compromise the calm and predictable setting that is essential for these activities. Horses are highly sensitive animals, particularly to sudden noise and environmental disruption. Increased industrial activity in close proximity can lead of heightened stress responses, behavioural issues, and safety risks for riders and handlers. This not only undermines program effectiveness but also raises liability concerns that could force programs to scale back or cease operations entirely. EAL programs are valuable community assets contributing to land stewardship, education, and mental health support.

An aggregate screening operation in such close proximity will have negative consequences on the ability to run my programs.

The applicant has stated that if they are not given a TUP for screening, they can truck material off-site and screen it at their Donaldson Rd property. While this would still have an impact to our neighbouring use and enjoyment, it would significantly reduce the negative effects and be an acceptable compromise between local residents and the applicant.

I strongly oppose an aggregate crusher being used on site. (The applicant has said they are removing the request for a crusher, but I have not seen this change reflected in the documentation).

The proposed screening operations are in direct conflict with policies laid out in the official community plan as follows:

Official Community plan

- The proposed activity is not compatible with the rural character or quality of life of the plan area, compromises neighbouring use, has an unacceptable negative impact on neighbouring land use and property owners and is not in the best interest of the community.

- Mineral Aggregate extraction and processing permits should not be issued near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

- Industrial Designation should occur in suitable location, minimize land use incompatibility and conflicts between industry and surrounding land uses and not create an amount of noise or other impact that will adversely affect the rural character of the area or unacceptable negative impact on neighbouring land uses.

-Temporary Use Permits may only be issued if the proposed temporary use will not have adverse effects on neighbouring land uses or property owners.

I strongly urge you to uphold the OCP in this matter.

Thank you for your consideration,
Nichole Murray

From: [Jason Llewellyn](#)
To: [Cameron Kral](#)
Subject: FW: Re; Temporary Use Permit (TUP) A-01-26
Date: May 27, 2026 8:27:16 AM

From: D.F.P. [REDACTED]
Sent: May 26, 2026 4:54 PM
To: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Subject: Re; Temporary Use Permit (TUP) A-01-26

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To: planning@rdbn.bc.ca Subject: Public Comment on Temporary Use Permit A-01-26 (3901 Gilbert Road) Dear RDBN Planning Department and Board of Directors, RE: Temporary Use Permit A-01-26 – 3901 Gilbert Road

I am writing to submit my formal comments regarding the proposed Temporary Use Permit (TUP) A-01-26 for aggregate processing, including screening and rock crushing, at 3901 Gilbert Road.

My name is Denise Fortin, and I reside nearby at 15044 Telkwa Highroad, Smithers, B.C.

While my residence is located outside the immediate physical extraction boundary, a 23-acre commercial operation introducing portable screening and rock crushing units raises significant concerns for our rural community pocket.

I request that the Board carefully consider and implement strict conditions regarding the following impacts before granting any approvals:

1. Groundwater and Shallow Well Security: My property relies entirely on a shallow private well for drinking water and domestic use. Deepening aggregate extraction and introducing heavy on-site processing can severely disrupt local water tables, cause shallow wells to run dry, or introduce contaminants into unconfined aquifers. I request

that the RDBN mandate an independent hydrological impact assessment to guarantee that local residential water security is not compromised.

2. Haul Traffic and Road Safety: Rock crushing and screening will inevitably increase heavy commercial truck volume. I am concerned about the safety, wear-and-tear, and dust management along the primary transport corridors, specifically Gilbert Road and the Telkwa Highroad.

3. Noise Propagation: Rock crushing generates high-frequency, industrial noise. Because rural valleys can carry sound over long distances depending on wind and atmospheric conditions, I request strict limitations on the hours of operation (e.g., no evening, weekend, or holiday processing).

4. Dust Control: The processing of dry aggregate generates substantial particulate matter. I request that a mandatory, verifiable dust-suppression and water-spraying plan be enforced for both the processing equipment and the active haul roads on site.

Please ensure this letter is forwarded to the Board of Directors for their review ahead of the consideration date on Thursday, May 28, 2026.

Please also keep me informed of any decisions, updates, or subsequent public comment windows regarding this file.

Thank you for your time and for protecting our local rural neighborhoods and water resources.

Sincerely,

Denise Fortin

15044 Telkwa Highroad, Smithers, B.C. [Your Phone Number



West Fraser Concrete Ltd
3520 Victoria Dr Smithers BC



May 21, 2026

Re: Opposition Letters and Community Meeting

RDBN TUP Application: A-01-26

ALC Application: 102311

NoW Application: G-2-32

This letter is in response to the group of letters our applications have received regarding the Gilbert Rd sand pit. Hank Meerdink and Leigh Purnell from West Fraser Concrete Ltd sent out notices to the neighboring properties inviting them to meet at 3901 Gilbert Rd on Saturday May 23, 2026 to discuss the current applications. There were 25 people in attendance from the Driftwood community.

During this meeting there was open and respectful conversation regarding; noise, dust, screening operations, traffic concerns, estimated amount of material per season, operational scheduling, and the four governing agency applications we have made and what they cover. We do understand and appreciate the community reaching out to voice their concern but also for hearing our response that had eased the majority by the end of the meeting.

