



**REGIONAL DISTRICT
of Fraser-Fort George**

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: 7152

FROM: Justin Kim, Planner I

DATE: July 21, 2025

SUBJECT: Proposed Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025

SUMMARY: Purpose: Consider First Reading and Public Consultation
Location: Horsey Creek Road – Electoral Area H
Applicant: Glacierstone Industries Ltd.
Agent: David Salayka

Attachments:

1. Backgrounder
2. Proposed Bylaw No. 3397, 2025
3. Proposed Bylaw No. 3398, 2025
4. Appendix 'A'
5. Applicant Submission-Management Plan
6. Applicant Submission-Site Plan Map

Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated July 21, 2025, regarding “Proposed Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025” be received for information.
2. THAT Robson Valley – Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be given first reading.
3. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be given first reading.
4. THAT the consultation opportunity for Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be carried out as outlined in Appendix ‘A’ attached to the report.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	Horsey Creek Road – Electoral Area H
Legal Description and PID:	Part of District Lot 7152 Cariboo District: PIN 574310 – Crown Tenure File 7410355 – 2.67ha.
Applicant:	Glacierstone Industries Ltd.
Agent:	David Salayka

Existing Uses:	Vacant, forested Crown Land.
Application Type:	Combined Official Community Plan (OCP) and Zoning Bylaw Amendment.
Proposal:	An application has been made to permit a concrete plant on the subject area. A copy of the applicant’s site plan and management plan are attached to this report.
Regulation Changes/ Content of Permit:	OCP Amendment Bylaw No. 3397, 2025 proposes to redesignate the subject area from Agriculture/Resource (AG/RES) to Heavy Industrial (IND/H). Zoning Amendment Bylaw No. 3398, 2025 proposes to rezone the subject area from the Rural 5 (Ru5) zone to a site-specific Industrial 7 (M7) zone.

BOARD CONSIDERATION:

Board is being asked to consider first reading of Bylaw No. 3397 and Bylaw No. 3398 and authorizing a public consultation process.

Alternative options available to the Board are:

- a. Proceed to public consultation but amend the form of consultation opportunity – Other Decision Options A;
- b. Hold both bylaws at first reading if further information is required – Other Decision Options B; or
- c. Not proceed with the application – Other Decision Options C

Alternative options and corresponding motions if applicable, are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposal is <u>inconsistent</u> with the Robson-Valley Canoe Downstream Official Community Plan and an amendment is required.
Zoning Bylaw:	The proposal is <u>inconsistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268 outlines requirements for processing OCP and Zoning Bylaw amendment applications.
Public Notice	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
<i>Community Charter:</i>	Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means.
<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a Zoning Bylaw or Official Community Plan.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations

- The report will be received for information
- Proposed Bylaw No. 3397 and Bylaw No. 3398 will receive first reading
- Consultation plan will be carried out

Other Options:

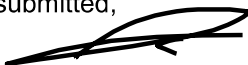
DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
<p>A. Proceed to public consultation but amend the form of consultation opportunity</p>	<ul style="list-style-type: none"> • Appendix 'A' to the report may be amended to include consultation with additional agencies or landowners • The amended consultation opportunity will proceed prior to returning for consideration of second reading and authorization of a public hearing 	<ol style="list-style-type: none"> 1. <i>THAT Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be given first reading.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3398, 2025 be given first reading.</i> 3. <i>THAT the consultation opportunity for Bylaw No. 3397, 2025 be carried out as amended to [insert requirement].</i>
<p>B. Hold both bylaws at first reading if further information is required.</p>	<ul style="list-style-type: none"> • Bylaws will return for consideration when the additional information requested by the Board is available 	<p><i>THAT Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 and Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be postponed pending receipt of [insert requirement]</i></p>
<p>C. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.</p>	<ul style="list-style-type: none"> • Under Regional Board Procedure Bylaw No. 3267, 2022, the motion for first reading shall be decided upon without amendment or debate: • Bylaws cannot be considered further if motions to give first reading are defeated 	<p>The Board defeats the following:</p> <ol style="list-style-type: none"> 1. <i>THAT Robson Valley-Canoe Downstream Official Community Plan Bylaw No. 1948, 2001, Amendment Bylaw No. 3397, 2025 be given first reading.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3398, 2025 be given first reading.</i>

SUMMARY COMMENTS:

- The subject area is a crown land tenure (File 7410355) located at Horsey Creek Road, approximately 40km southeast of McBride.
- The purpose of this application is to permit a concrete plant on the subject area.
 - The applicant previously operated a concrete and cement plant on a property southwest of the subject area through RDFFG Temporary Use Permits and a conditional approval for a Non-Farm Use (NFU) in the ALR (Fire No. 45344).
 - In 2019, the ALC denied renewing the NFU approval for another term, leading to this new site.
- The current OCP designation permits preliminary resource processing use (processing of materials from the site itself) but does not support mineral resource processing use (processing of materials whether it originates from the same site and includes concrete plants).
- Bylaw No. 3397, 2025 proposes to redesignate the subject area from AG/RES to IND/H.
 - In the IND/H designation, mining, minerals processing, and related industry are supported uses.
- The current zoning of the subject area does not permit Mineral Resource Processing use.
- Bylaw No. 3398, 2025 proposes to rezone the subject area from Ru5 to a site-specific M7 zone.
 - Within the M7 zone, both Preliminary Resource Processing and Mineral Resource Processing are permitted uses.
 - The minimum front, rear, and side lot line setback in the M7 zone for both Mineral Resource Processing use and Preliminary Resource Processing use is 30.0m.
 - Given the width of the subject area, the applicant is proposing a site-specific zoning amendment to reduce the minimum setback to 15.0m. The applicant is proposing no other site-specific amendments.
- The property is not within the Agricultural Land Reserve. From the Administration's review of aerial imagery, there is no notable agricultural activity that would be impacted by this application.
- A successful application to amend the OCP and Zoning will permit the permanent operation of the concrete plant on the subject area.
 - A Regional District Building Permit will still be required for buildings or structures larger than 10m².
- The subject area has been identified within the Robson Valley Hazard Land Study by Bruce Geotechnical Consultants (1999) as being within a moderate frequency hazard area; the frequency of a moderate hazard area is one event in every 500-10,000 years.
- The Backgrounder contains all referral comments received to date regarding the proposal.
 - Simpcw First Nation mentioned their satisfaction with the application and the collaborative work relating to the proposal and support moving forward.
 - Lhtako Dene Nation noted that the site management plan contained archaeological reports with recommendations to be followed.
 - The Ministry of Transportation and Transit (MoTT) had no objections to the proposal.
 - MoTT noted that should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800-meter radius of an intersection with a Controlled Access Highway.
- If any additional comments are received, they will be included in the Agenda as additional items.
- If additional information or amendments are desired, the Bylaw may be held at first reading (Other Decision Options B).
- If the application is unsuccessful, the subject area would remain as the Ru5 zone and the AG/RES designation.

Although the proposal is currently inconsistent with the OCP and Zoning Bylaw regulation, the referral process raised no concerns for the application and management plan. It may be reasonable for the Board to consider first reading and authorization of the consultation plan to allow for initial input from the public. Administration is proposing to modify the consultation plan in 'Appendix A' by expanding the mailout to include three neighboring private properties. Board may choose to modify the consultation plan; information obtained during this process can assist Board in considering the application.

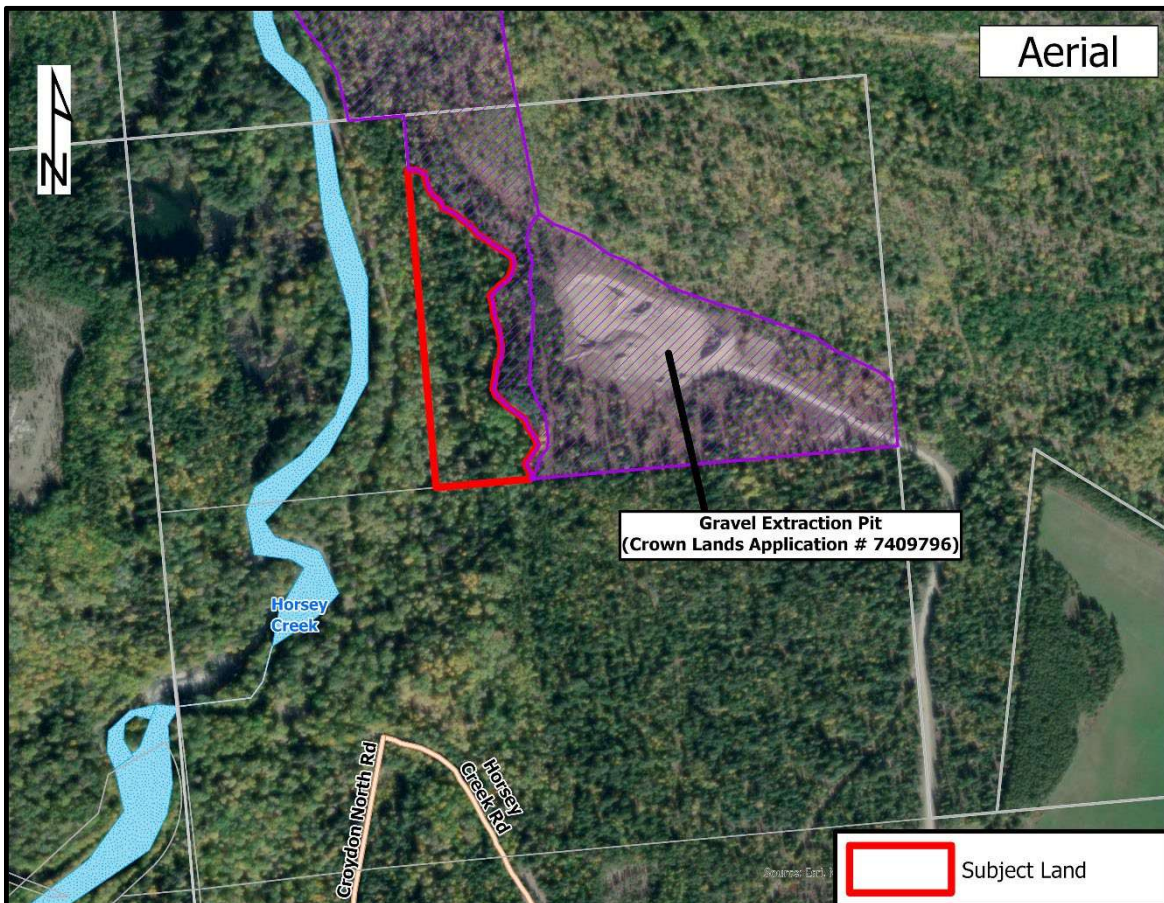
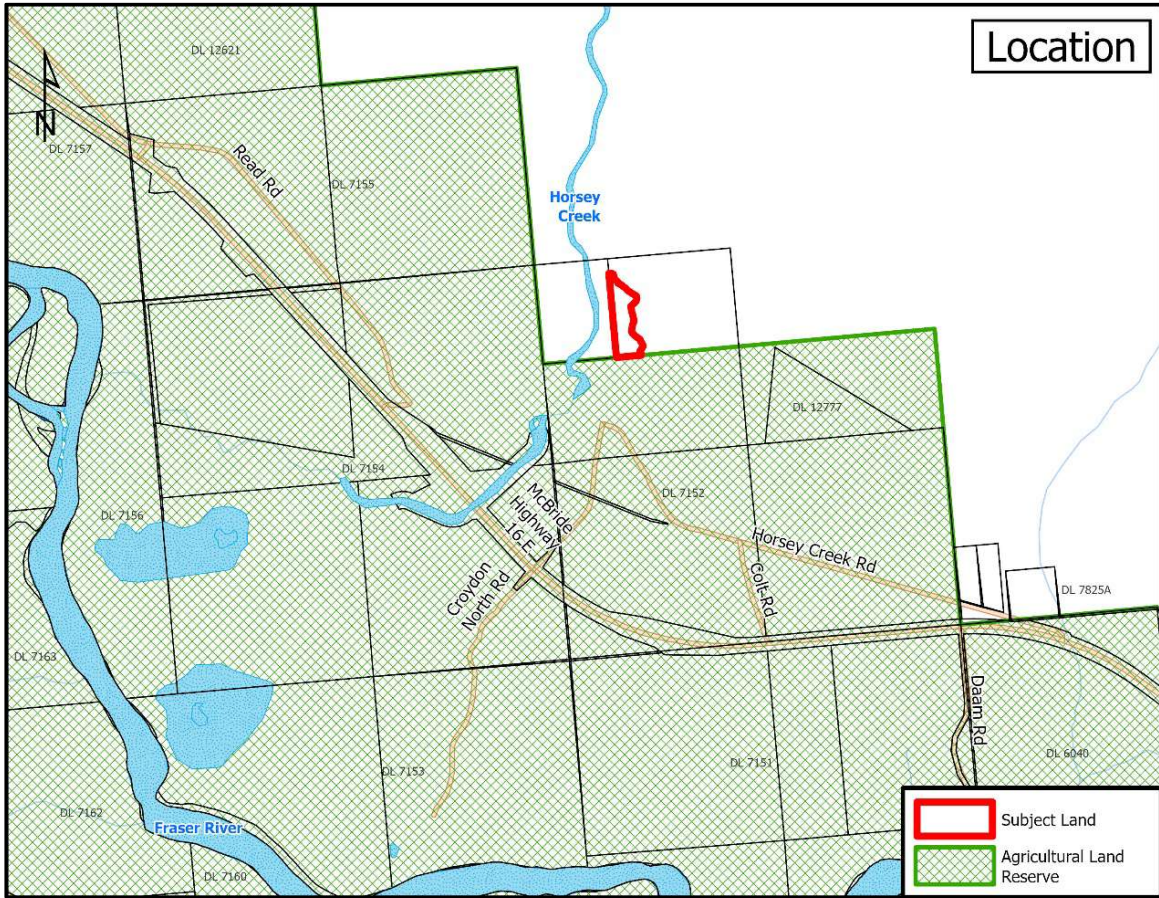
Respectfully submitted,
Justin Kim
Planner I

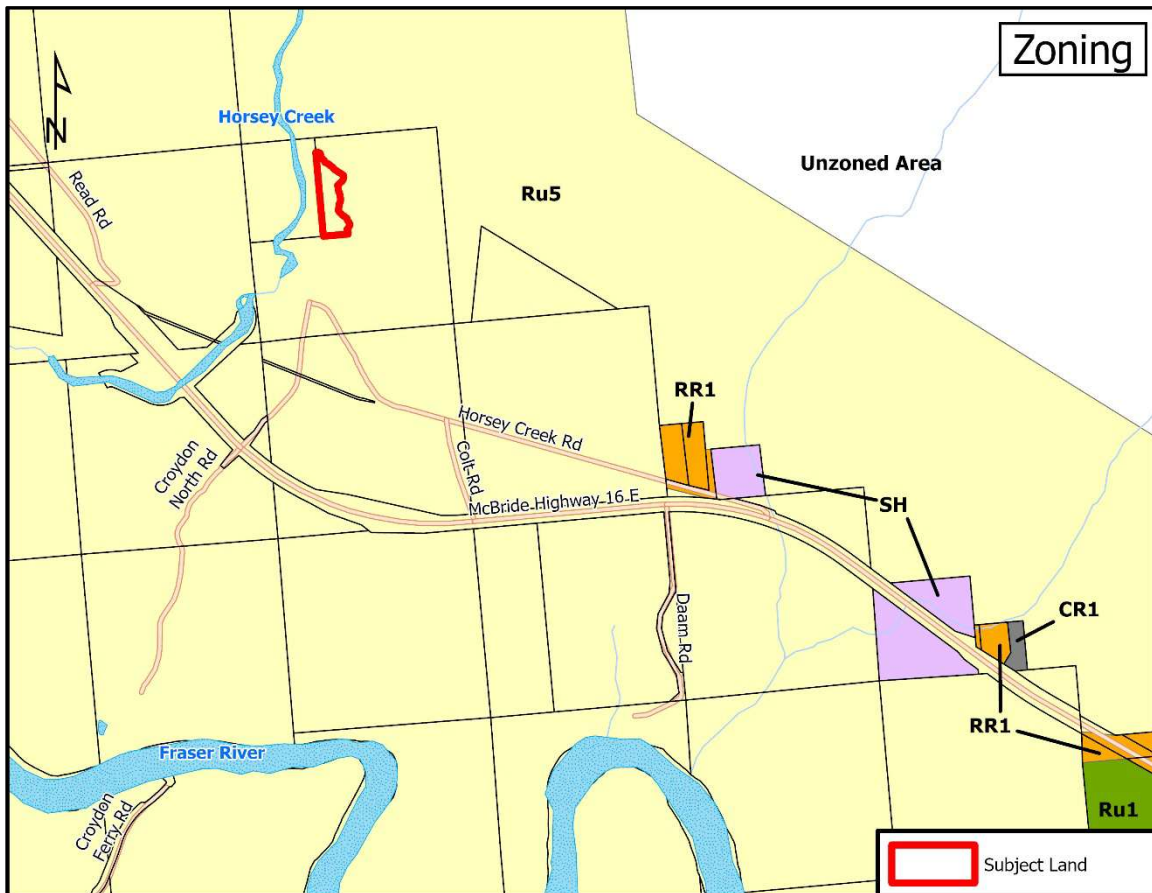


JK:CC

BACKGROUNDER – OCP and Zoning Amendment – Horsey Creek Road

PARCEL MAPS





LAND USE PLANNING INFORMATION

Agricultural Land Reserve: The subject area is not within the Agricultural Land Reserve (ALR).

Official Community Plan: The subject area is designated Agriculture/Resource (Ag/Res) by the Robson Valley-Canoe Downstream Official Community Plan. In this designation, preliminary resource processing is supported but mineral resource processing, which includes concrete plant operations, is not. An OCP amendment is required.

The proposed OCP amendment will redesignate the subject area from Ag/Res to Heavy Industrial (IND/H). In this designation, the following uses are supported:

- i) Light industrial uses listed in Section 4.7.5 with no maximum floor space;
- ii) Sawmill, planer mill, pulp mill, and other timber or wood product processing and manufacturing uses;
- iii) Mining, minerals processing and related industry;
- iv) Other heavy industrial uses including abattoirs, petroleum storage and processing or utility complexes, vehicle and equipment salvage;
- v) Additional residential accommodation for staff if the use location is relatively remote from a residential settlement.

The proposal for a concrete plant will be supported under section iii): mining, minerals processing, and related industry.

Zoning: The subject area is zoned Rural 5 (Ru5) by Zoning Bylaw No. 2892, 2014. In the Ru5 zone, Mineral Resource Processing use (Concrete Plant) is not permitted and an application to amend the zoning is required.

Mineral Resource Processing is defined in the Zoning Bylaw as:

The crushing, screening, washing, storing, packaging or other processing of rock, sand, gravel, aggregate, soil or other material of which land is composed, whether or not originating on the same site, and includes asphalt plants, concrete plants, and the preparation of construction and road/rail building materials.

Preliminary Resource Processing is defined in the Zoning Bylaw as:

The crushing, screening, washing, storing, packaging or other processing of rock, sand, gravel, aggregate or soil, originating on the same site and does not include asphalt plants or concrete plants.

The proposed zoning bylaw amendment will amend the Ru5 zone to an Industrial 7 (M7) zone. Within the M7 zone, both Preliminary Resource Processing and Mineral Resource Processing are permitted uses.

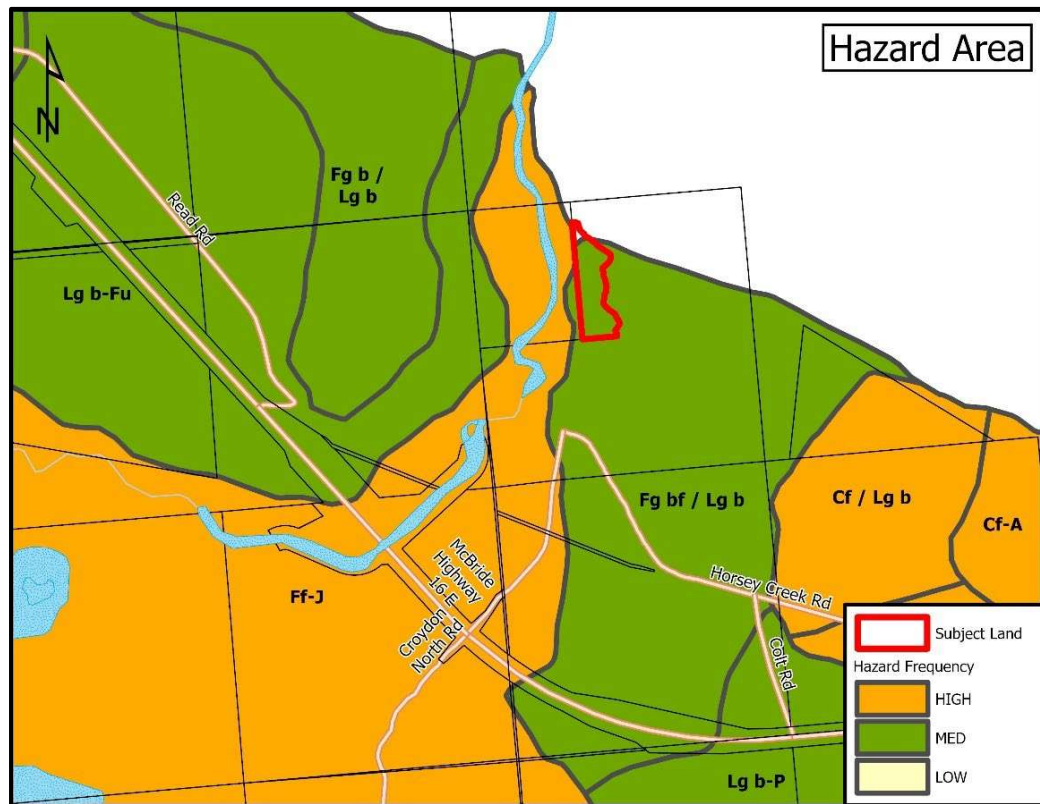
	Current Ru5 zone	Proposed Industrial 7 (M7) zone
Permitted Uses	<ul style="list-style-type: none"> • Agriculture • Forestry • Intensive Agriculture • Kennel • Cannabis Production • Nursery • Open Space Recreation • Residential-Single Family • Riding Stable • Veterinary Clinic • General Permitted Uses • Buildings and structures accessory to the permitted uses 	<ul style="list-style-type: none"> • Agriculture • Logging/Truck Contractor • Mineral Resource Processing • Preliminary Resource Processing • Residential-Single Family • General Permitted Uses • Buildings and structures accessory to the permitted uses
Min. area of a lot for subdivision	60.0ha	15.0ha

Within the M7 zone, the minimum front lot line setback is 7.5m, while the minimum rear and side lot line setback is 5.0m. However, for Preliminary Resource Processing and Mineral Resource Processing use, the minimum setback for all lot lines is 30m. The applicant is requesting a site-specific zoning amendment to reduce the minimum setback for Mineral Resource Processing use to 15.0m. There are no other site-specific amendments proposed to the M7 zone.

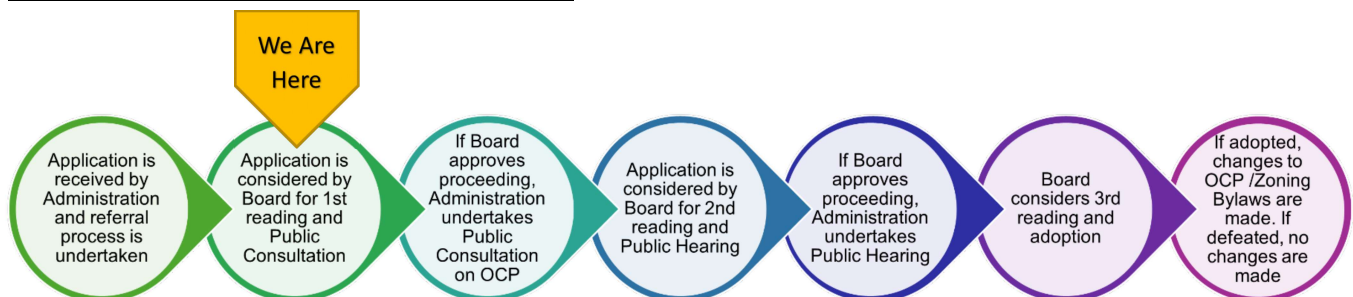
	M7 zone for Preliminary Resource Processing and Mineral Resource Processing	Proposed Site-Specific Amendment to the M7 Zone
Min. Front lot line setback	30.0m	15.0m
Min. Rear lot line setback	30.0m	15.0m
Min. Side lot line setback	30.0m	15.0m

Hazard Area:

The subject area has been identified within the Robson Valley Hazard Land Study by Bruce Geotechnical Consultants (1999) as being within a moderate frequency hazard area due to a fluviglacial blanket fan and glaciolacustrine bucket. A moderate frequency hazard is described in the study as occurring at a frequency of one event in 500-10,000 years.



APPLICATION PROCESS OVERVIEW



<i>Local Government Act:</i>	The <i>Local Government Act</i> outlines requirements for consideration of amendments to a zoning bylaw or official community plan: <ul style="list-style-type: none"> • Local Government must consider whether the opportunities for official community plan consultation with one or more of the specified persons, organizations, and authorities should be early and ongoing. • An OCP amendment must be considered in conjunction with the Regional District's current Financial Plan and the current Regional Solid Waste Management Plan. • Consultation with School District No. 57 is required.
<i>Community Charter Act, Section 49:</i>	Outlines requirements to publish public notice and allows a local government to adopt a bylaw to publish public notice by alternative means. The Regional District has adopted the Public Notice Bylaw No. 3316, 2023.
Public Notice Bylaw No. 3315 and Policy No.: RD-24-23	Outlines requirements for Public Notice to be published. <ul style="list-style-type: none"> • posting the public notice on the Public Notice board, the Regional District's website and Facebook page • Must be published at least (7) days before the date of the matter for which the Public Notice is required. • Public Notice will also be published in a newspaper applicable Electoral Area(s), or a portion thereof as applicable in accordance with Appendix "A" of the Policy
Development Procedures Bylaw No. 3268:	Board may direct that a public consultation opportunity be provided in advance of a public hearing.
Future Applications:	Building Permits will be required for any new buildings and structures 10m ² or larger.

REFERRAL COMMENTS

RDFFG: Building Inspections:

No concerns. Any new structures will require a Building Permit.

Dana Ferguson

Senior Building Inspector

Ministry of Mining and Critical Minerals:

On behalf of the Ministry of Mining and Critical Minerals - Prince George Regional Office, thank you for the opportunity to provide comment on this RDFFG Referral Request.

Regarding this Application for Combined OCP and Zoning Bylaw Amendment to permit a concrete plant- File No: DL 7152, for the Subject Land shown on the provided maps, our interests are unaffected. It is, however, necessary to note that this subject land is not in fact located on the Licence of Occupation (LOO) #706956 as noted in the Legal Description on the RDFFG Referral Report. The noted LOO is the location of the Applicant's Mine #1641322 which is adjacent to this subject parcel (which is associated to Crown Lands Lease Application File # 7410355); the proposed concrete plant may not be constructed within the Mine area.

Sherry Musika

Mines Authorization Analyst – Northeast/North Central Regional Office

Ministry of Water, Land and Resource Stewardship- Water Stewardship:

I don't have any comments relating specifically to the OCP and Zoning Bylaw Amendment. I have seen this application as a referral from other agencies. Information I provided was: "Water use is proposed from Horsey Creek for a proposed wash plant, concrete plant, office use and dust control. This will require a water authorization (licence or use approval) under the Water Sustainability Act. The proponent can apply at FrontCounterBC - in person or online. If you have any questions, please contact me.

Sarah Racicot

Licensed Authorizations Officer – Water

Lhtako Dene Nation:

See attached.

Tsq'escen First Nation:

We defer this submission to more local FN in that are and support them. Should you have any further questions, please do not hesitate to contact us.

Kukstemc

Gregg Archie

Permits and Referrals Coordinator

Simpcw First Nation:

See attached.

Skwłax te Secwepemcúlcw:

Skwłax supports Simpcw First Nation as leads on any decisions associated with this referral. If you do not hear back from Simpcw, or any other Secwepemc community, please reach out to Skwłax here. Please continue to keep Skwłax updated and share any reports or decisions as they become available.

Celia Nord

Achaeologist

BC Hydro:

Thank you for your referral concerning the OCP and Zoning Amendment for the above property. After reviewing our records, BC Hydro has no objection to this variance.

Britt Powell

Design Assistant, Distribution Design

Ministry of Water, Land and Resource Stewardship – Land Use Planning and Cumulative Effects Division:

I have reviewed file DL7152, an application to amend the Robson Valley Canoe Upstream Official Community Plan and Zoning Bylaw to allow the installation and operation of a concrete plant on the subject property (Part of PIN 5743410). The proponent submitted a Management Plan (MP) in support of their application that includes a general site plan and workplan, including protocols that are or will be used to reduce environmental impacts of operational activities.

Forests in this area provide habitat for Grizzly bears, moose, Mule deer, and elk, as well as numerous furbearers, birds of prey, and migratory songbirds. Horsey Creek, west of the proposed plant site, is known spawning habitat for Chinook Salmon. This creek is in the Upper Fraser watershed, and nearby portions of the Fraser River support endangered White sturgeon. Fish-bearing streams in this area also support populations of Bull trout, Rainbow trout, Mountain whitefish, and Slimy sculpin. Intact, connected forest, riparian, and aquatic habitats are critical for the health of wildlife populations, and for the integrity and function of ecosystems more generally.

The MP indicates there are procedures in place to retain as much habitat value as possible, to limit the impacts of operational activities (e.g., invasive plant management, enclosing noisy equipment, following relevant timing windows, etc.), and to comply with relevant regulations (e.g., water licensing under the *Water Sustainability Regulation*). The MP also has a general reclamation plan that should support the re-establishment of native vegetation and allow the site to re-naturalize.

The only remaining concerns associated with this application are the proximity of this site to Horsey Creek (which is fish-bearing, and provides spawning habitat) and an associated Recreation Reserve (Section 17 Designated Use Area, Crown Lands file 0207144). Concrete production involves the use of components that can be toxic, and the MP also indicates a septic system will be installed on site. Both of these pose environmental risks, particularly to aquatic ecosystems, that should be mitigated proactively. It is important that the proponent ensure they have protections in place to avoid off-site impacts or accidental discharges that pose a risk to local ecosystems (e.g., site design to avoid runoff or ponds overflowing during snowmelt and heavy precipitation events, safe storage of concrete precursors and disposal of waste concrete, design and installation of the septic system by an authorized provider). To limit the risk of impacts to wildlife and habitat values, the proponent should also ensure compliance with the [Code of Practice for the Concrete and Concrete Products Industry](#) and the [Sewerage System Regulation](#).

Provincial Best Management Practices (BMPs) and guidelines exist for land development. The proponent should review the information in [Develop with Care](#), the Province's guide to land development. Information regarding risks and mitigation strategies for wildlife can be found in [A Compendium of Wildlife Guidelines for Industrial Development Projects in the North Area, British Columbia](#).

Aija White

Ecosystems Biologist

Northern Health:

Northern Health reviewed your proposed land use proposal and have the following comments associated with your referral. Please see below for further details.

Drinking Water

All water sources intended for drinking or domestic use must be potable as stipulated in the Drinking Water Protection Act and Regulations. Application to Northern Health for a water system construction and operating permit will be required.

Domestic Sewage

Any domestic sewage from the site must be disposed of in an adequate wastewater treatment system as described in the Sewerage System Regulation and its supporting documents (Sewerage System Standard Practice Manual version 3). Upgrading or installation of a sewerage system will require the submission of a sewage filing and letter of certification completed by an authorized person (Registered Onsite Wastewater Practitioner or a professional). The use of outhouses (pit privies) is only allowed if there is no running water under pressure. Set back distances from dwellings, surface water, wells and other parameters need to be considered prior to installation to ensure it does not cause a health hazard.

If the daily discharge of sewerage exceeds 22, 700 liters or 5000 imperial gallons, the jurisdiction involved is the Ministry of Environment.

Northern Health does not recommend the installation of a sewerage system on a flood plain as this can contribute to a potential health hazard in the event of flooding.

All operations must comply with the Drinking Water Protection Act and Regulations as well as the Public Health Act and its associated regulations.

Erika Mak

Environmental Health Officer

Ministry of Transportation and Transit:

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Fraser-Fort George regarding the proposed Rezoning and OCP amendment to facilitate new industrial development. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800-meter radius of an intersection with a Controlled Access Highway, as per section 52 of the Transportation Act. Please quote file 2025-02979 when providing the bylaw for Ministry approval.
- Should the applicant be granted approval, the applicant must apply online to MoTT for an Industrial Access Permit which can be made [here](#). A BCeID is required for the online application, which can be created [here](#).

Leah Labarrere

Senior Development Officer



BOX 4069
QUESNEL, BC
V2J 3J2

PHONE: 250-747-2900
FAX: 250-747-1341

Project Name:

[OCP and Zoning Bylaw Amendment- Mineral Resource Processing \(Consultation-1109\)](#)

Project ID: LDN-2025-1105

Consulting Org Contact:

Justin Kim

Consulting Organization:

[Regional District of Fraser-Fort George](#)

Date Submitted:

Tuesday, 24-Jun-2025 14:45:35 PDT

Date Received:

The Lhtako Dene Nation is the First Nation Band of Quesnel B.C., Lhtako comes from the word Lhtakoh meaning "where the Three Rivers Meet" which refers to the waters of the Fraser River, Quesnel River, and the Blackwater River. Our Traditional Territory extends from the Alberta border through the city of Quesnel and east and west of the Fraser River. In the past, community members primarily lived in villages along the Fraser River in Quesnel. The main Lhtako reserve is located in Red Bluff and we have approximately 200 members, the current Chief and Council are: Chief Clifford Lebrun and Councillors Wanda Aldred, Ray Aldred and Tim Michell.

After careful review of your referral information and materials that were provided to us we have come to the following determination(s):

Follow all recommendations from the PFR/AOA/AIA report that was included in your referral package.

Regards



BOX 4069
QUESNEL, BC
V2J 3J2

PHONE: 250-747-2900
FAX: 250-747-1341

Bruce McDonald



SimpCW First Nation (SimpCW) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúłecw (SimpCW Territory).

SimpCW appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 "Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development."

SimpCW exercises their right as per UNDRIP Article 11. 2 "States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs."

SimpCW recommends managing for sediment into the creek and using the Simpcw Interim Stewardship Plan.

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with OCP and Zoning Bylaw Amendment- Mineral Resource Processing and the collaborative work relating to their proposal and support moving forward.

This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúłecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

SimpCW wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

Best Regards,

SIMPCW NRD