



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20220044

Bylaw(s): North Cariboo Area Rural Land Use Amendment Bylaw No. 5405, 2022

Electoral Area: I

Date of Referral: July 06, 2022

Date of Application: June 13, 2022

Property Owner's Name(s): BW Gold Ltd.

Applicant's Name: Shane Budd

SECTION 1: Property Summary

Legal Description(s): Unsurveyed Crown Land, Range 4, Coast District

Property Size(s): 9,272.01 ha (22,911.64 ac.)

Area of Application: 4291.11 ha (10,603.55 ac.)

Location: Kluskus Forest Service Road

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Resource/Agricultural (R/A)

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Proposed Zoning:

Special Exception M 3-1

Min. Lot Size Permitted:

0.4 ha (0.99 ac.)

Special Exception R/A-2

32 ha (79.07 ac.)

Proposal: Proposed M 3-1 zone is to permit ore processing facilities, with an increased maximum height to 35 m. Proposed R/A-2 zone is to permit worker accommodation during mine construction and operational phases. Current R/A zone restricts worker accommodation

to exploration activities only.

Project consists of the extraction of gold and silver from an open pit mine, and ore processing facilities with a milling rate capacity of 60,000 t/d (22 Mt/y), over 17 years. The proposed Project is located approximately 110 km south of Vanderhoof. Project footprint consists of the mine site, mine access road and a new 133 km transmission line that connects the mine site with the existing substation to provide power to the Project.

Environmental Assessment Certificate #M19-01 issued by Province of BC on June 21, 2019.

No. and size of Proposed Lots: No new lots proposed.

Existing Buildings: See attached.

Proposed Buildings: See attached.

Road Name: Kluskus FSR

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: N/A

Services Available: Telephone, Sewage Disposal System and Well.

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Davidson Creek, unnamed streams

Lake Classification: High

Within Development Permit Area: No

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	N/A
(b) South	Unsurveyed Crown Land	N/A
(c) East	Unsurveyed Crown Land	N/A
(d) West	Unsurveyed Crown Land	N/A

PLANNING COMMENTS

Background:

It is proposed to rezone a portion of unsurveyed Crown land in the North Cariboo Area Rural Land Use Bylaw (RLUB) from Resource/Agricultural (R/A) zone to Special Exception M 3-1 and Special Exception R/A-2 zones as shown in Appendix C. The proposed zoning amendments will align the North Cariboo RLUB with proposed uses related to the Blackwater Gold Project located in the north-west corner of Electoral Area 'A', approximately 110 km south-west of Vanderhoof, BC. The proposed M 3-1 zone is to permit ore processing facilities, with an increased maximum structure height of 35 m (114.83 ft.). The proposed R/A-2 zone is to permit worker accommodation during mine construction and operational phases as the current R/A zone restricts worker accommodation to exploration activities only.

The subject property is a 9,272.01 ha (22,911.64 ac.) area of unsurveyed Crown land, out of which 4,291.11 ha (10,603.55 ac.) is the area of the proposed project. The project consists of the extraction of gold and silver from an open pit mine, and development of ore processing facilities with a milling rate capacity of 60,000 t/d (22 Mt/y), over 17 years. The project footprint consists of the mine site, mine access road and a new 133 km transmission line that connects the mine site with the existing substation to provide power to the project. There is an Environmental Assessment Certificate #M19-01 issued by the Province of BC on June 21, 2019.

Detailed information regarding the project can be found at <https://artemisgoldinc.com/blackwater-project/blackwater-gold-project/> and <https://www2.gov.bc.ca/gov/content/employment-business/economic-development/industry/bc-major-projects-inventory>

The North Cariboo Area Rural Land Use Bylaw No. 3505, 1999 is proposed to be amended by including Section 8.5.3.1 and 8.14.3.2 as follows:

8.5.3.1 Special Exception M 3-1 Zone (3360-20/20220044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 3-1:

- i) HEIGHT OF BUILDINGS (maximum): = 35 m (114.83 ft.)

All other provisions of the M 3 zone apply.

8.14.3.2 Special Exception R/A-2 Zone (3360-20/20220044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A-2, the permitted uses shall include:

(b) NON-RESIDENTIAL USES:

- (i) Temporary mine construction and operation camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed, and site restored to a satisfactory condition.

All other provisions of the R/A zone apply.

Location and Surrounding:

The proposed project is located on Kluskus Forest Service Road and Blackwater Mine Access Road, approximately 110 km south of Vanderhoof with Tatelkuz Lake, Kuyakuz Lake, and Tsacha Lake in proximity as shown in Appendix B. The area is located within the North Cariboo Area Rural Land Use Bylaw. Davidson Creek and several other unnamed streams are currently present on the property. The property is mostly forested Crown land with some cleared areas, mainly the future mine pit area and exploration camp.

CRD Regulations and Policies:

3505 North Cariboo Area Rural Land Use Bylaw, 1999

8.5 HEAVY INDUSTRIAL (M 3) ZONE

8.5.1 USES PERMITTED

- b) NON-RESIDENTIAL USES:
 - x) extraction, processing and storage of raw materials;

8.14 RESOURCE/AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

- b) NON-RESIDENTIAL USES:
 - xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;

Rationale for Recommendations:

Planning staff have received an application to rezone unsurveyed crown land to allow for open pit mining operations and processing facilities. Planning staff have worked with the applicant to

develop the proposed Special Exception M 3-1 and R/A-2 zones that would allow increased maximum height of 35 m (114.83 ft.) for ore processing facilities and permit worker accommodation during mine construction and operational phases respectively. It must be ensured that the sewage system is satisfactory to the Northern Health Authority and/or Ministry of Environment (MOE) as applicable. Upon project completion, the accommodation camp must be removed, and the site must be restored to a satisfactory condition, as per existing language in the North Cariboo Area RLUB.

This project has received an Environmental Assessment Certificate #M19-01 issued by the Province of BC on June 21, 2019, under Section 54 of the Canadian Environmental Assessment Act, 2012. Further, Federal, and Provincial permits under Section 10 of the Mines Act and Section 14 of the Environmental Management Act are currently in process for constructing, operating, decommissioning, and reclaiming the project. The project has the support of the relevant First Nations, and the consultation process undertaken is consistent with the Federal standards.

The project has also received a permit from the Northern Health Authority to operate a drinking water system with 2-14 connections for the operation camp.

The Electoral Area 'I' Advisory Planning Commission (APC) has reviewed the application and are supportive of the proposal as it will be a good economic driver for the area.

In conclusion, planning staff have no objections to the proposal as the property is currently zoned R/A that allows for the proposed mining operations. Being surrounded by unsurveyed crown land, the proposal to have increased height of the ore processing facilities and temporary living accommodations for mine workers is anticipated to have minimal impact. As such, planning staff are supportive of the application, provided all the required Federal and Provincial permits are issued prior to the start of the project.

Compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection will not be required as it cannot be applied to unsurveyed Crown land.

Recommendation:

1. That the North Cariboo Area Rural Land Use Amendment Bylaw No. 5405, 2022 be given first and second reading.

REFERRAL COMMENTS

Health Authority:

No comments received.

Advisory Planning Commission: August 2, 2022
See attached.

ATTACHMENTS

Appendix A: Bylaw 5405
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5405

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No.3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5405, 2022".

2. AMENDMENT

Bylaw No. 3505 of the Cariboo Regional District is amended by:

- i) Including Section 8.5.3.1 and 8.14.3.2 into Schedule "A" as follows:

8.5.3.1 Special Exception M 3-1 Zone (3360-20/20220044)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 3-1:

- i) HEIGHT OF BUILDINGS (maximum): = 35 m (114.83 ft.)

All other provisions of the M 3 zone apply.

8.14.3.2 Special Exception R/A-2 Zone (3360-20/20220044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A-2, the permitted uses shall include:

(b) NON-RESIDENTIAL USES:

- i) Temporary mine construction and operation camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed, and site restored to a satisfactory condition.

All other provisions of the R/A zone apply.

- ii) rezoning part of Unsurveyed Crown Land, Range 4, Coast District from Resource/Agricultural (R/A) zone to Special Exception M 3-1 and Special Exception R/A-2 zones, as shown on attached Schedule "A"; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2022.

READ A SECOND TIME THIS _____ DAY OF _____, 2022.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

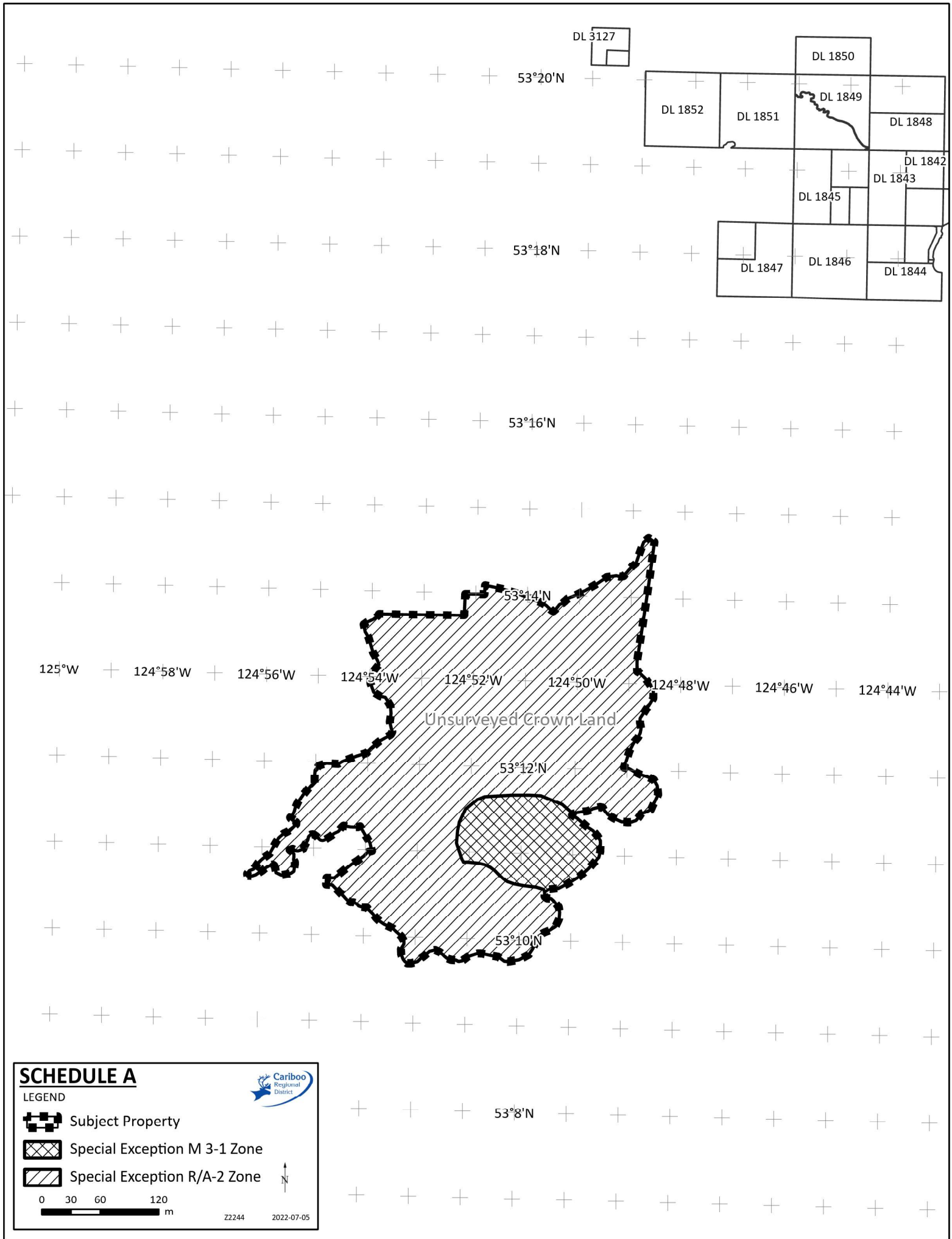
ADOPTED this _____ day of _____, 2022.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5405 cited as the "North Cariboo Area Rural Land Use Amendment Bylaw No. 5405, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



