



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, September 10, 2026**

PLANNING AND DEVELOPMENT

Public Comment - Temporary Use Permit Application - TUP A-03-26-Electoral Area A (Smithers/Telkwa Rural) (Board Agenda Pages 66-74)

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Receive

ADJOURNMENT

Deneve Vanderwolf

From: Andrea Soto [REDACTED]
Sent: September 8, 2026 2:59 PM
To: RDBN Planning
Subject: Public Comment regarding TUP Application A-03-26 (224 Raymond Road)
Categories: Green category

Dear Board of Directors,

I am writing as a neighboring resident and local business owner down the road from the subject property at 224 Raymond Road. Our family resides on a 77-acre property along the river, where we also operate a fly-fishing lodge business centered around the world-class fishing on the Bulkley River.

As landowners and operators, we care deeply about the conservation, preservation, and ecological integrity of our home waters. While we understand the need for local industrial activities, our primary concern regarding this Temporary Use Permit application for aggregate processing—specifically gravel washing and screening—is the potential impact on water quality, fish habitat, and the surrounding river ecosystem.

Specifically, we wish to raise the following key concerns and requests:

1. **River Quality & Angling Experience:** Gravel washing operations carry a significant risk of sediment runoff, fine silting, and turbidity entering nearby water tables, drainage paths, or tributaries that feed into the Bulkley River. High turbidity and siltation pose a direct threat to local fish habitat, spawning grounds, and overall river health, as well as the pristine water clarity that our local angling economy and business depend upon.
2. **Strict Water Management & Containment:** To ensure local waterways and fish habitats are fully protected, we strongly request that any approval of this permit be contingent upon strict, enforceable conditions. Specifically, the applicant should be required to implement a fully engineered, closed-loop recycled water system and comprehensive sediment containment/settling pond controls that prevent any surface runoff or subsurface discharge into local watersheds.

We appreciate the Board's time and consideration in reviewing this submission and ensuring our home waters remain protected for the health of the river and the community.

Andrea Soto Guerrero
 Co-Owner Operator & CFO
 Frontier Experience | Bulkley Steelhead | Copper Bay Lodge
 [REDACTED]