



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP C-01-23

APPLICATION SUMMARY

Name of Agent/Licensee: Bradley Miller, Bam Bam Trucking Ltd.

Electoral Area: C

Subject Property: 2640 Spencer Pit 2 Road - Lot 1, District Lots 1650 and 1651, Range 5, Coast District, Plan 14582, Except Plans PRP43274 and PRP45498 (PID 023-292-989).

OCP Designation: Resource (RE) in the Fort St. James Rural Official Community Plan No. 2578, 2010.

Zoning: Rural Resource (RR1) in the Regional District of Bulkley-Nechako. Zoning Bylaw No 1800, 2020 (the Zoning Bylaw).

ALR Status: Not located within the ALR.

Existing Land Use: Gravel Pit.

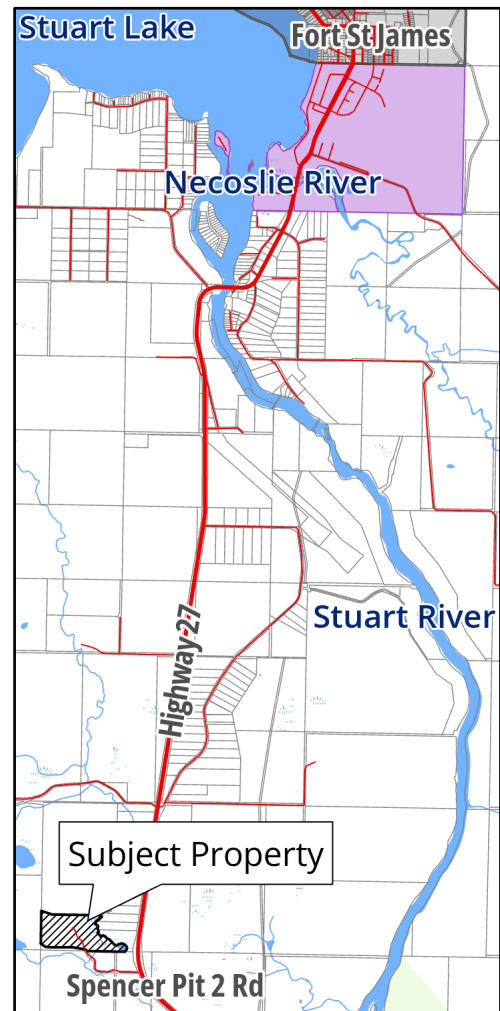
Location: The subject property is located on Spencer Pit 2 Road, off Highway 27, approximately 10 km south of the District of Fort St. James.

Proposal:

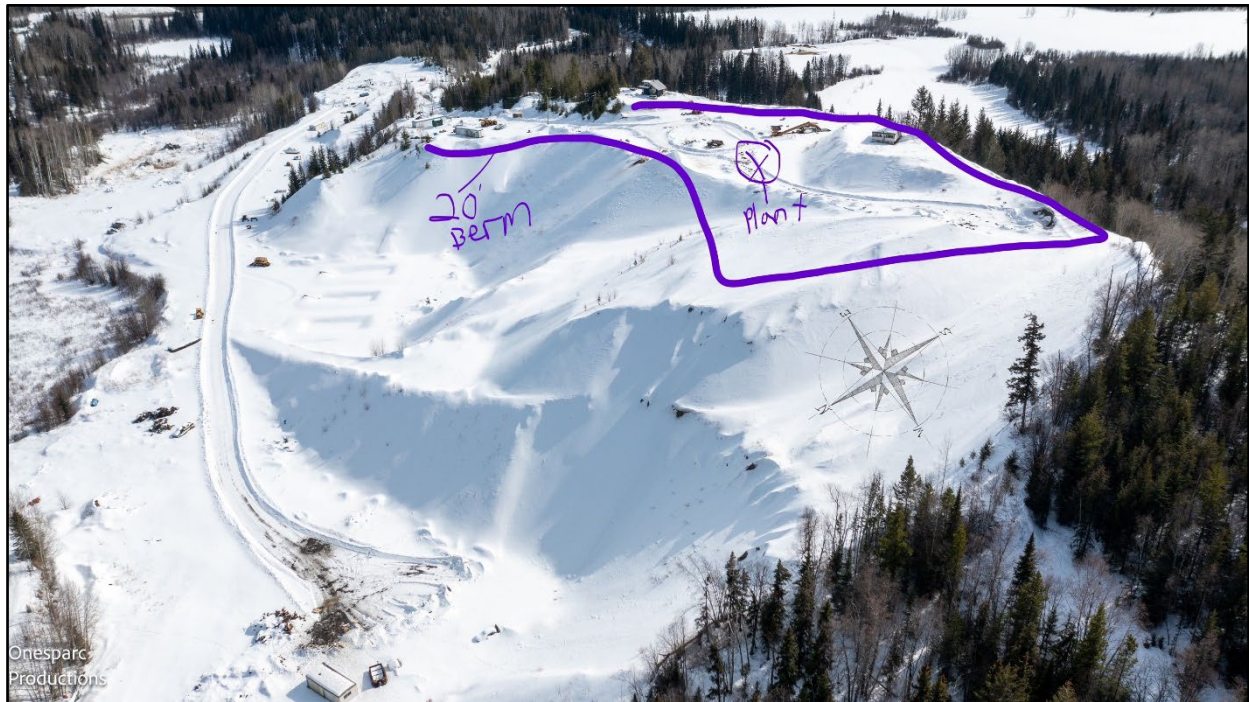
The applicant is requesting a Temporary Use Permit (TUP) to allow the operation of a portable asphalt plant and concrete plant at their gravel pit. The proposed plants would operate from 8 AM to 5 PM, Monday to Friday.

