



## REGIONAL DISTRICT OF BULKLEY-NECHAKO

### Planning Department Referral Report

File No. TUP F-01-25

(Amended September 24, 2025)

Written By: Cameron Kral, Planner

#### APPLICATION SUMMARY

**Name of Agent / Owners:** Tracey Martin, DWB Consulting Services Ltd. (Agent)  
Valley Lime Ltd. (Applicant)

**Electoral Area:** Electoral Area F (Vanderhoof Rural)

**Subject Property:** Unaddressed Crown land, legally described as Block A of the West ½ of District Lot 5415, Cariboo District (PIN: 10034131)

**OCP Designation:** Resource (RE) Designation in "Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021" (the OCP)

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

**Building Inspection** Not within the Building Inspection Area

**Fire Protection** Not within a Fire Protection Area

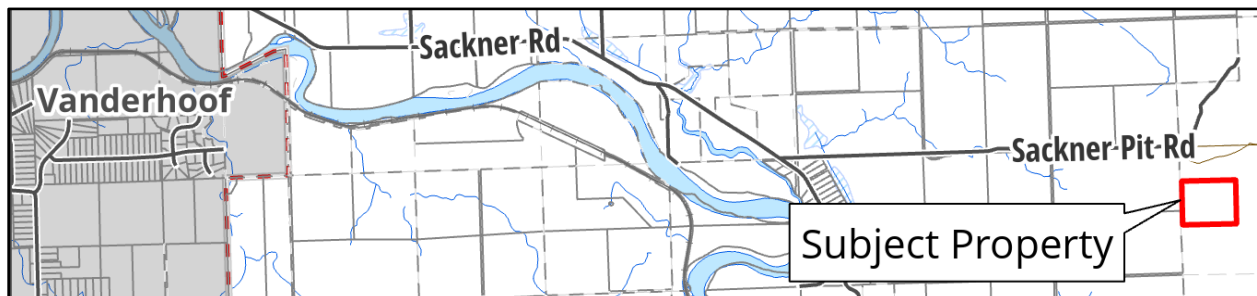
**Existing Land Uses:** Undeveloped Crown Land and Limestone Quarry (inactive)

**Location:** Approximately 11 km east of the District of Vanderhoof, off Sackner Pit Road (see map below).

**Property Size:** 37.69 ha (93.13 ac)

**Proposed TUP Area:** 0.8 ha (1.97 ac)

#### Location Map:



## **PROPOSAL**

The applicant is requesting the issuance of a Temporary Use Permit (TUP) for three years to allow the operation of a portable crusher and screener on a 0.8 ha (1.97 ac) area on the subject property. The purpose of the request is to facilitate the development of a limestone quarry within the applicant's 11.3 ha (27.9 ac) Permitted Mine Area (see attached Applicant Submitted Drawings).

The applicant is proposing to extract up to 99,555 tonnes of material over a 5-year period. Operation of the quarry would involve blasting and conventional construction equipment to extract limestone from an exposed outcrop. The limestone material would then be transported to an onsite crushing/screening area for stockpiling and processing, before being hauled offsite along an existing mine access road through Crown land to Sackner Pit Road. The existing mine access road will be upgraded to accommodate the proposed quarry. The quarry is proposed to operate Monday to Friday, 7 am to 5 pm, April to November. No permanent infrastructure or facilities are proposed.

The applicant provided the attached Quarry Management Plan and Mine Access Road Management Plan which contain additional information, including environmental monitoring, reclamation, potential impacts, mitigation measures for dust, emissions, invasive plants, noise and waste for the proposed quarry and mine access road. The applicant also provided staff with copies of their Licences of Occupation for the proposed quarry and mine access road; an approved Mines Act Permit, an approved Ministry of Transportation and Transit Industrial Access Permit; and an ALC decision approving a section of the mine access road which crosses the ALR. Copies of these approvals are available from staff upon request.

The subject property is zoned Rural Resource Zone (RR1), which does not permit aggregate processing uses, including crushing and screening. Therefore, a TUP is required. Aggregate extraction, including blasting, cannot be regulated by the RDBN.

## **DISCUSSION**

### **Site Details**

The site is surrounded by undeveloped Crown land to the north, east and south, and private land to the west. Staff conducted a site visit on August 26, 2025 (see Attachments for Site Visit Photos). The proposed quarry is located on the site of an existing quarry that has been inactive since 1984. No buildings are located on the subject property. The site has not yet been cleared but there is some disturbance from the existing quarry. The proposed crushing/screening area would be located on the west side of the site towards the mine access road. A 50 m (164 ft) wide vegetation buffer is proposed to be maintained around the site (see Attachments for Site Plan). The nearest residence is located approximately 1.5 km west of the proposed crushing/screening area.

## Official Community Plan

The subject property is designated Resource (RE) pursuant to the OCP. It is the intent of this designation to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife by discouraging settlement on Resource designated lands. OCP Policy 3.7.2(1) states:

*"Only uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services use will be permitted in the Resource (RE) designation. A very limited amount of low density residential use may be permitted within this designation, where appropriate."*

## Temporary Use Permits Explained

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

The TUP must be in accordance with the policies identified in the Section 6.3 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 affects on neighbouring land uses or property owners;*
- (d) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that the required decommissioning and reclamation is completed;*
- (e) the proposed temporary use does not require a significant amount of capital investment in a particular location; and,*
- (f) the proposed temporary use has the support of the Agricultural Land Commission through the approval of an application if the land is within the ALR.*

## Referral and Approval Process

This application is being referred to the Electoral Area F Advisory Planning Commission, the District of Vanderhoof, and the Ministry of Transportation and Transit.

Notice of this application will be published on the Regional District's website, the Regional District's official Facebook page, and in the Vanderhoof Omineca Express informing the public of the time and location of the Board's consideration of the application, and their

ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed on the subject property at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

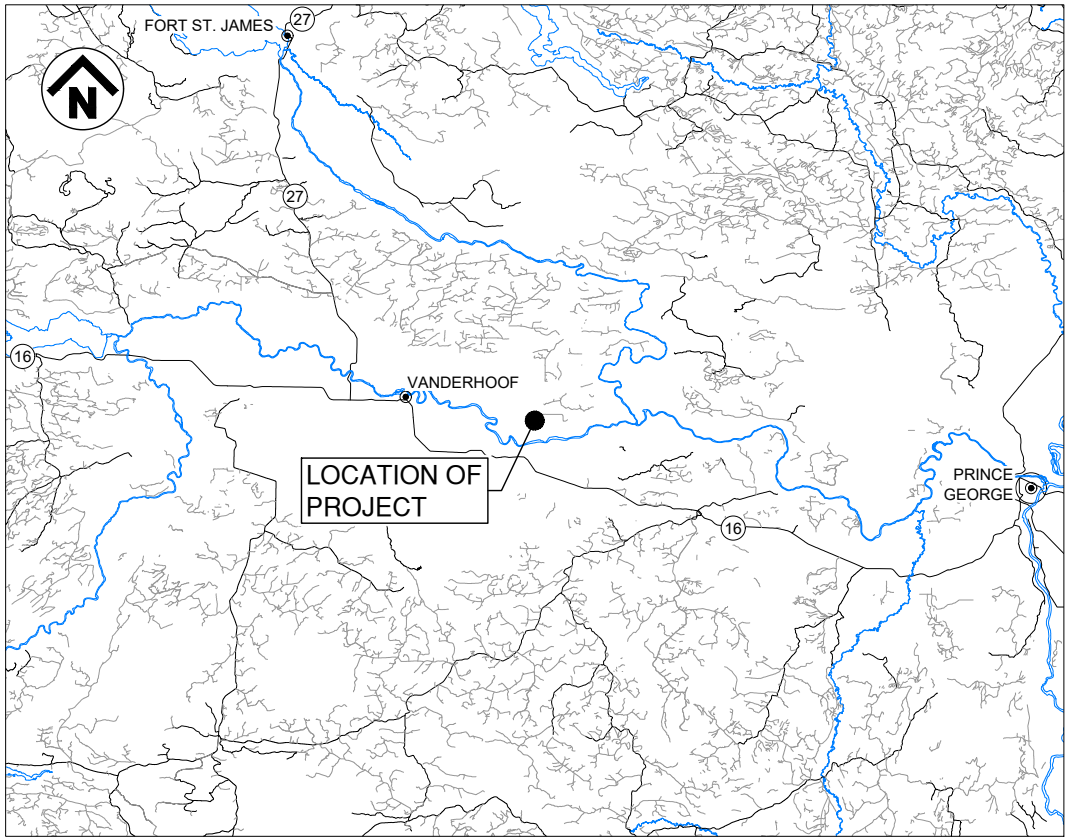
#### **ATTACHMENTS**

- Applicant Submitted Drawings.
- [Quarry Management Plan](#) (Link)
- [Mine Access Road Management Plan](#) (Link)
- [Site Visit Photos, August 26, 2025](#) (Link)

# VALLEY LIME LTD.

## PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5) VANDERHOOF, BC.

Lat. 53° 59' 25.5"    Long. 123° 44' 38.2"



KEY MAP  
NTS

DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
21556-164-01	LOCATION MAP
21556-164-02	ACCESS MAP
21556-164-03	TENURE MAP
21556-164-04	SITE MAP
21556-164-05	SECTIONS

ISSUED FOR PERMITTING

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ANY COPIES or PDFS MAY NOT BE TO SCALE



DWB Consulting  
Services Ltd.

Permit to Practice# 1000169

CLIENT PROJECT CODE

DATE

DRAWING NUMBER

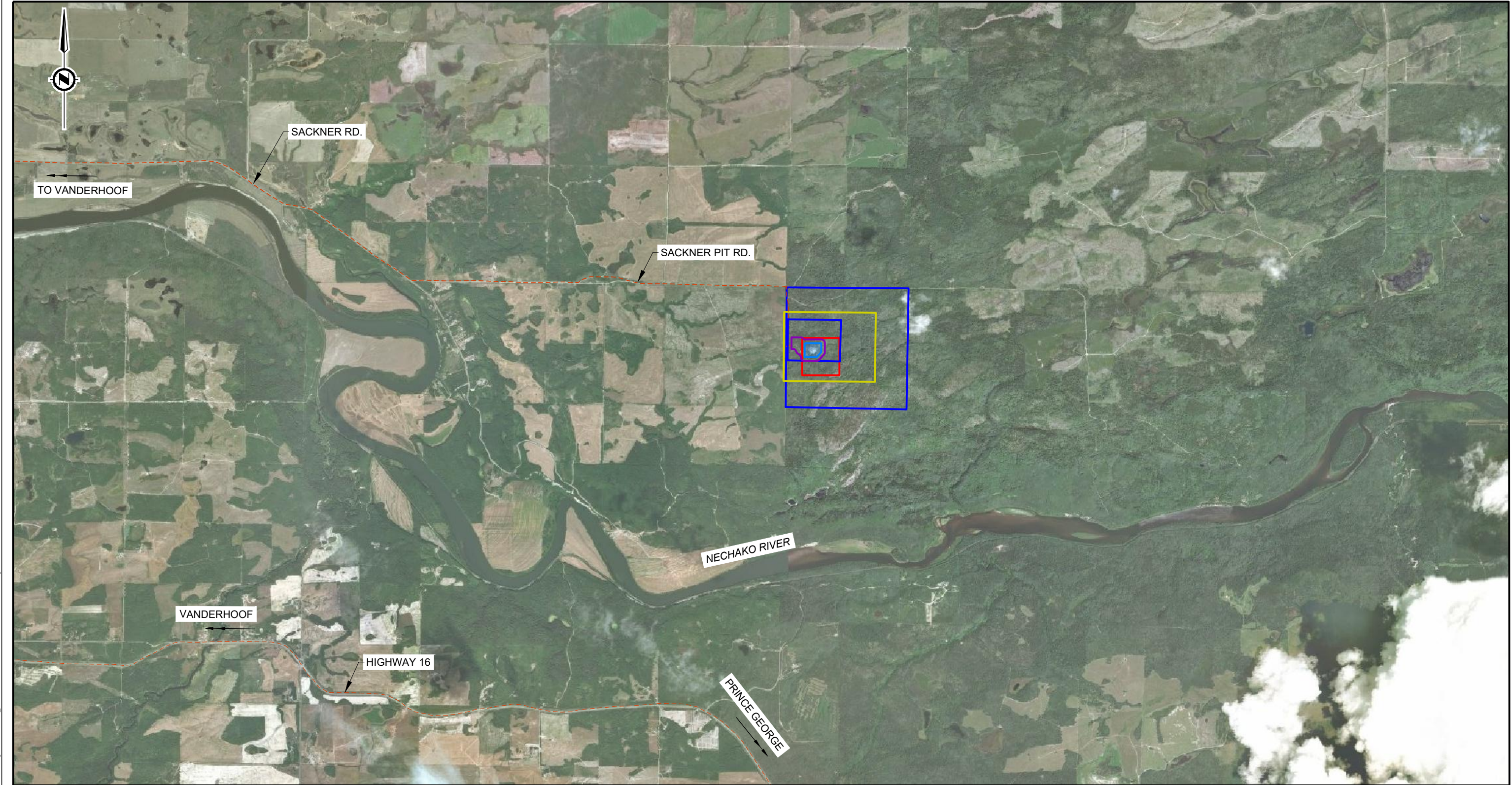
REV

2024-03-27

21556-164-00

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LOCATION MAP

GENERAL NOTES:


- 1. BASE IMAGE OBTAINED FROM: Microsoft Bing Imagery
- 2. ROAD NAMES OBTAINED FROM: Google Maps.
- 3. EXISTING BOUNDARIES FROM: iMapBC

- LEGEND:**
- EXISTING ROAD
  - MINERAL CLAIM 374380 (25 HECTARES)
  - MINERAL CLAIM 1095074 (114 HECTARES)
  - DISTRICT LOT 5415
  - PERMITTED MINE AREA
  - PROPOSED QUARRY AREA/BOUNDARY

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SCALE		0 500 1:50,000 2500m		CAD FILENAME		21556-164 - TITLE & LOCATION MAP	
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A	MAY 21	ISSUED FOR DISCUSSION		JH	JCP	AJ	
B	DEC 22	ISSUED FOR PERMITTING		BC	JCP	AJ	
C	JAN 23	ISSUED FOR PERMITTING, MINOR EDITS		BC	JCP	AJ	
D	MAR 24	ISSUED FOR PERMITTING		BC	JCP	AJ	



DWB Consulting Services Ltd.  
1579 9<sup>th</sup> Avenue  
Prince George, B.C.  
V2L 3K8  
Phone: (250) 562-5541 Fax: (250) 562-5561

DESIGNED: AJ DATE: 2021-05-20  
QUALITY CONTROL: JCP DATE: 2021-06-09  
QUALITY ASSURANCE: DATE:   
DRAWN: JH DATE: 2021-05-20

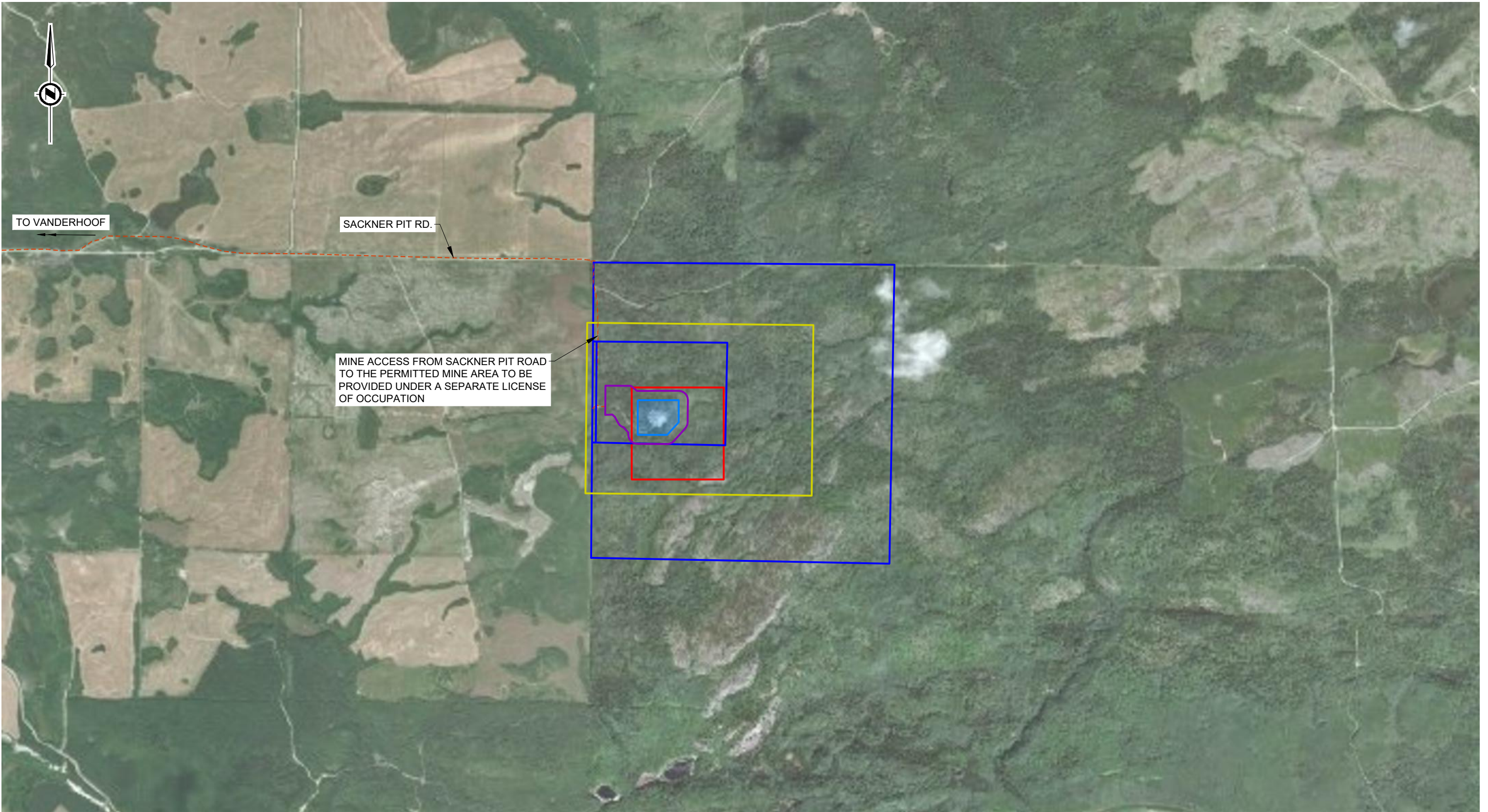
VALLEY LIME LTD.  
PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5)  
VANDERHOOF, BC

LOCATION MAP

LATITUDE:	53° 59' 25.5"	NAD83	NORTHING:	5982711
LONGITUDE:	123° 44' 38.2"	10U	EASTING:	451224
DRAWING NUMBER		21556-164-01	REV	D



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**LEGEND:**


- EXISTING ROAD
- MINERAL CLAIM 374380 (25 HECTARES)
- MINERAL CLAIM 1095074 (114 HECTARES)
- DISTRICT LOT 5415
- PERMITTED MINE AREA
- PROPOSED QUARRY AREA/BOUNDARY

**NOTES:**

1. FOR GENERAL NOTES REFER TO DWG 21556-164-01

**ACCESS MAP**

SCALE		0 100 1:20,000 500m		CAD FILENAME		21556-164 - TITLE & LOCATION MAP	
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B	DEC 22	ISSUED FOR PERMITTING		BC	JCP	AJ	
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QUALITY ASSURANCE: DATE  
DRAWN: JH DATE: 2021-05-20

**VALLEY LIME LTD.**  
**PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5)**  
**VANDERHOOF, BC**

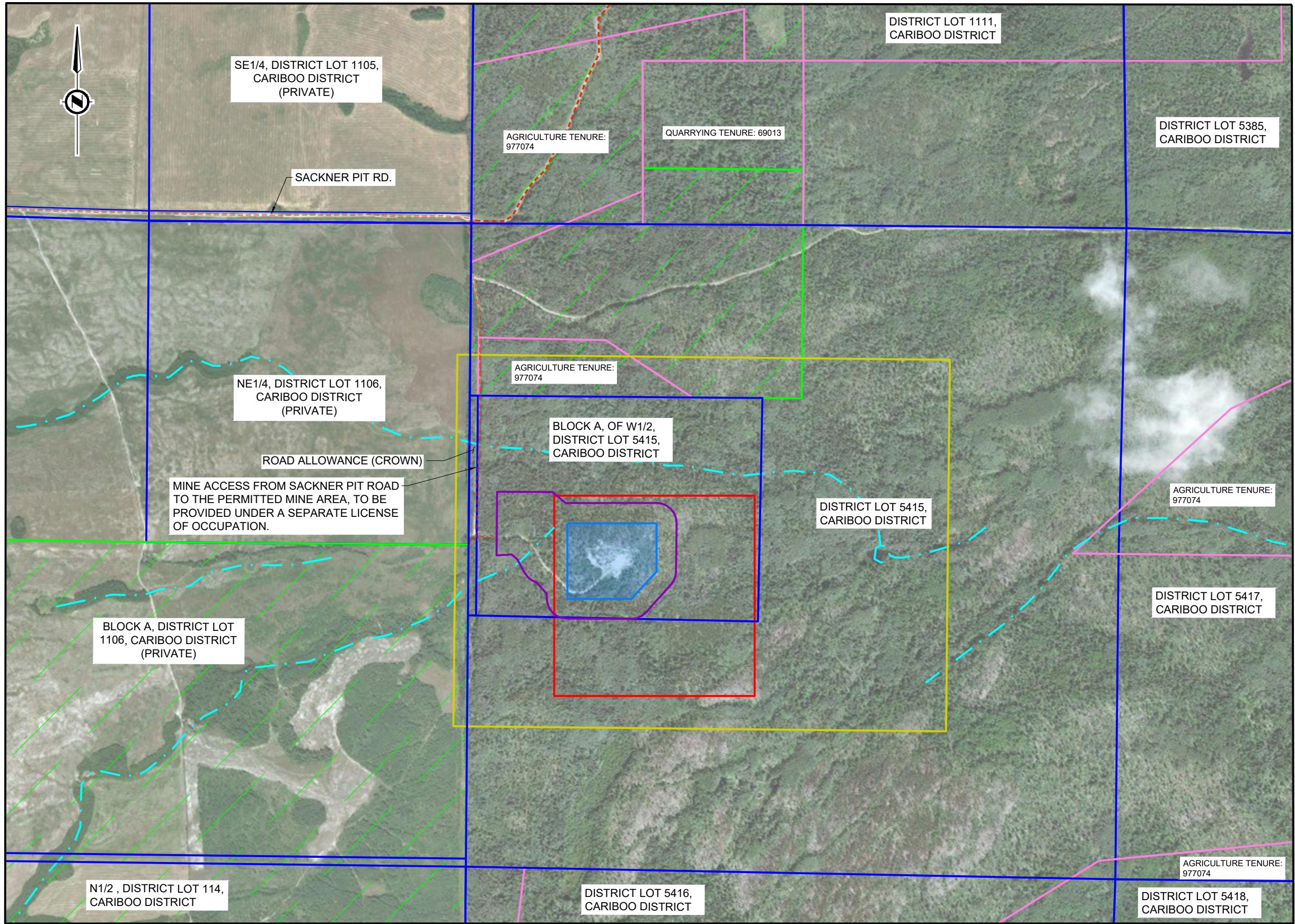
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LONGITUDE:	123° 44' 38.2"	10U	EASTING:	451224		D

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TENURE MAP


NOTES:

1. FOR GENERAL NOTES REFER TO DWG 21556-164-01

LEGEND:

- EXISTING ROAD
- MINERAL CLAIM 374380 (25 HECTARES)
- MINERAL CLAIM 1095074 (114 HECTARES)
- LAND ACT SURVEY PARCELS
- AGRICULTURE TENURE
- PERMITTED MINE AREA
- QUARRY TENURE
- EXISTING CREEK
- ALR ZONES

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B	DEC 22	ISSUED FOR PERMITTING		BC	JCP	AJ	
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D	MAR 24	ISSUED FOR PERMITTING		BC	JCP	AJ	



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QUALITY ASSURANCE: DATE:   
DRAWN: JH DATE: 2021-05-20

VALLEY LIME LTD.  
PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5)  
VANDERHOOF, BC

TENURE MAP

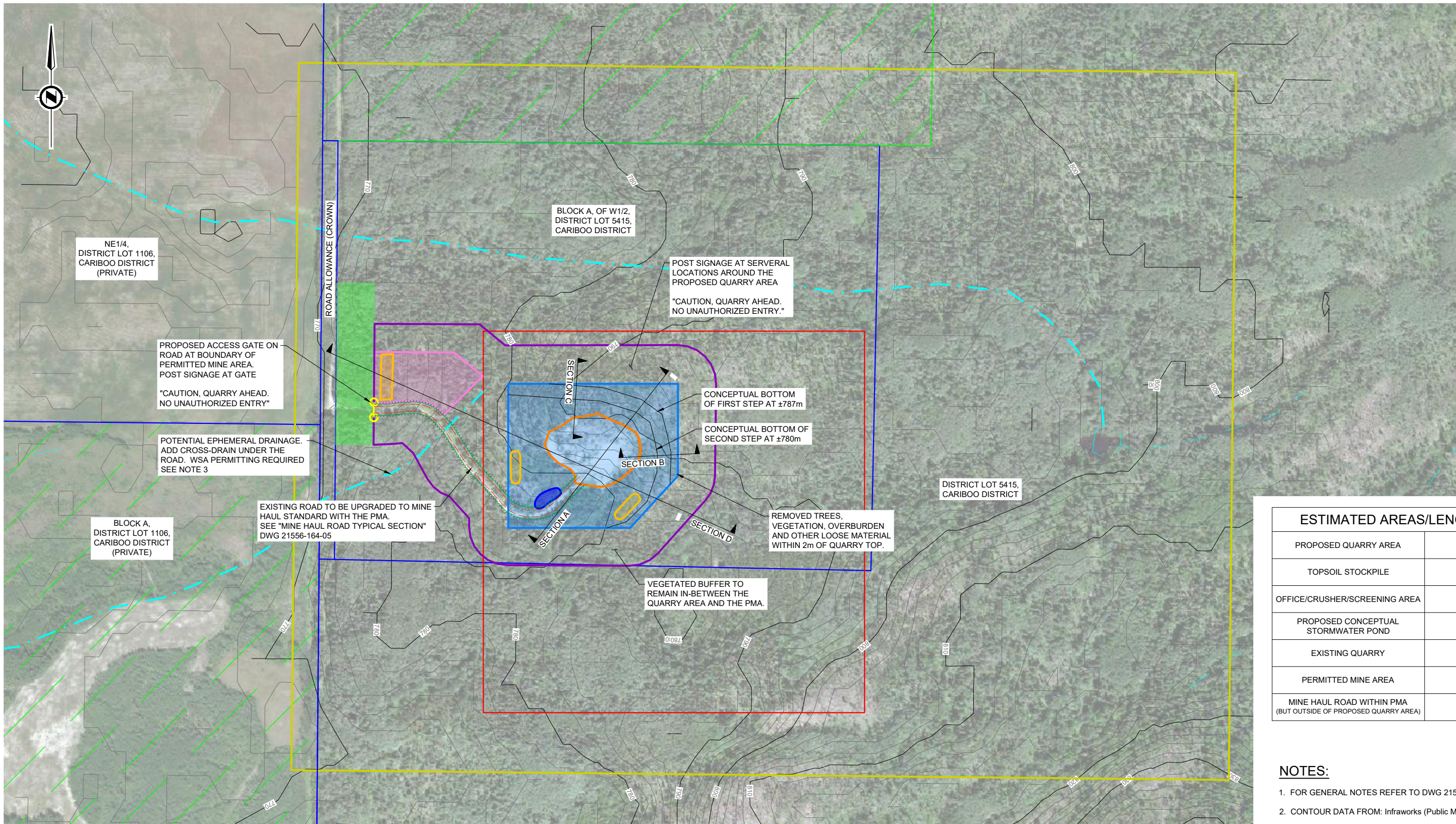
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LEGEND:

MINERAL CLAIM 374380 (25 HECTARES)	PROPOSED QUARRY AREA/BOUNDARY
MINERAL CLAIM 1095074 (114 HECTARES)	VEGETATED DUST & VISUAL BARRIER
EXISTING QUARRY BOUNDARY	TOPSOIL STOCKPILE
LAND ACT SURVEYED PARCELS	OFFICE/CRUSHER/SCREENING AREA
EXISTING ACCESS	PROPOSED CONCEPTUAL STORMWATER POND
EXISTING CREEK	ALR ZONES
PERMITTED MINE AREA	

SITE MAP

ISSUED FOR PERMITTING

ESTIMATED AREAS/LENGTHS

PROPOSED QUARRY AREA	±4.0 ha
TOPSOIL STOCKPILE	±0.2 ha
OFFICE/CRUSHER/SCREENING AREA	±0.8 ha
PROPOSED CONCEPTUAL STORMWATER POND	±0.05 ha
EXISTING QUARRY	±0.8 ha
PERMITTED MINE AREA	±11.3 ha
MINE HAUL ROAD WITHIN PMA (BUT OUTSIDE OF PROPOSED QUARRY AREA)	±0.4 ha

NOTES:

- FOR GENERAL NOTES REFER TO DWG 21556-164-01
- CONTOUR DATA FROM: Infracore (Public Model)
- REFER TO DWB REPORT "Valley Lime Quarry Management Plan" FOR DETAILS ON THIS APPLICATION.

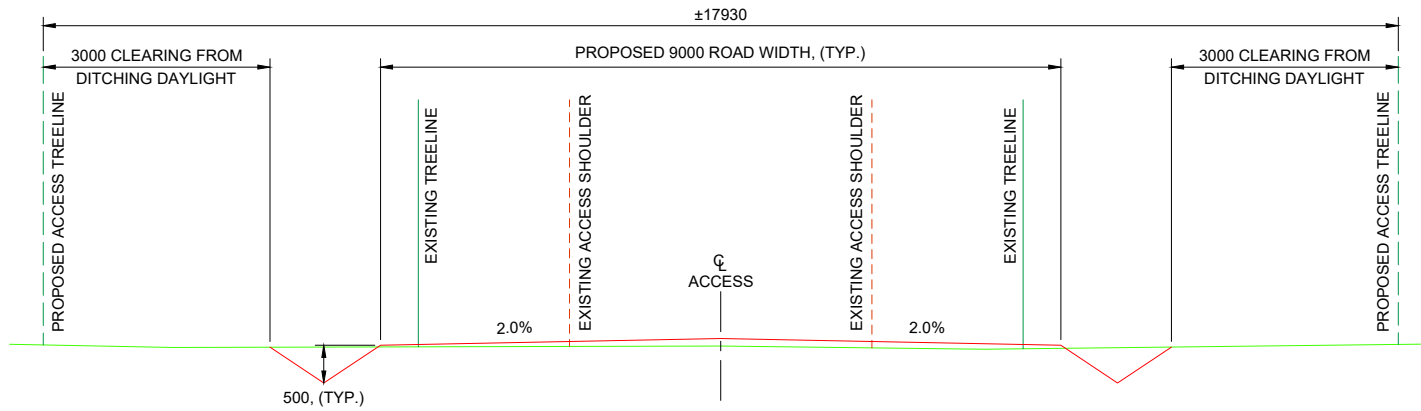
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B	DEC 22	ISSUED FOR PERMITTING	BC	JCP	AJ	
C	JAN 23	ISSUED FOR PERMITTING, MINOR EDITS	BC	JCP	AJ	
D	MAR 24	ISSUED FOR PERMITTING	BC	JCP	AJ	

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Phone: (250) 562-5541 Fax: (250) 562-5561	
DESIGNED	AJ DATE 2021-05-20
QUALITY CONTROL	JCP DATE 2021-06-09
QUALITY ASSURANCE	DATE
DRAWN	JH DATE 2021-05-20

VALLEY LIME LTD.					
PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5)					
VANDERHOOF, BC					
SITE MAP					
LATITUDE:	53° 59' 25.5"	NAD83	NORTHING:	5982711	
LONGITUDE:	123° 44' 38.2"	10U	EASTING:	451224	
DRAWING NUMBER				21556-164-04	REV
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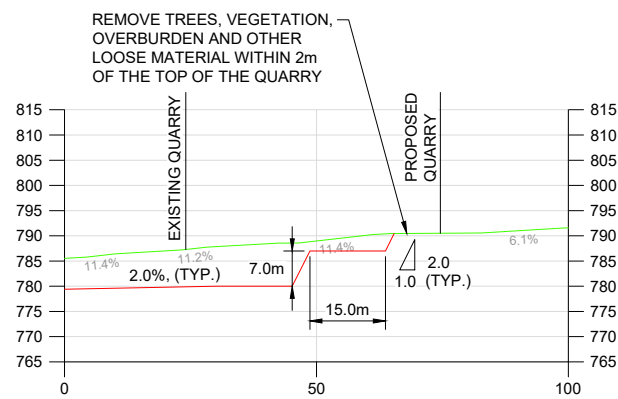


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MINE HAUL ROAD TYPICAL SECTION (WITHIN PMA)

1:100

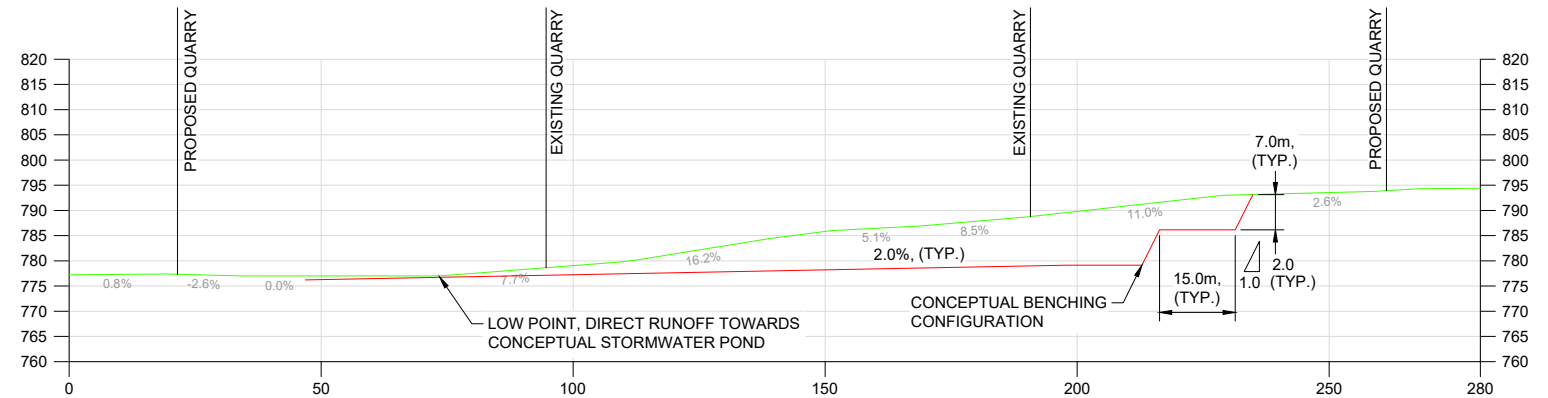


SECTION B

1:1500

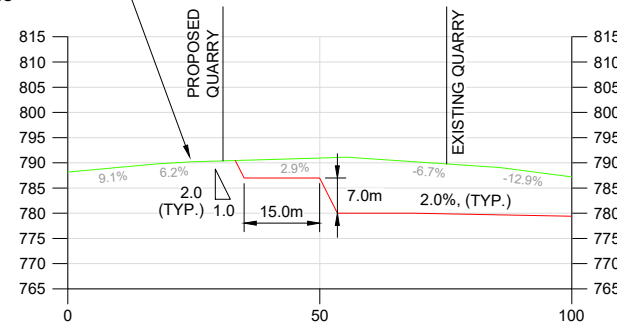
POST SIGNAGE AT SEVERAL LOCATIONS AROUND THE PROPOSED QUARRY AREA, (TYP.)

"CAUTION, QUARRY AHEAD. NO UNAUTHORIZED ENTRY."



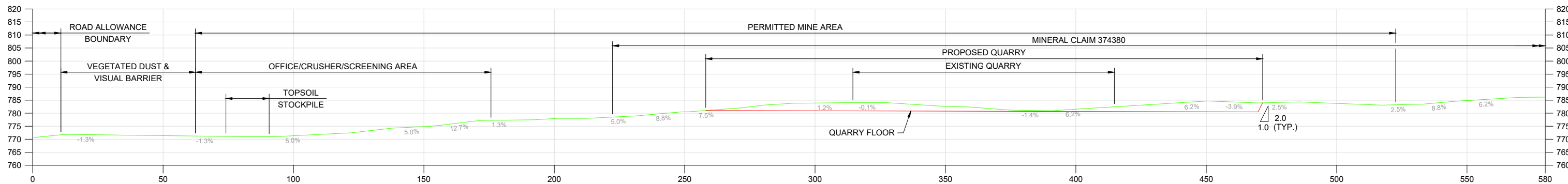
SECTION A

1:1500



SECTION C

1:1500



SECTION D

1:1500

LEGEND:

- EXISTING GROUND
- CONCEPTUAL BENCHING CONFIGURATION

NOTES:

- FOR GENERAL NOTES REFER TO DWG 21556-164-01
- TOPOGRAPHIC DATA OBTAINED FROM: Infracore (Public Model)
- DESIGN CODE:  
HEALTH, SAFETY AND RECLAMATION CODE FOR MINES IN BRITISH COLUMBIA, NOVEMBER 2022
- PROPOSED BENCHING CONFIGURATION BASED ON MAINTAINING PIT FACE HEIGHT NOT MORE THAN 2m ABOVE REACH OF LOADING EQUIPMENT. DEERE 844K LOADER ADOPTED AT THIS STAGE.
- MINE HAUL ROAD: THREE TIMES THE WIDTH OF A STANDARD ON-HIGHWAY DUMP TRUCK PROVIDED.

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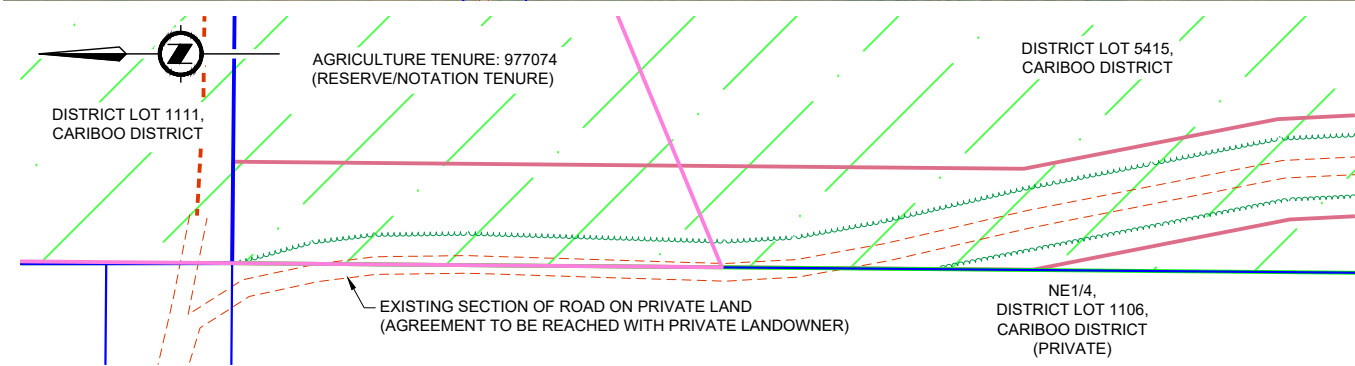
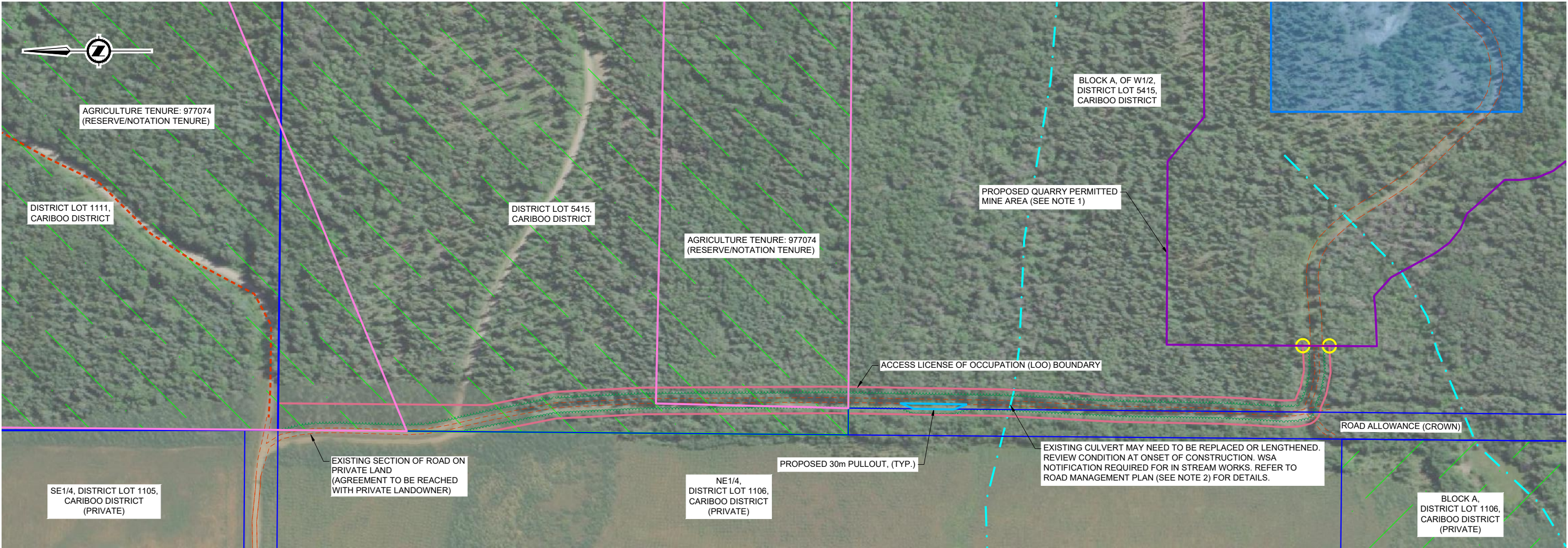
ISSUED FOR PERMITTING

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QUALITY ASSURANCE	DATE
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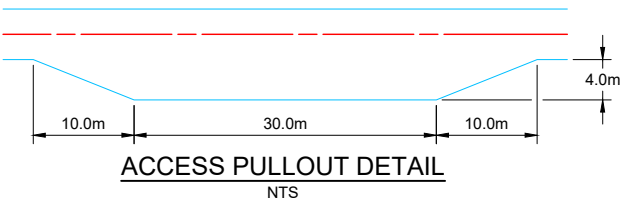
VALLEY LIME LTD.			
PROPOSED LIMESTONE QUARRY (YEARS 0 TO 5)			
VANDERHOOF, BC			
SECTION VIEWS			
LATITUDE:	56° 59' 25.5"	NAD83	NORTHING: 5982711
LONGITUDE:	123° 44' 38.2"	10U	EASTING: 451224
DRAWING NUMBER		21556-164-05	REV
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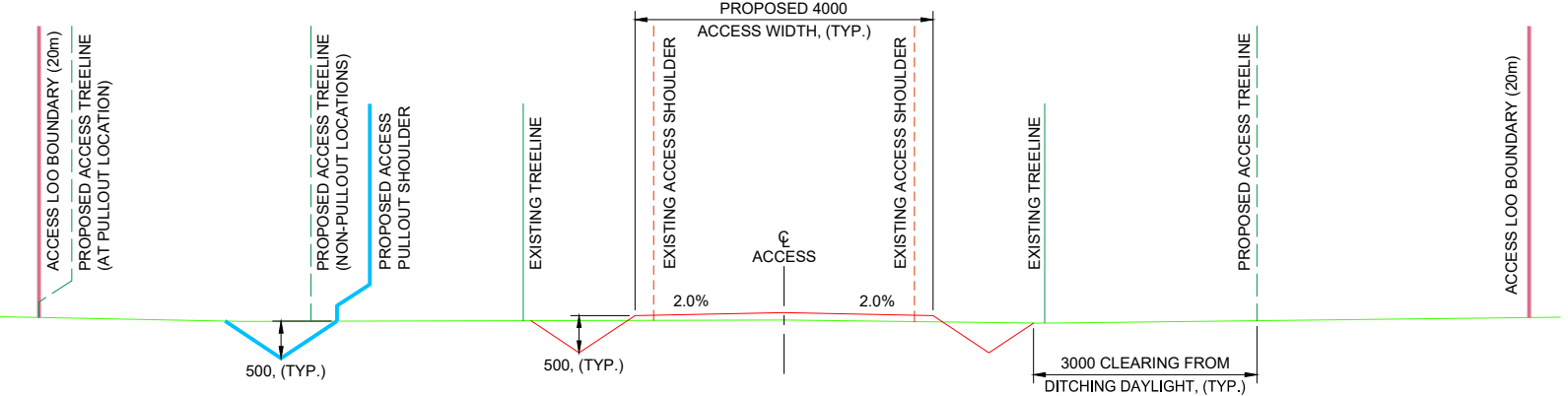
PRIVATE PROPERTY PORTION DETAIL  
1:1500

- LEGEND:**
- EXISTING ACCESS
  - EXISTING CREEK
  - PERMITTED MINE AREA
  - ACCESS LOO BOUNDARY (20m)
  - PROPOSED ACCESS SHOULDERS & PULLOUTS
  - PROPOSED ACCESS TREELINE (SECTION)
  - EXISTING ACCESS TREELINE (SECTION)
  - PROPOSED ACCESS TREELINE (PLAN)
  - ALR ZONES
  - PROPOSED QUARRY AREA/BOUNDARY



- NOTES:**
- QUARRY DETAILS ESTABLISHED ON SEPARATE APPLICATIONS:
    - Crown Land Tenure Application Tracking Number: 100411657
    - Notice of Work Valley Lime Quarry Tracking Number: 100389002
  - REFER TO DWB REPORT "Valley Lime Limited - Mine Access Road Management Plan" FOR MORE INFORMATION.

PLAN  
1:3000



ACCESS TYPICAL SECTION (WITHIN LOO)  
1:125

SCALE AS NOTED		CAD FILENAME 21556-164-10 ROAD DETAIL		PLOT DATE 2024-03-28		DWB Consulting Services Ltd. 1579 9th Avenue Prince George, B.C. V2L 3K6 Phone: (250) 562-5541 Fax: (250) 562-5561		VALLEY LIME LTD. PROPOSED ACCESS TO LIMESTONE QUARRY VANDERHOOF, BC	
REV	DATE	DESCRIPTION	DRW	CHK	ENG	DESIGNED	AJ DATE 2024-03-27	ACCESS PLAN	
A	MAR 24	ISSUED FOR PERMITTING	BC	JCP	AJ	QUALITY CONTROL	JCP DATE 2024-03-27	LATITUDE: 53° 59' 25.5"	NAD83 NORTHING: 5982711
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								REV A	

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