There were some attendees that expressed their wish to rescind or adjust their initial letter of opposition. We are hopeful these letters are made available to the Regional District and the Agricultural Land Commission before their respective deadlines. West Fraser Concrete Ltd will commit to keeping the community updated as changes or updates are made available in regards to this property.

This letter is also to address and request that "crushing operations" be removed from any and all applications for 3901 Gilbert Rd. As stated previously, as well as, at this community meeting there will be no crushing taking place on site as the material is sand.

Thank you all for taking the time and putting in your effort to understand the process and sharing your input.

Thank you,

Hank Meerdink 


Leigh Purnell 


From: [RDBN Planning](#)
To: [Danielle Patterson](#); [Deneve Vanderwolf](#)
Subject: FW: Permit Application B-01-26
Date: May 25, 2026 12:06:30 PM

From: Cecile Phillips [REDACTED]
Sent: May 25, 2026 12:02 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: Permit Application B-01-26

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To Whom it May Concern:

I, Cecilia H. Phillips own the property Lot 1 of Decker Lake Heights Sub- Division, to the back of the subject property. My fence line , which is not the property line, runs behind all three properties that are off Brewer Ave. My husband and I placed our fence approximately 4 feet, the width of a snowmobile to the inside of the property line. This was done so that we could work / repair the fence and still be on our own property. Our children and the neighbour's children could snowmobile, motorbike, ride horses or walk and still be on our property. Now properties have changed hands and children grown. When the subject property came up for bids, I asked the Real Estate Agent, [REDACTED] to let the buyer know that the fence line was not the property line. He said he forgot. If the permit was measured from the fence line instead of the legal survey stakes it was done incorrectly. I do object to the setback of only 2.5 meters, (10 ft. from property line) if the 7.5metre offset is used I have no objections.

Best Regards.
Cecilia H. Phillips
[REDACTED]



May 12, 2026

To: Mayor and Council;
Chair and Board;
Chief and Council

Dear colleagues,

Re: Provincial efforts to renew the Heritage Conservation Act

I am writing to you to provide an update on the Union of B.C. Municipalities' (UBCM) advocacy for a balanced, transparent process to renew the *Heritage Conservation Act* (HCA) and provide some thoughts on what is likely to come next.

Where we are now

Last week UBCM [joined](#) with the Urban Development Institute, Mining Association of BC, Association for Mineral Exploration and the Independent Contractors Business Association to draw renewed attention to the Province's handling of the consultation process to update the HCA. I was glad to see the response from journalists to our message, with coverage in the [Vancouver Sun](#), [Lodestar Media](#), [Black Press](#) and others.

We know that our members – local governments and First Nations – recognize the need to update the current Act. The current legislation underwrites procedures that are administratively burdensome, slow and unresponsive. There is also ample evidence that archaeological protocols have led to significant costs for infrastructure projects, residential development and industrial construction.

As noted in our news release, UBCM refused the Province's invitation to sign a non-disclosure agreement to review drafting instructions for its proposed HCA legislation. In UBCM's opinion, the Province has not done the policy work necessary to be providing directions for drafting legislation at this time. What is needed now is thoughtful policy discussion among all interested parties, that would, in time, lead to a new set of drafting instructions.

This is not a new request from UBCM. When we first spoke out against the Province's approach to legislative renewal of the HCA last September, UBCM urged the Province to gather First Nations, local governments, archaeologists and industry in a process to jointly work out solutions that balance interests and have been ground truthed by practitioners.

Many of our members have substantial concerns with the policy papers that the Province has made available since August. We have heard consistently from our members that the provincial plans lack significant detail in critical areas; introduce unclear terminology; propose solutions (such as 'Heritage Management Plans') that are unworkable; and propose permitting solutions that are untested and unproven.

When UBCM met with Minister Parmar last week, I reiterated again that the Province should be bringing interested parties together into working group – not to review the current three-column document – but to tackle the complex policy questions that have not been addressed to date. While the discussion was frank and direct, I was not left with the impression that the Province was prepared to alter its course.

Next steps

We anticipate that the Province will begin a process to look for individual local government and First Nation member endorsements for their current plan, and that requests will be made for our members to sign non-disclosure agreements.

Each local government and First Nation should, of course, make its own decision whether to sign. If your community is approached, I hope you will consider UBCM's request for a joint working group to facilitate open, transparent discussion focused on solutions.

Last spring during her speech to UBCM's area associations, then-president Trish Mandewo raised the issue of non-disclosure agreements and how they can block our members from having meaningful discussion both internally and externally about key legislative matters.

UBCM believes that we need a process where all parties can participate and contribute to solutions. The piecemeal approach that we have seen since last fall is not working, and the only way to rectify it is through the Province bringing all interested parties together to hear each other and work out solutions jointly. Such a process cannot happen if the Province continues to push its current legislative plan and shut down discussion through the use of non-disclosure agreements.

The HCA needs to change, and UBCM wants to support that change, but we need to know that the Province is listening and drawing upon the expertise of those who have hands on experience with the current legislative framework.

If you have any questions or comments about this memo, please contact me through the UBCM office. Also, if you are approached to sign and NDA by the Province, we would be interested to know, so please be in touch.

Sincerely,



Councillor Cori Ramsay
President, Union of BC Municipalities

CC: Chief Administrative Officers