The lands are zoned Rural Resource (RR1) which does not permit the operation of an asphalt plant or concrete plant; therefore, a TUP is required.

The applicant is proposing to locate the asphalt plant or concrete plant in the area shown on the site plan below. RDBN staff requested more details from the applicant on potential mitigation measures, such as



the height of all berms, as well as a detailed site plan. No additional information was provided by the time of the writing of this report.



DISCUSSION

Temporary Use Permits Explained

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

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

- "(a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*
- (b) the environment would not be negatively affected by the proposed temporary use;*
- (c) the proposed temporary use will not have adverse affects on neighbouring land uses or property owners;*
- (d) the proposed temporary use does not require a significant amount of capital investment in a particular location; and,*

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

Waste and Sewage Disposal at the Gravel Pit

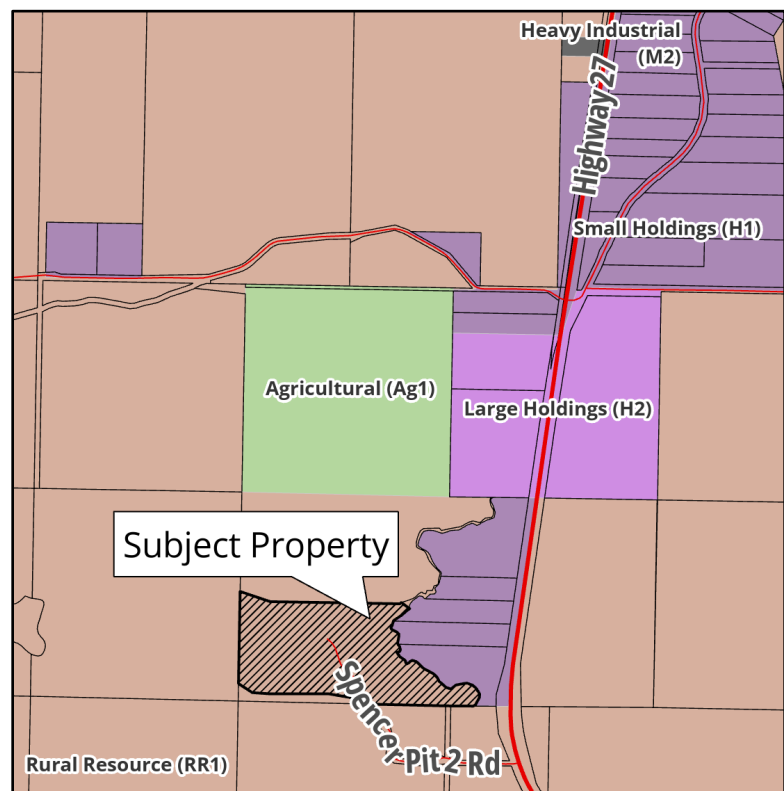
RDBN records indicate a history of waste disposal at the gravel pit, including the dumping of sewage, contrary to Provincial government regulations. Staff have been unable to confirm with the province whether the sewage and other waste was appropriately cleaned up and the dumping site remediated.

Planning Department Comments

There are 7 dwellings within 1 km of the asphalt and concrete plant location. The closest dwelling is approximately 100 metres away from the property boundary. Staff anticipate that area residents may have some interest in the application.

Referral and Approval Process

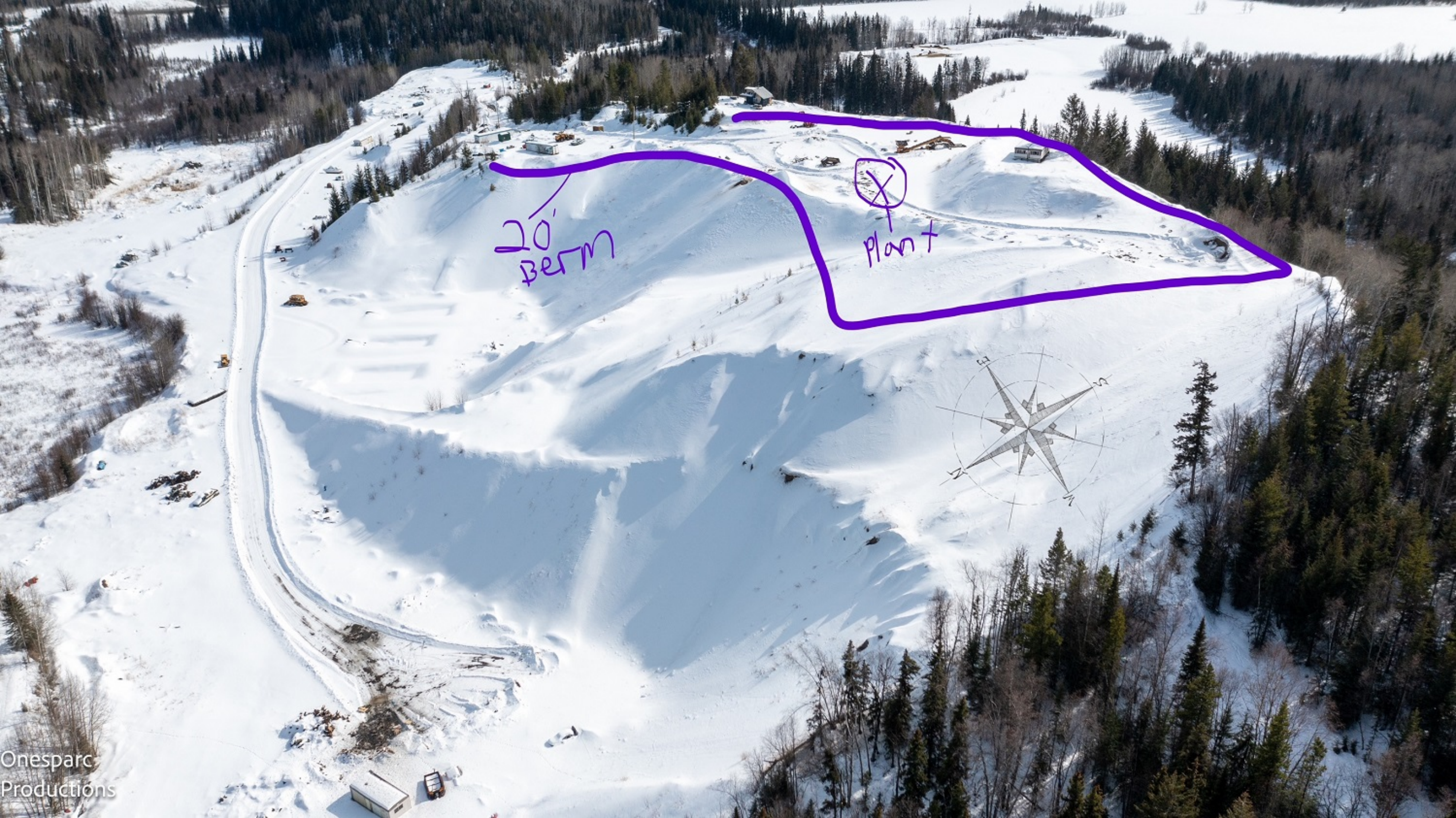
This application is being referred to the Electoral Area F and C Advisory Planning Commissions (APCs), Nak'azdli Whut'en, Yekooche First Nation, the District of Vanderhoof, the District of Fort St. James and the Ministry of Transportation and Infrastructure (MOTI).



Notice of this application will be published in a local newspaper informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed along Spencer Pit Road at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

ATTACHMENTS

- Applicant Submission



20'
berm

plant