Appendix C: SPECIFIC MAP

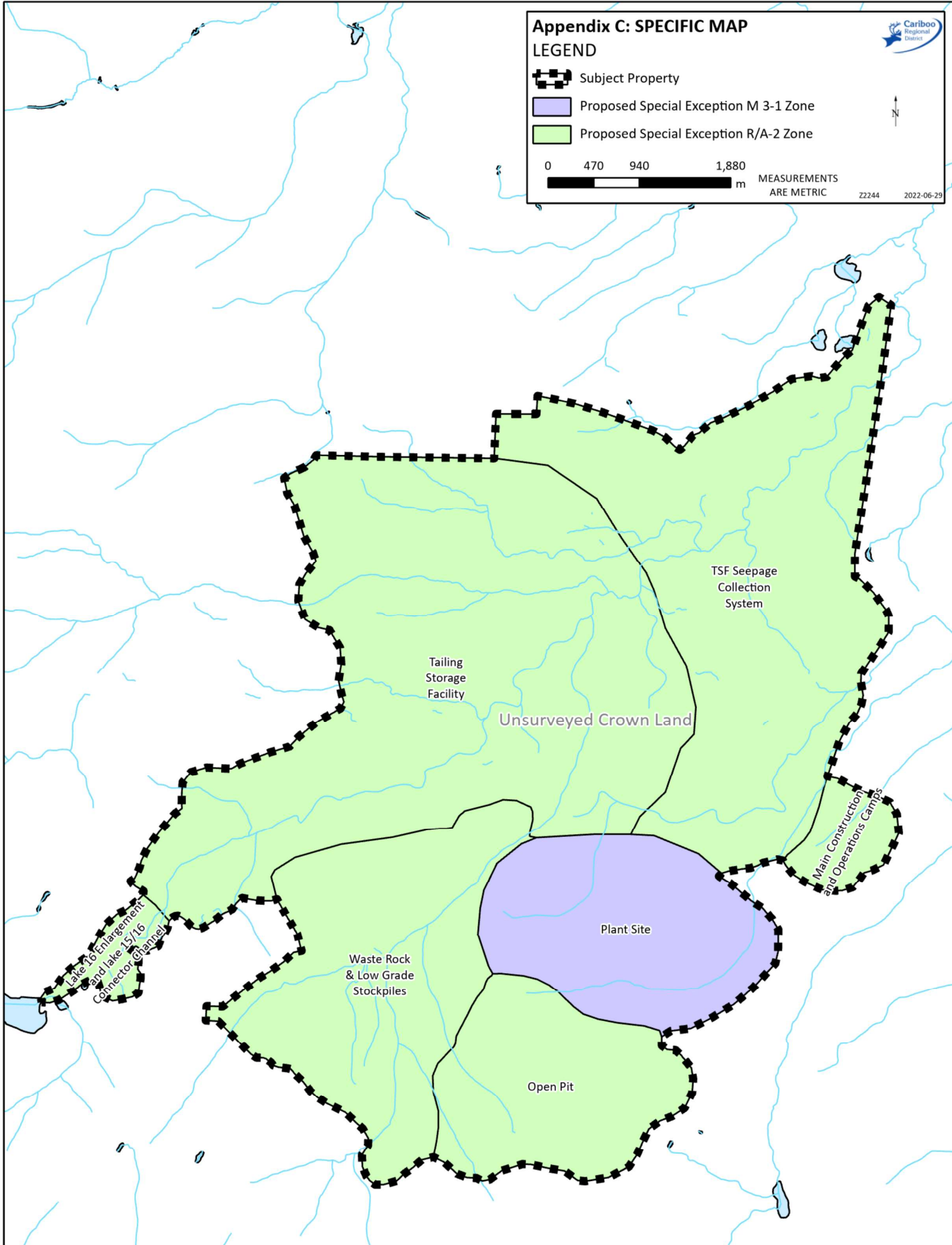


LEGEND

- Subject Property
- Proposed Special Exception M 3-1 Zone
- Proposed Special Exception R/A-2 Zone




Z2244 2022-06-29



**Appendix D: GENERAL MAP ORTHO
LEGEND**



 Subject Property

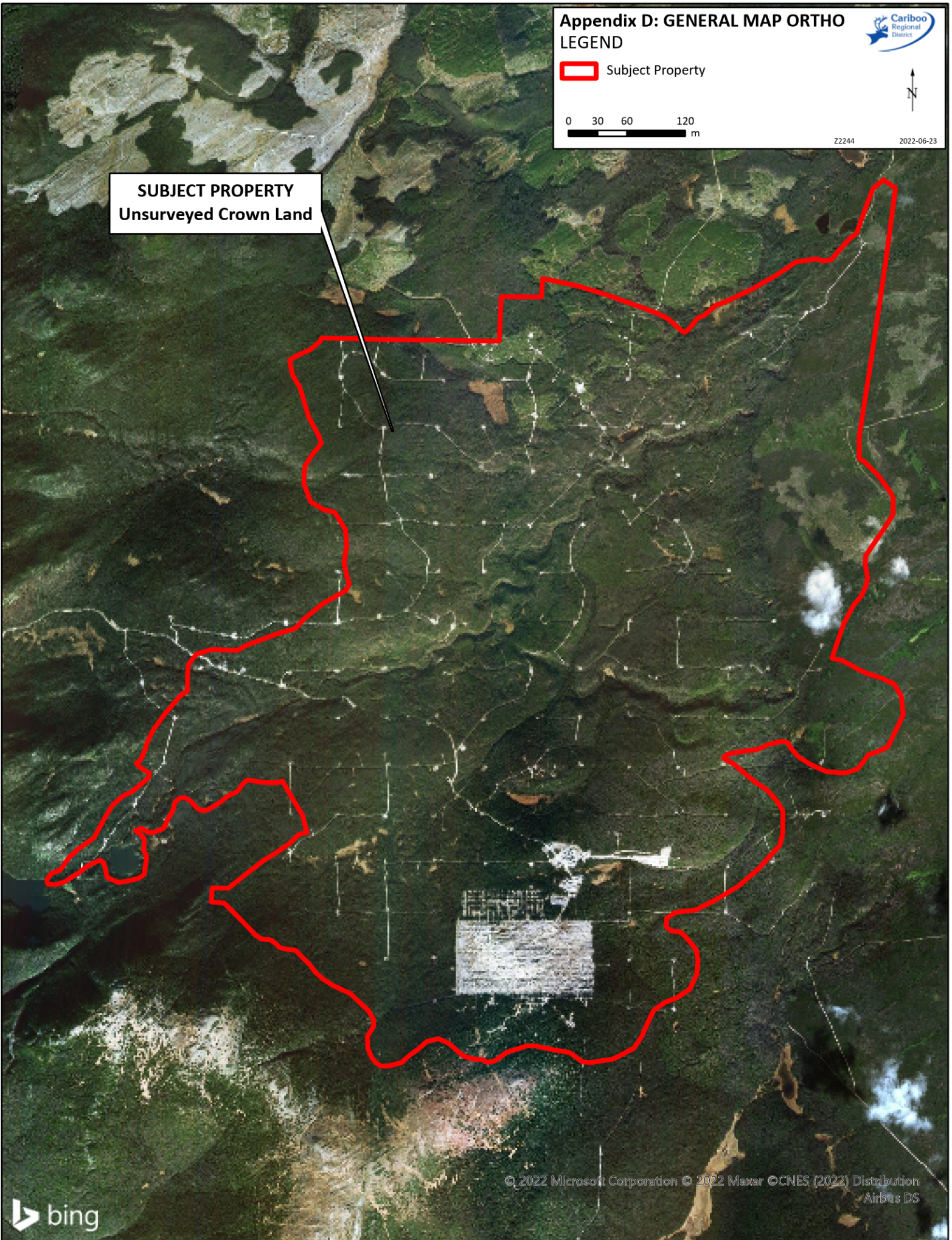
0 30 60 120 m

Z2244

2022-06-23



SUBJECT PROPERTY
Unsurveyed Crown Land



Describe the existing use of the subject property and all buildings: Mineral Exploration use : Property use is as follows
accommodation camp with 200 rooms, containerized workshop, offices, water treatment & storage building,

Electrical distribution building fed from generators, Pump house, geology core storage racks

Describe the proposed use of the subject property and all buildings: _____
gold & silver open pit mine with a processing capacity up to 20 Mtpa - Building description on separate sheet

Describe the reasons in support for the application: Federal & provincial permitting currently underway.
Project has the support of the relevant First Nations. Project will employ up to 600 people in construction &
over 300 people in operations over a 23 year mine life

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): _____
Forested crown land with some cleared areas mainly the mine pit & exploration camp. Some areas have been
cleared previously by Canfor

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): _____
See E.1_Blackwater_MAEMA_ch1 Intro & Overview for further details as the project encompasses a large
area

Services Currently Existing or Readily Available to the Property (check applicable area)

** Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Mobile tower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the conference call meeting of the Electoral Area 'I' advisory planning commission held on the 2nd day of August, 2022 in Quesnel, B.C. commencing at 6:02 pm

PRESENT ON CALL: Members Joann Taylor, Phil Megyesi, Jennifer Roberts and

Recording Secretary/Member Maureen Murray

PLUS Alex Shepard, Senior Project & Contracts Engineer for Artemis Gold Inc. on behalf of Owner/applicant

ALSO PRESENT: Electoral Area Director I Jim Glassford

Agenda Items

REZONING APPLICATION – 3360-20/20220044 (UNSURVEYED CROWN LAND, RANGE 4, COAST DISTRICT)

Members confirmed that this application covered creation of a Special Exception M 3-1 Zone to permit the temporary mine construction and operation camp on Crown Land, with land to be restored on closure of such mine exploration/development. Mr. Shepard advised that provision for 35 metre high structure covered only a part of the process plant building as the workers' camp would not be that high. Commission member Phil Megyesi confirmed he has a small amount of shares in New Gold, with Mr. Shepard advising Artemis Gold had bought project from that company which no longer has an active interest in the project being discussed tonight. Director Glassford confirmed that CRD not involved in approving environmental requirements as already completed by Federal ministries.

/ : "MOVED/SECONDED THAT the B W Gold application to rezone property on KLUSKUS FOREST SERVICE ROAD, be supported as a good economic driver for this area.

UNANIMOUSLY CARRIED"

Termination

/

That the meeting terminate at 6:10 pm

CARRIED


Recording Secretary