

Report No. ENG 48-2011
June 17, 2011
File No: 4520-55

Executive Committee

To: Mayor and Council
From: Dave Loewen, Manager, Engineering Inspections and Permits
Subject: Update Regarding Quarry Proposal in Electoral Area G (Sumas Mountain)

RECOMMENDATION

THAT Report No. ENG 48-2011, dated June 17, 2011, the Manager, Engineering Inspections and Permits, regarding an update on the quarry proposal in Electoral Area G (Sumas Mountain), be received.

BACKGROUND

In late May 2011, the City received a referral for comment from the Ministry of Natural Resource Operations (the Ministry) for a lease application by 266531 BC Ltd. for the purpose of quarrying and miscellaneous purposes on Sumas Mountain (Appendix 1).

The proposed quarry location is situated on Sumas Mountain in Electoral Area G adjacent to Sumas Mountain Regional Park on the east and rural residential development within the City of Abbotsford to the west (Appendix 2).

The applicant plans to establish two quarries, a new road right of way, a storage area and weigh scales.

At Executive Committee on June 13, 2011, Council resolved to draft a letter to the Ministry voicing the City's opposition to the quarry application, with a detailed staff report to be submitted to Council. This report is provided to update Council regarding the response to date by the City.

DISCUSSION

Engineering staff completed a review of the proposal and provided comments opposing the proposal to the Ministry via email on Friday June 17, 2011 (Appendix 3). Rationale for opposition to the proposal included the following elements:

1. **Aggregate Supply** - The proponent justified the proposal in part by suggesting there is a limited supply of aggregate available for industry purposes. The City identified seven quarries in the immediate region with potential reserves lasting approximately 30 to 50 years.
2. **Land Use** - The proposal is in conflict with the City's Soil Eligibility Areas identified in the Soil Bylaw which provides certainty to the industry and residents regarding present and future mining throughout the City.
3. **Community Response** - Residents and community groups on Sumas Mountain are opposed to the proposal due to concerns regarding additional truck traffic on local roads, dust, noise and impacts from blasting.

4. **Access** - Truck traffic generated by the proposal would require access to City roads which are not constructed to a standard to accommodate increased truck traffic.
5. **Existing Regional Park** - The proposed quarry is adjacent to an existing regional park and would be an impediment to further development of the park, which is used extensively by local residents.
6. **Soil Fees** - The City is unable to collect soil fees as prescribed in the Soil Bylaw as the proposed quarry is outside City jurisdiction, yet City road maintenance costs will increase as a result of additional truck traffic.

Other elements of concern include environmental and groundwater/drainage impacts, however, no detailed information regarding these items were provided to date.

During preparation of this report, a position letter was being drafted through the City Manager's office for the consideration and response from the Minister of Natural Resources. This letter will re-iterate the opposition to the proposal as noted in the staff email dated June 17, 2011.

FINANCIAL PLAN IMPLICATION

The City will be unable to collect soil fees as the proposed quarry is not within City limits. Road maintenance costs will increase due to the potential increase on truck traffic on Sumas Mountain Road.

STRATEGIC DIRECTIONS

While the proposed quarry is situated outside of city boundaries, it is clear there are impacts regarding the strategic goals of the City.

Fiscal – Economic - As mentioned, the City will not realize soil fee revenue from this proposal, yet will be impacted by increased road maintenance costs. The existing quarries will provide enough rock to supply the region for the next 30 to 50 years.

Environmental - As no environmental assessment was provided, the extent of impact on wildlife habitat both in the proposed quarry and on the surrounding lands (including within City Limits) is unknown at this time.

Social – Community - Access to the neighbouring Regional Park and future development of the park will be affected as a result of the proposed quarry development. The extent of the impact will not be known until more detailed quarry development plans are made available. The proposal is in conflict with the soil eligible area that had and extensive consultation process.

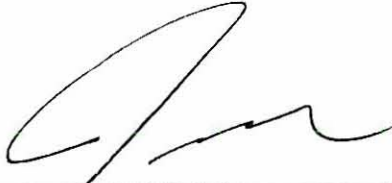
COMMUNICATION PLAN

The Ministry was notified of the City's opposition with a supporting rationale for its position.

A letter to the Minister of Natural Resources is being drafted to re-iterate City opposition to the proposal.

SUMMARY

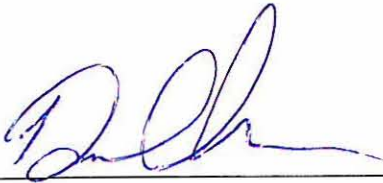
The City received a referral from the Ministry of Natural Resource Operations requesting comment on a proposed quarry application by 266531 BC Ltd. The City, with support of a Council resolution, responded to the Ministry providing a rationale for the City's opposition to the proposal. A letter to the Minister of Natural Resources is also being drafted to ensure the City's position is understood.



Jim Gordon, P.Eng.
General Manager, Engineering and Regional
Utilities



Rob Isaac, L. Eng.
Director, Wastewater and Asset Management



Dave Loewen
Manager, Engineering Inspections and Permits



Applying for a Crown Land Tenure

All applications must include completed application form, general location map, local detail map, appropriate fees and attachments as indicated below.

INFORMATION REGARDING APPLYING FOR CROWN LAND AVAILABLE AT
www.al.gov.bc.ca/clad/land_prog_services/programs.html

PART 1. NAME(S) AND MAILING ADDRESS

Applicant Name:

FULL LEGAL NAME of Individual(s), Company or Society,
 Ministry or Government Agency Your File:
266531 BC LTD.

Contact Name for Company or Ministry Applicants:

Dave Taylor

Applicant Mailing Address:

PO Box 3249, Kamloops, BC V2C 6B8

Applicant Contact Numbers:

(250) 374-2447 Fax (250) 828-0029

Applicant Email Address:

dath@shaw.ca

Are you an Agent submitting this application on behalf of your client?

☐ Yes ☒ No

Letter of Agency attached ☐ Yes ☒ No

Agent Name & Mailing Address:

Not Applicable

_____ postal code _____

Agent Contact Numbers:

Phone: _____ Fax: _____

Agent Email Address:

For applications made by more than one individual: ☐ Joint Tenants or ☐ Tenants in Common

For your information: Joint Tenants: on the death of one tenant the interest passes to surviving tenant.

Tenants in Common: on the death of one tenant the interest passes to the beneficiaries of the estate.

BC Inc. #, BC Registration # or Society #: BC0266531

HST Registration #: - 12032 3936 RT0001

Age: 19 or over ☒ Yes ☐ No

Canadian Citizen or Permanent Resident ☒ Yes ☐ No

Do you hold another Crown land tenure? ☒ Yes ☐ No If yes, provide File Number: MX-7-150

Period of Projected Use:

☐ Two years or less ☐ Two to five years ☐ Five to ten years ☐ Ten to thirty years ☒ More than thirty years

Application Type: ☒ new application ☐ replacement application – file number _____

☐ investigative permit application ☐ amendment application – file number _____

Proposed Use/Tenure Type: (e.g. powerline right of way, gravel quarry licence): _____

Aggregate and Decorative Rock Quarry

FOR OFFICE USE ONLY

(date/time received)
RECEIVED

JAN 12 2010

MINISTRY OF NATURAL RESOURCE OPERATIONS
 FrontCounter BC

Log No. 29449 NRO

\$1120.00 Chg 902

File Number:

Disposition ID:

Project Number:

59668

Client Number:

SUS402

PART 2. PURPOSE, LOCATION, AREA

PLEASE SELECT APPROPRIATE PROPOSED LAND USE

Proposed Land Use Program Area	New Application Fees (including HST)	Program Specific Requirements Website
<input checked="" type="checkbox"/> Aggregates & Quarry	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture – Intensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture - Extensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Airport – private	*\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Alpine Skiing	Type 1 (minor) \$1,200.00 Type 2 (major) contact FrontCounter BC	www.tsa.gov.bc.ca/resorts_rec/tenure/skiing
<input type="checkbox"/> Aquaculture – Fin fish	\$5,516.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Aquaculture – Shellfish	\$1,344.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - General	\$ 262.50	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - Film	\$525.00 fee plus \$262.50 rental	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial Recreation	Non-Motorized \$262.50 Motorized \$3,465.00	www.tsa.gov.bc.ca/resorts_rec/tenure/commercialrecreation
<input type="checkbox"/> Communication Site	\$1,050.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Community/ Institutional	\$ 262.50	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Federal Reserves	\$3,465.00	Federal Government Only – Contact FrontCounter BC
<input type="checkbox"/> Ferry Terminals	*\$50 per hour process time	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> General Industrial	\$ 525.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Golf Course	\$3,465.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Grazing	\$ 262.50	http://www.for.gov.bc.ca/hra/grazing/
<input type="checkbox"/> Head Lease	\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Log Handling	\$1,050.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Marina	\$ 525.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Mining	\$ 525.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Ocean Energy	Investigative Permit \$525.00 Licence for Equipment \$525.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Oil and Gas	\$ 525.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Private Moorage	\$ 262.50	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Provincial Reserves	For Provincial Government Ministries Only	
<input type="checkbox"/> Utilities (Linear Use)	Less than 25 Km \$1,050.00 More than 25 Km *\$50 per hour	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Residential	\$ 262.50	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Public	\$ 262.50	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Industrial	\$1,050.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Water Power	\$3,465.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Wind Power	Investigative Permit \$525.00 Monitoring Towers (max 5) \$525.00 Wind Farm *\$3,465.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html

Note: Investigative Permits (available for all program areas): **\$560.00** (including HST)

Replacement Application Fees: 50% of above fee or \$224.00 (including HST), as a minimum.

Amendment Fees: Contact FrontCounter BC

* To be paid at a later date

PART 2 (continued)

General Location of Crown land (i.e. distance from nearest community, Indian Reserve or significant geographic location such as a lake or mountain; location on a named road; etc.): It is located on Crown Land, near the summit of Sumas Mountain, midway between Chilliwack and Abbotsford, British Columbia.

Please provide a shape file if available.

Area in Hectares: approximately 125ha OR length (km/m): _____ width (km/m): _____

PART 3. LEGAL DESCRIPTION OR BOUNDARY DESCRIPTION

If surveyed, give legal description: as provided by the local Land Title Office (e.g., Lot 1 of Section 31, Township 12 W6M Kamloops Division of Yale District Plan 18411). A legal description is found in the Certificate of Title (CofT). A copy of the CofT must be attached to the application. A copy of your Registered Survey Plan, if available, will confirm the dimensions of the place of use.

If unsurveyed: enter description of unsurveyed Crown land and description of boundaries.

As per attached list of GPS coordinates. Boundary shown in Figure 4 of the attached *Draft Management Plan*.

Instructions to Describe Unsurveyed Crown Land

- The point of commencement, for unsurveyed parcels, should be described in terms of an existing survey post (e.g., 18 metres west of the S.E. corner of the parcel) or a readily identifiable geographic feature (e.g., a prominent point of land or intersection of two roads) to enable accurate location of the parcel.
- Boundary lines of the area must be, as much as possible, astronomically true north, south, east and west so that a rectangular lot is formed.
- Where the topographic features of the area do not allow for rectangular boundary lines running true north, south, east and west, then boundaries will be permitted in other directions as long as they do not interfere with the orderly survey of other surrounding land.
- The side lines of small parcels fronting on lakes, rivers, tidal waters and on certain surveyed highways shall, where possible, be parallel to each other and perpendicular to the general trend of the features on which the small parcel fronts.
- The sidelines for unsurveyed foreshore shall, as a general rule, be laid out at right angles to the general trend of the shore. This may be varied to suit special conditions, but encroachment on the foreshore fronting adjoining lands shall be avoided. The outside or waterward boundary shall be a straight line or series of straight lines joining the outer ends of the side boundaries. On narrow bodies of water the outside boundary shall not normally extend beyond the near edge of the navigable channel.

1 hectare = 2.471 acres

1 metre = 3.281 feet

100 metres x 100 metres = 10,000 square metres or 1 hectare

PART 4. APPLICATION CERTIFICATION

All applications must be complete. Incomplete applications will be returned to applicant.

Please refer to the specific program requirements (e.g., Aggregates, Commercial, Residential) for information that must be submitted with this application.

All of the following **must** be attached to or enclosed with this application form:

- ☒ **Fees** (in the amount indicated in Part 2) to **Minister of Finance** (cheque or credit card authorization form attached or pay in person with debit card or cash)
- ☒ **General Location Map(s)** at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks.
- ☒ **Detailed Site Map(s)** outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots etc.
- ☒ **Program Specific Requirements** (i.e. communication site, agriculture, industrial). Program specific requirements can be confirmed at http://www.al.gov.bc.ca/clad/land_prog_services/programs.html

PLEASE NOTE: Additional items may be required (e.g. Advertising, Security Deposit, Proof Of Insurance, Letter Of Consent) Please consult Program Policies or contact FrontCounter BC for further information. Some items may have additional associated costs or require additional processing time.

Applicant or Agent signature(s):

266531 BC LTD. – Dave Taylor

Signature:

Date:

PLEASE RETAIN A COPY OF THIS APPLICATION FOR YOUR RECORDS

NOTE: The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown land.

FRONTCOUNTER BC OFFICE LOCATIONS

www.frontcounterbc.gov.bc.ca OR Call Toll-Free 1-877-855-3222

Cranbrook 1902 Theatre Road Cranbrook BC V1C 7G1	Fort St. John Ste 100, 10003 110 th Avenue Fort St John BC V1J 6M7	Kamloops Ste 210, 301 Victoria Street Kamloops BC V2C 2A3
Nanaimo Ste 142, 2080 Labieux Road Nanaimo BC V9T 6J9	Prince George Ste 200, 1488 Fourth Avenue Prince George BC V2L 4Y2	Smithers 1 st Floor, 3726 Alfred Avenue Smithers BC V0J 2N0
Surrey Ste 200, 10428 – 153 rd Street Surrey BC V3R 1E1	Victoria Ste G7, 1001 Douglas Street Victoria BC V8W 2C5	Williams Lake Ste 201, 172 North 2 nd Avenue Williams Lake BC V2G 1Z6

266531 BC LTD.

Sumas Mountain Quarry - Crown Lease Application

Draft Management Plan – January 7, 2011

This *Draft Management Plan* accompanies the Application for Lease of Crown Land to establish an aggregate and decorative rock quarry in conjunction with our existing mining tenure *MX-7-150 for Decorative Rock*.

266531 BC LTD. identified this aggregate resource through independent initiative and have invested significant time and financial resources in investigating this aggregate source over the past five (5) years.

Section A – Project Overview

This project is known as the *Sumas Mountain Quarry*. The Sumas Mountain Quarry is proposed because of the high demand for aggregate in the Lower Mainland. It includes our existing mining tenure *MX-7-150 for Decorative Rock*. The general location of the quarry pit is shown in Figure 1. It is located on Crown Land, near the summit of Sumas Mountain, midway between Chilliwack and Abbotsford.

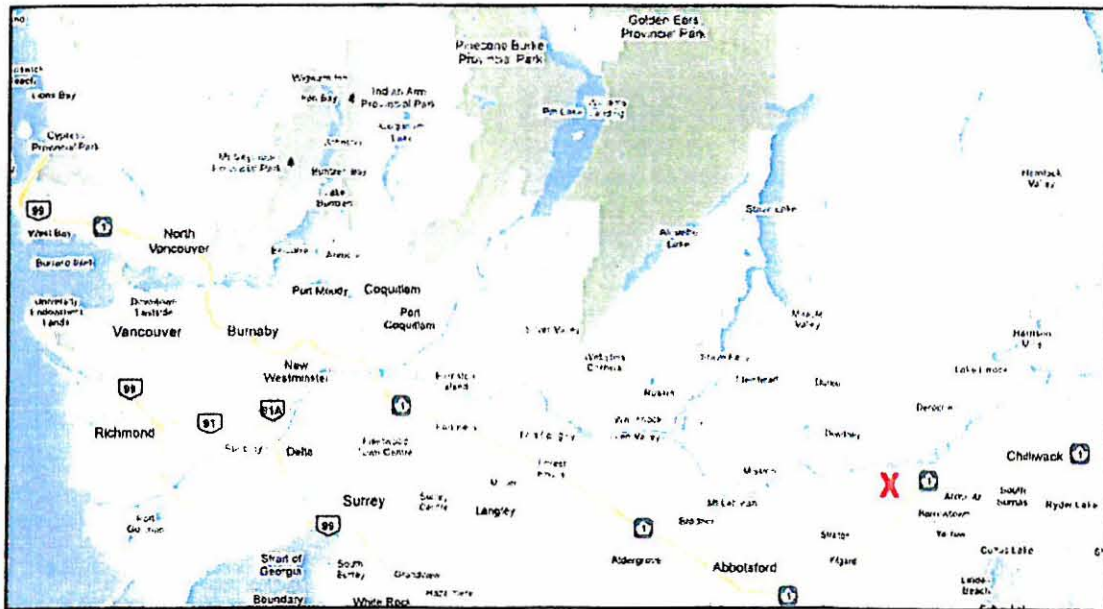


Figure 1: General Location Map

266531 BC LTD. has maintained the mineral tenure rights for landbase indicated on Figure 2 between 2005 to 2008. The mineral claim numbers are: 518070, 523888, 535530 and 587304.

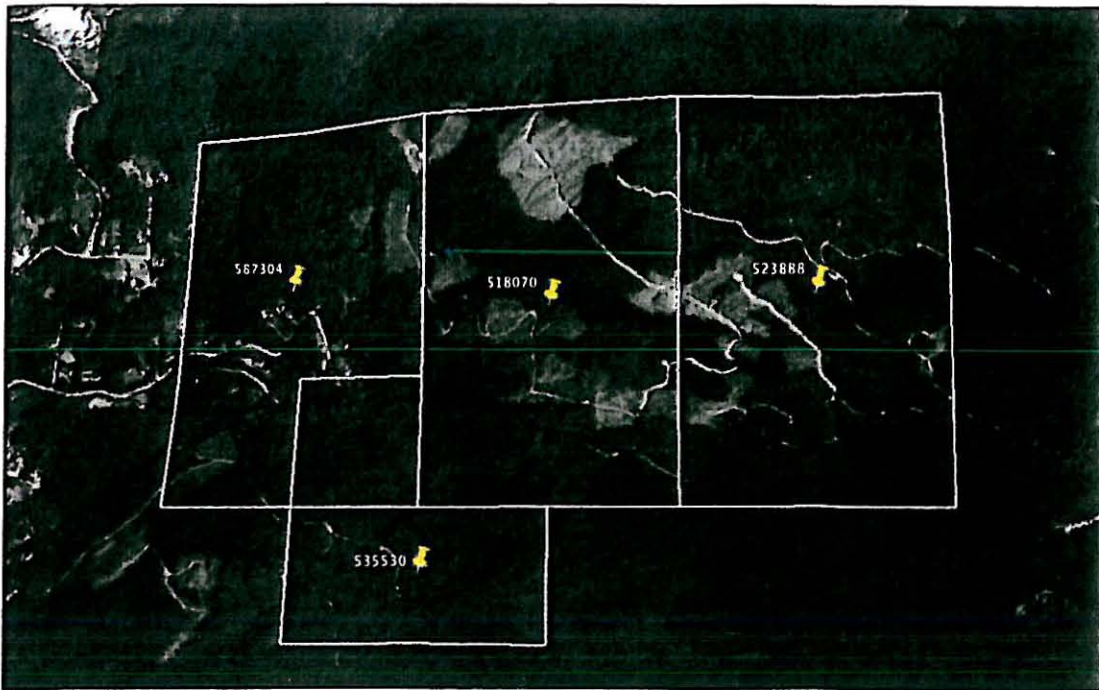


Figure 2: Mineral Claims

Subsequent to 266531 BC LTD. claims was an update to the mineral claims database and portions of the claim were affected by other claims as indicated below in Figure 3.

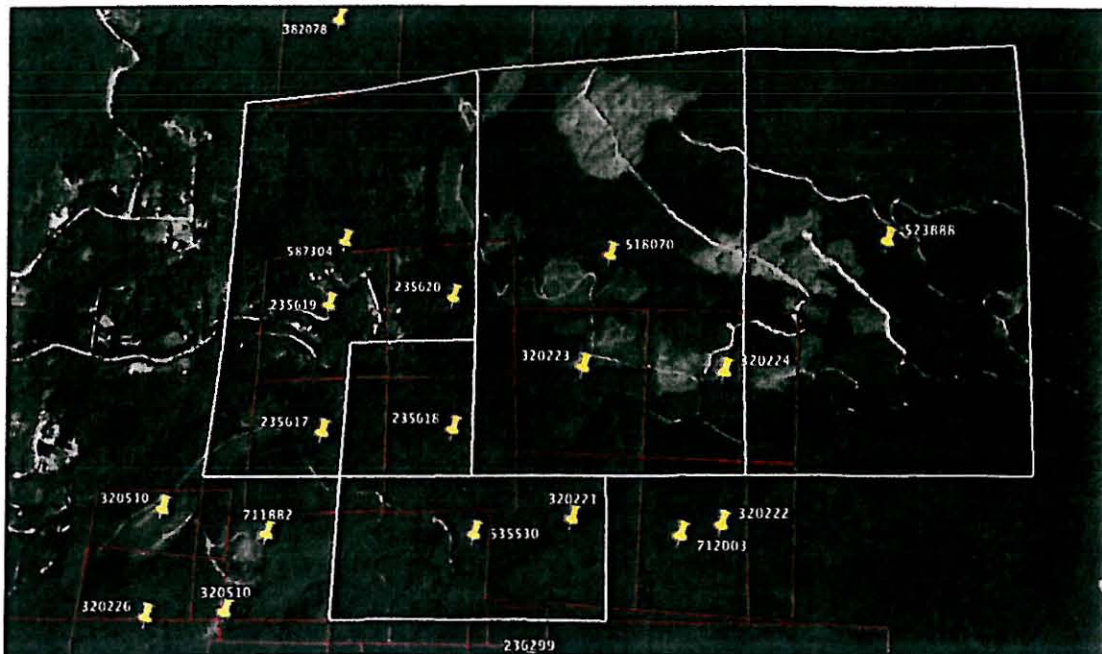


Figure 3: Additional Mineral Claims in the vicinity

The location of the proposed quarry is along the top of an igneous intrusive (granitic) rock formation. Based on field experience and supported by detailed maps and Google Earth imagery, a *Site Plan Map* has been generated (Figure 4). This indicates the dimensions of the new road right-of-way, quarry location and areas to be used for stock piling aggregates. A 1:5,000 hard copy version of the map is attached.

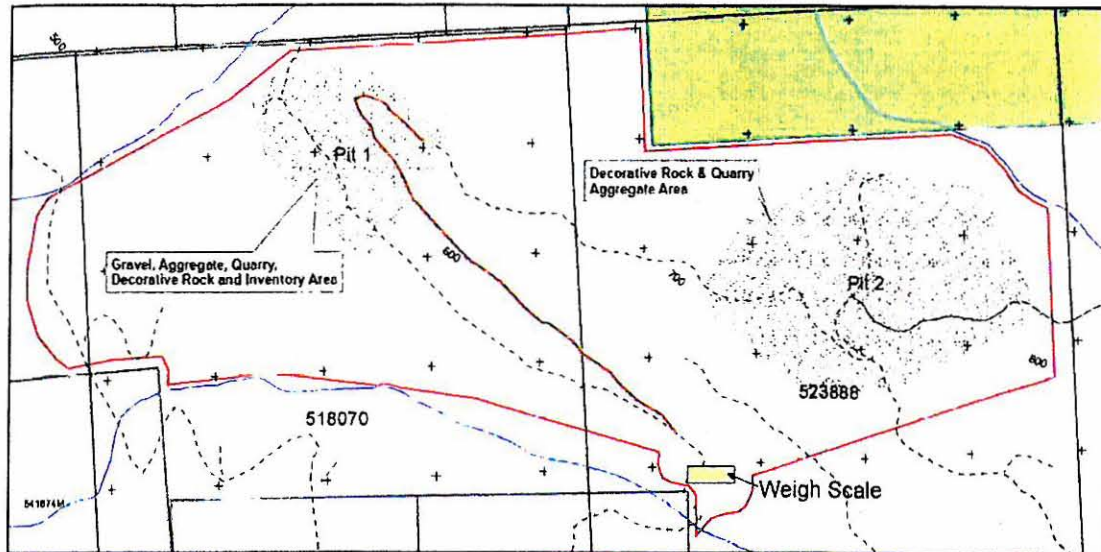


Figure 4: Site Plan Map (not to scale)

Access to the site will be via existing infrastructure such as the Sumas Mountain Forest Service Road. Once on-site, approximately 1,160m of new road construction is required.

From a scheduling perspective, the intent is to receive the Crown Lease as soon as possible, perhaps as early as April 2011. It will take approximately 3 to 4 months to establish the quarry site to a fully operational scale.

Growth in the lower mainland is expected to grow by 1.2 million people in the next 20 years. This quarry opportunity is ideally situated to service the existing and future demand for aggregate product. 266531 BC LTD. would like to participate in this business opportunity as a service to the Regional Communities.

Section B – Project Description

Description of Works

Reconnaissance of the site and surrounding area has been completed. Prospecting and collection of surface samples were taken and tested for both CSA and ASTM road and construction standards by Trow Engineering (*Trow Associates Inc.*). All samples comply with the above standards.

Production is anticipated to be 225,000 metric tons per annum. The lifespan of the quarry area is expected to exceed 100 years with the rehabilitation of areas following where aggregate and decorative rock extraction has ceased.

The operation is intended to include the blasting, crushing and screening to produce both decorative rock and aggregate material from the quarry. No washing of aggregates is envisaged at this time. Overburden will be cleared utilizing a bulldozer and excavator. This overburden will be moved into carefully positioned berms and seeded. This material will be used in the remediation as per the guidelines and requirement of the Ministry of Energy, Mines and Petroleum Resources (ie. shaping of area, covering with overburden, replanting with commercial tree seedlings, etc.). Heavy equipment on the quarry site will be used in each phase.

Extraction will occur at more than one face in the quarry. Height of the working face will be in compliance with the Ministry of Energy, Mines and Petroleum Resources standards. The four (4) main product types are forecasted to be decorative rock, construction, asphalt and concrete aggregate.

Stockpiles of decorative rock and aggregate product will be formed. Road trucks will be loaded and weighed on-site for haulage of the product to the end users. The planned production rate is approximately 225,000 metric tons per annum depending on market requirements. At this annual level of production, industrial traffic is estimated at 25 round-trip per day. This relatively low traffic volume does not trigger a MOTI traffic study.

Water requirements for the operation are very low and limited to dust control and onsite facilities. This will be sourced from streams located off the quarry, outside of the southern and northern flanks.

The staffing level for blasting/ excavation/ processing required to produce 225,000 tons per annum will be limited. It is estimated two to four people are required to operate the site with the addition of one or two on an intermittent basis.

Present State of Land

The Sumas Mountain Quarry and attendant access road are on Provincial Crown Land within the Traditional Territory of Sumas First Nation.

Historically, the entire area has been clearcut based on stumps and remnant skid trails located throughout. Mature forest cover in the Site Plan area is mixed stand of Douglas-fir, hemlock and cedar. The average diameter is 35cm at breast height (dbh) and range between 20 to 30m tall. Pit 1 is located in a clearcut that is about 3 or 4 years old, while Pit 2 is in a clearcut that is approximately 25 years old.

The quarry is situated on the top of a granitic ridgeline. There are no permanent streams located within the Site Plan area. In fact, the northern and southern boundaries are intentionally offset a minimum of 20m from S6 streams to provide a

reserve to maintain aquatic integrity. There are moisture receiving sites and non-classified drainages (NCDs) within the quarry area.

There are two (2) