



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, October 22, 2020

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ELECTORAL AREA PLANNING (All Directors)

Temporary Use Permit

6	Temporary Use Permit Application A-02-20 (Apperloo) – Ministry of Transportation and Infrastructure Comments Electoral Area “A” (See Agenda Page 74-84)	Receive
7-15	Temporary Use Permit Application A-03-20 (Steti) - Electoral Area “A” -Ministry of Transportation and Infrastructure Comments -Submissions (See Agenda Page 85-93)	Receive

NEW BUSINESS

ADJOURNMENT



Regional District of Bulkley-Nechako Supplementary Memorandum

To: Chair Thiessen and Board of Directors
 From: Nellie Davis, Manager of Regional Economic Development
 Date: October 22, 2020
 Regarding: **Community Economic Recovery Infrastructure Program (CERIP) –
 Destination Development Stream**

Recommendation:

That the Board apply, in partnership with Hudson Bay Mountain for a Year-Round, Multi-use Outdoor Recreation Area project at the Hudson Bay Mountain Resort, to the Destination Development Stream of the CERIP.

Background:

In an effort to support mountain resorts, which have been identified as particularly hard-hit as a result of the COVID-19 pandemic, the recently announced CERIP includes a Destination Development stream that considers Regional Districts eligible applicants on behalf of a mountain resort.

The application limit of two applications does not apply to applications submitted in partnership with a Mountain Resort, therefore this application will not impact the eligible number of applications from the RDBN.

The program is open to mountain resorts designated as All-Seasons Resorts operating on Crown land under the All-Seasons Resort Policy. There are two mountain resorts in this category operating in the RDBN. The other resort, Murray Ridge, is an eligible applicant without a partner, as they are a non-profit society. Staff are supporting Murray Ridge to submit an application.

The RDBN's Regional Business Liaison will support the submission of an application in partnership with Hudson Bay Mountain as part of the regular duties of this position. There is no anticipated ongoing impact to staff time as a result of this application. If the application is successful, staff will prepare a contribution agreement that will transfer all obligations of the RDBN as the CERIP applicant to Hudson Bay Mountain Resort.

The deadline for the Program is October 29, 2020.
 Project Proposal attached for more information.

British Columbia is known for its incredible beauty, and we believe our community deserves safe, accessible opportunities to enjoy physical activity in nature to benefit their physical and mental health.

The challenges presented by the COVID-19 pandemic require that we create spaces for the public to physically distance, but more importantly we have an obligation to support opportunities for our community to access the benefits of outdoor recreation. The reduction in social, leisure, and sporting opportunities and events has had a negative impact on our community, increasing the demand on healthcare and social services and presenting unique challenges for families, employers, and educators.

As the central location for outdoor activity in the winter months, Hudson Bay Mountain has provided residents of Northern BC with the opportunity for outdoor recreation, operating exclusively for skiers and snowboarders. We recognize that in addition to being physically challenging skiing is becoming an increasingly costly sport and our community needs more affordable, accessible opportunities for outdoor activity to maintain their health and wellness.

Hudson Bay Mountain is proposing the development of a year-round, multi-use outdoor recreational area to provide a safe space for the public to access, regardless of socio-economical background.

As part of this grant we are requesting funding to complete the following projects:

- Multi-use, accessible interpretive trail network for easy/moderate hiking, snowshoeing, and mountain biking. The trails would feature information about the Wet'suwet'en territory, flora & fauna, wildlife, mountain ranges, local history, featuring signage designed by an indigenous artist.
- An outdoor, all-season gazebo – designed similar to a traditional pit house that is accessible all year round to hikers, bikers, skiers, snowshoers, and available for educational programs and groups.
- An improved beginner area serviced by an accessible carpet lift.
- Improved accessibility to existing infrastructure to accommodate people with disabilities and required distancing.
- Chairlift rehabilitation to provide required electrical upgrades, braking systems, and adaptation to accommodate mountain biking and support the development of the Smithers Mountain Bike Association.).

Hudson Bay Mountain is moving forward with developing plans to create an outdoor mountain adventure centre for the public to access. Our community partners have demonstrated their commitment to supporting the development of recreational access and we have a proven network of enthusiastic volunteers to provide ongoing maintenance for the facilities.

The development will contribute to the local economy, providing temporary jobs for contractors as well as long term employment in the tourism industry. The multi-use design will support shoulder and winter season tourism, benefitting the hoteliers and stimulating the regional economy for the benefit of our community.

Hudson Bay Mountain would like to work with Regional District of Bulkley-Nechako and submit an application for a Community Economic Recovery Infrastructure Program grant for a development project to be led by the mountain, moving towards providing maintenance and sustainable operations for future generations to enjoy.



REGIONAL DISTRICT OF BULKLEY-NECHAKO MEMORANDUM

To: Chair Thiessen and Board of Directors
 From: Alex Eriksen, Director of Environmental Services
 Date: October 22, 2020
 Subject: Update: Conditional Suspension of Carboard Ban at the Knockholt Landfill

RECOMMENDATION

(All/Directors/Majority)

That the Board authorize staff to temporarily suspend the cardboard ban at the Knockholt Landfill to accommodate the final stages of the establishment of an OCC baling facility provided the conditions are still being met.

BACKGROUND

Since the receiving facility in Smithers was destroyed in a fire in May 2019, Knockholt Landfill has been receiving and landfilling ICI cardboard from the western portion of the RDBN. The additional material has made it necessary to expand the landfill in 2020 rather than in 2021 and has potentially impacted the overall integrity and stability of the landfill.

On May 21, 2020, the Board approved the recommendation to reinstate the cardboard ban at Knockholt Landfill on August 1, 2020. Shortly after reinstating the cardboard ban, RDBN was approached by a private business interested in establishing a receiving and baling facility in the region. The current limiting factor for opening a receiving facility is the availability of an appropriate space for the operation. Once a building is secured, the interested business can finalize the plan and begin operations within several weeks.

On July 16, 2020, the Board approved a temporary extension of the cardboard ban as per below:

2020-8-26

“That the Board rescind motion 2020-5-21 that reads as follows:

“That the Board re-establish the ban on cardboard at the Knockholt Landfill on August 1, 2020.”

And that the Board temporarily suspend the cardboard ban at the Knockholt Landfill on a month-by-month basis, but not to exceed November 1, 2020, to support the progress that is being made on an ICI (Industrial Commercial Institutional) cardboard solution for the region.”

UPDATE

Until recently, the above-mentioned business has had difficulties securing a facility adequate for the intended use. The business is currently in the process of establishing a lease contract with a private landowner and expects to have an agreement in place by early November. The property owner will not commence necessary improvements to the existing building until the contract is finalized and will require approximately four (4) weeks to complete the upgrades. The expected commencement date of ICI cardboard baling operations is December 4, 2020



CONDITIONAL SUSPENSION OF CARDBOARD BAN

In the event that a private business is ready to establish a receiving facility Staff believe that it would be fair to suspend the Cardboard ban for a maximum of 1-month intervals providing the following conditions are met:

1. The business continues to provide updates to the RDBN outlining their plans and schedule for establishing receiving/baling operations.
2. The plan has an appropriate time of completion.
3. The business has secured an appropriate facility.

If it is necessary to lift the ban for an entire month, the above criteria must be re-addressed and an extension granted only if reasonable justification can be provided. Upon commencement of receiving and baling operations, the cardboard ban will be enforced immediately.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alex Eriksen".

Alex Eriksen
Director of Environmental Services

**GOVERNMENT AGENCY REFERRAL FORM****Temporary Use Permit Application No. A-02-2020 (Apperloo)**

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by the Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below
- No Objections

- Pursuant to section 52(3)(a) of the Transportation Act, the Ministry of Transportation and Infrastructure is prepared to endorse the Bylaw after its third reading once the below conditions have been met:

- As the use is changing from residential to commercial, the applicant is required to make an application to the Ministry for a Commercial Access Permit. Application can be made online (instructions included/attached).

(Ministry File No. #2020-04826)

Signed by: Leanne Helkenberg Title: October 15, 2020

Regional District of Bulkley-Nechako
37 3rd Ave, PO Box 820
Burns Lake, BC V0J 1E0
250-692-3195

**GOVERNMENT AGENCY REFERRAL FORM****Temporary Use Permit Application No. A-03-20 (Steti)**

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by the Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below
- No Objections

- Pursuant to section 52(3)(a) of the Transportation Act, the Ministry of Transportation and Infrastructure is prepared to endorse the Bylaw after its third reading.
- The Ministry offers the comment that if the client wishes to create an access onto Raymond Road that an application for an Industrial Access to the Ministry is required. Applications can be made online (see included information). However, the Ministry is not in favor of this given there is an existing approved access onto Highway 16.

(Ministry File No #2020-04829)

Signed by: Leanne Helkenberg Title: October 15, 2020

Regional District of Bulkley-Nechako
37 3rd Ave, PO Box 820
Burns Lake, BC V0J 1E0
250-692-3195

October 17, 2020

To:

Regional District of Bulkley Nechako

inquiries@rdbn.bc.ca

Mr. Mark Fisher, Regional Director

mark.fisher@rdbn.bc.ca

Mr. Jason Llewellyn, Director of Planning

jason.llewellyn@rdbn.bc.ca

Howard Davies, Regional Director, Ministry of Energy, Mines and Petroleum Resources

Howard.Davies@gov.bc.ca

We are writing to you regarding Temporary Use Permit Application A-03-20 (Steti)

We are residents of Raymond Road, and Jan Grieder, owner of the adjacent property (to the west of Raymond Road) to the Permit Application property.

We are asking the Board, and the Ministry of Mines, to reconsider granting this application, and any future applications on the following grounds:

- We currently have 2 gravel operations directly on the other side of Raymond Road, (before the Transfer Station) that operate crusher, screener, washer equipment.
- Pidherney Contacting has a gravel pit and operation 3 kilometers from Raymond Road
- Tatlow Road (across the river from us) has 2 current gravel operations, and we are told there has been another application (which we have not verified, as yet)
- We are in the ALR, not zoned Industrial
- Stedi's operation has changed the effect this plant will have on residents by clearing all trees that previously provided a buffer to the noise.
- In 2016 and again in 2020 the residents complained as the Stedi operation was not adhering to the hours of operation stipulated on previous TUP's.
- The current buffers are not adequate now to block the sound of their operation.
- There is no berm along Raymond Road that offers any relief from noise, not only from the gravel plant, but all the machines, equipment and trucks it takes to operate.

We are asking you to please consider all the gravel and crusher operations we currently have surrounding Raymond Road and the cumulative effects this has on all of the residents on this road and area residents.

When we bought our properties, we had a reasonable expectation that this would remain a rural area, as it is within the ALR. One where we could expect a reasonably peaceful way of life.

We also expected our properties to at least retain their value, if not increase. With all the noise now from gravel operations, the trucks, and machinery it takes to run these operations, the highway noise and the increase in trains directly across the river from us causing a greater increase in noise, another crusher/washer/sorter operation is unreasonable and will permanently affect not only our quality of life but our land values.

With the removal of all the trees on Stedi's property, we now not only hear all 5 gravel operations, but the loud noise of the highway too. Stedi is building a berm along the highway, but noise carries, and there isn't a way to suppress that sufficiently.

We are concerned that neither the RDBN nor the Ministry of Mines has considered how much noise is created from the 5 operations now, let alone another, for the residents of Raymond Road, as we are surrounded now by gravel pits and operations.

The Stedi operations have other lands they operate on. One is on Nineteenth Avenue on the "industrial" side of Smithers, where they have a shop and land and currently have gravel sorted and stored. Perhaps this would be a better site for grating, screening and washing gravel?

Mr. Apperloo (Stedi) at least has options of where he can operate. As homeowners on this road, we don't have options. As the Board of RDBN and the Ministry of Mines, you have options of how many gravel pits and gravel crushers/sorter washer plant applications you grant.

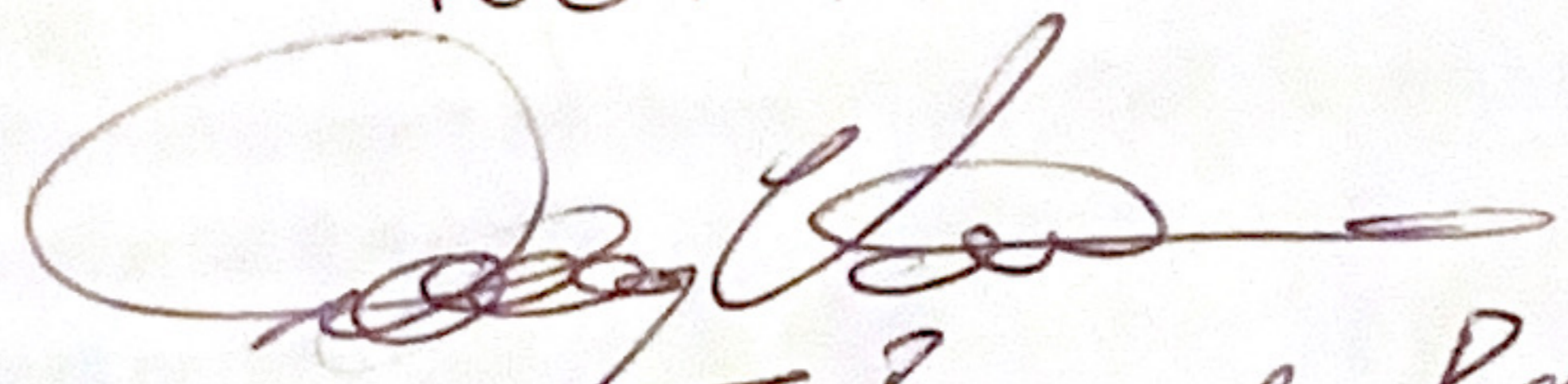
We ask you to consider the increasing pressure of more industrial operations that you are allowing, and the effects they have on the residents, the land (ALR) and environment.

Any of us invite your comments or a discussion on what is happening in our area.

JOHN WILKINSON

Theresa
495 Raymond Rd.

Bh Robson
1089 RAYMOND Rd.

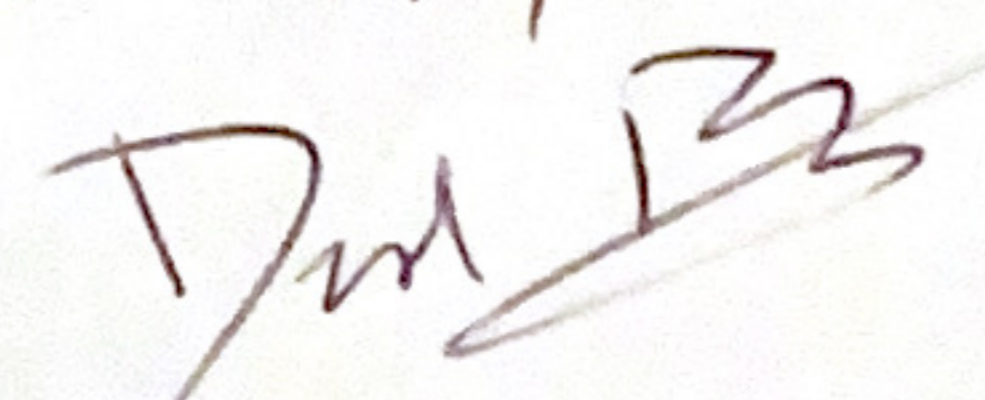

1256 Raymond Rd.
Vicki Veunstra
1256 Raymond Rd.

Rob Meisner
875 RAYMOND ROAD

Jan Grieder 11763 Hwy 16 E
Smithers BC.

Derek Botchard
1275 Raymond rd

Arthur Hill
625 Raymond Rd
ARTHUR HILBERT Smithers BC


SERGE MAZARIAN
RIVERBEND
ACRES
405 RAYMOND ROAD

Karin Hibber
625 RAYMOND RD
SMITHERS, BC, V0J 2N6
KARIN HIBBER

Deneve Vanderwolf

From: Deneve Vanderwolf
Sent: October 19, 2020 2:53 PM
To: Deneve Vanderwolf
Subject: FW: [EXTERNAL]: FW: Temporary Use Permit A-03-20 (Steti)

From: Rodney - BV Home
Sent: Monday, October 19, 2020 2:01 PM
To: inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: FW: Temporary Use Permit A-03-20 (Steti)

Good Morning,

I am aware that other residents of Raymond Road have sent in a letter/petition to have the Steti Temporary licence revoked.

I have read the letter they put forth and just want to send in my thoughts on what he is doing on his property. My family and I live directly across Raymond RD from the Steti pit. We have never found his operations to be a problem or excessively noisy.

We have the VIHAR gravel pit directly against our property as well. We are right between the two pits.

When he started logging we asked Steffen what he was doing once he was done. He advised us that he was going to make them into fields and that he would be putting up berms to dampen the highway and pit noise. The logging he has done has opened up our view dramatically and we are looking forward to the finished product of the hay fields he is making.(He will be one of the only people on the road who actually uses his land for ALR uses and it's nice to see him spending the money to finish the property making it look nice). The berms he is making will break the noise more than the trees ever could (The berms VIHAR has up on the other side of us are more than sufficient)

They have in their letter that 'When we bought our properties, we had a reasonable expectation that this would remain a rural area, as it's within the ALR' however multiple people who have signed the petition run businesses from their 'rural ALR' property. Others have subdivided there property so more houses could go up, and others who have multiple rentals and so forth.

We feel what he is doing with his land adds value to the surrounding area (Not devalue it as they claim) To me it seems that the other residents of Raymond road who signed this are only asking for this gravel pit to be closed because they are unhappy with him logging his land. He has been operating from that pit for almost 10 years and now that he logs it they make a big deal. It's his land to do with as he pleases within the law and I hope that the regional districts grants Steti the permit to continue making a living for his family

Thanks,
 Rodney Leffers

Email secured by Check Point

Jan Grieder
 4763 HWY 16 E
 Smithers BC V0J 2N6

Oct 19/2020

Re - Temporary use Permit Application A-03-20 (stati)
 Application Area: N/E 1/4 of Section 5 Township 4 Except
 Plans 8393 & PRP 14394, Range 5

I am writing this letter, to explain my reasons for signing a community letter with my neighbours, in regards to a T.U.P. application from above gravel operation.

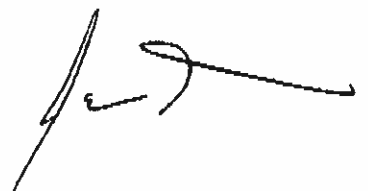
#1) I myself am not against the operation itself. My biggest concern is...that the original hours of operation are strictly adhered to.
 eg. mon-sat 7am to 6pm. No work on Sunday

#2) The owner has chosen to log his property, which is his right. Therefore...birms have been built, as requirements stipulated. These birms are not high enough to muffle the increased noise level or visibility of pit operations.
 I propose the height be increased another 3-4 meters and also along Raymond Rd.
 By doing this, the maximum will have been done to keep the neighborhood happy.

Personally, I do not object to a T.U.P. for processing gravel... providing the two above concerns are fully carried out. And all personnel working in or from this operation, are held accountable for following Hrs. of operation rules & regulations

Thankyou for your consideration in this matter

Yours Sincerely
 Jan Grieder



Art & Karin Hidber
625 Raymond Road
Smithers, BC, V0J 2N6

Regional District of Bulkley Nechako
37 3rd Ave, PO Box 820
Burns Lake, BC V0J 1E0

October 19, 2020

Temporary Use Permit Application A-03-20 (Steti)

To whom it may concern,

My husband and I have been living on 625 Raymond Road since July 1993. It used to be a great neighbourhood, mostly quiet, peaceful and surrounded by trees. In 2014 we were blessed to have a son and were planning to build a new house next year to accommodate our growing needs, as we live in a 750 square feet space.

Unfortunately, we now don't see the point anymore. As our new neighbour, Steffen Apperloo/Steti Transport Ltd. has clear cut most of his property, there is no way we would ever be able to sell our property for what it was worth before, never mind recovering any of the value of building a new house would normally add.

That's not the worst of it though, we have worked hard to make our surroundings an amazing place to live and hang out. We've taken great pride in caring for our property. We used to love spending time outdoors, but over the last few years and especially weeks the noise pollution has steadily increased and our quality of life has steadily decreased.

And it's particularly bad, while the gravel crushers in the nearby gravel pits are running, either in the one near the Smithers/Telkwa transfer station or in Steti Transport Ltd.'s. The constant rumble can be heard inside our house, even with closed windows. So while the gravel crushers are running I can no longer have the windows open.

I am a homeschool mom and work from home, so the hours of operation, being 7 a.m. to 6 p.m., six days a week are my son's entire waking hours, most of which we spend at home or outdoors. I am very sensitive to noise, and the constant rumble of the gravel crusher affects my body and mind so much, that I have to leave our house for a few hours most days, just to get a break from the noise.

Steti's TUP Application is asking for 60 days of running the gravel crusher, if the permit is granted and he takes full advantage of it, that would mean 10 weeks of debilitating noise.

We can't even imagine how loud the noises will be from hereon out, as the forest, having served as a buffer, has now been completely destroyed. Steffen Aperloo has mentioned that he will create a berm along Raymond Road, and I see that the TUP states, that there is supposed to be a 4 m berm around the pit, but not along Raymond Road.

We doubt very much that it will dampen the noise much. We have been able to hear the beeping of the backup alarms of the equipment in Steti's gravel pit as clear as if they were driving around in our yard, even before the clear cutting occurred. And we now have to deal with increased volume from the highway noises, and loaded logging trucks leaving from the powerline up Raymond Road, destroying the road as well.

Our house and property are supposed to be our home, a place, where we can feel safe and are able to relax. With the constant noise bombardment, it no longer feels that way.

In order to retain some quality of life and property value, we humbly ask you to deny the TUP A-03-20.

Thank you for your consideration.

Best Regards,



Karin Hidber

and



Arthur Hidber

Deneve Vanderwolf

From: Deneve Vanderwolf
Sent: October 20, 2020 9:07 AM
To: Deneve Vanderwolf
Subject: FW: [EXTERNAL]: Fw: TUP application A-03-20 (Steti) -Revised

From: Geraldine Craven <geraldine.craven@rdbn.bc.ca>
Sent: October 20, 2020 8:50 AM
To: Planning <planning@rdbn.bc.ca>
Subject: FW: [EXTERNAL]: Fw: TUP application A-03-20 (Steti) -Revised

To the Regional District Bulkley Nechako and Ministry of Mines:

RE: TUP application A-03-20 (Steti)

Thank you for the opportunity to voice our concerns regarding the proposal by Steti to continue the crushing, screening and washing of gravel.

Over the past few years we have lived in close proximity to the gravel operations. For the most part the noise level from the crushing and daily operations there have been minimal and tolerable. With the removal of the trees that did buffer most of the highway noise and other operational noise I think we in the neighborhood became quite concerned. We met as a group and I talked at length with Stephan about our collective concerns. Stephan understands our concerns and I think many of us understand his situation with the removal of the mature pine forest on the property he owns. We all appreciate his decision to leave a significant barrier of trees on the west side of the power line.

The reality for us is the potential increased noise from the Highway 16 traffic which is now noticeably louder. Some berm work has been done and there is some reduction in noise. I was under the impression that the berm is to be 4 meters high (as per the agreement in the previous TUP). I have not measured it but I would expect that the trade-off from removing the 50 meters of trees along Highway 16 (there for noise reduction I assume) would be to build a berm that adequately muffled the Highway noise to the level the forest would have. I would suggest that it be discussed that the berm be at least 2.5 to 3 M over the height of land at the Highway level to reduce Highway traffic noise, particularly large transport trucks. I have briefly discussed this with Stephan and understand that he intends to work it up a bit more (I was not specific with him on the suggested heights; I think it is reasonable to have a discussion on the berm height in relation to the highway/traffic height). I know this is a costly project and appreciate his willingness to look after this concern.

As for the gravel operations going forward, we do not know what increased noise we will be subject to with the removal of the trees. When the crusher is deep into the ground the noise this past two to three years has been minimal due to the berm he has erected and the depth he has placed the crusher. Stephan has assured

me that he intends to berm as high as required and has built berms in the production area over the height required and that certainly helps with noise reduction.

We have had instances where some of the ambitious crew has run equipment (tho not the crusher) outside of the 7 am to 6 pm Monday through Saturday hours as per the previous TUP. Generally I do not have a big problem with a little bit of necessary catch up work to be done and as a business owner I know that sometime there isn't enough time in the day and you just have to push through to get the jobs done. I have also discussed this with Stephan and he will let his staff know that there are hours and days in which they are to have the heavy machinery shut down. I would hope that he is able to adhere to the hours and terms of operation of heavy equipment as per the proposed TUP, as well as equipment that is used in the topsoil business.

I realize that the economy of our valley is dependent on its resources and the difficulty the RDBN faces when it has to balance the desires of residents wanting to live in a relatively peaceful rural area and the fact that many of the resources that support the residents are in close proximity to them. I have no problem with Steti continuing the gravel extraction and processing if the company is able to look after the concerns we have expressed (berms along Highway 16, the Raymond road side and neighboring properties, berms around the topsoil portion of his business) and is able to operate within the terms of the TUP.

Thank you,

Doug Veenstra

1256 Raymond road

PS: As for rumors of other gravel pit operations being proposed in the area, including the Tatlow Road area, I feel strongly that the wishes of the residents be heard and that no more gravel operations or heavy industrial work be permitted as the *cumulative* noise of at least six gravel pits, are already in use, within a 4-5 km stretch along the Bulkley River between Telkwa and Smithers, is enough.

Email secured by Check Point

Deneve Vanderwolf

From: Deneve Vanderwolf
Sent: October 20, 2020 9:08 AM
To: Deneve Vanderwolf
Subject: FW: [EXTERNAL]: Temporary Use Permit Application A-03-20 (Steti)

From: Fran Rivest <rfrancine1@hotmail.com>
Sent: Monday, October 19, 2020 5:53 PM
To: inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: Temporary Use Permit Application A-03-20 (Steti)

We are strongly opposed to the Temporary Use Permit (Steti).
We bought our property because it was on agricultural land, and a very quiet neighborhood. Now with all the trees gone, the noise volume of traffic and machinery has increased tremendously.
Our property value will definitely be affected by all of this.

Property Owners (495 Raymond Road)
John Kimmet
Francine Rivest

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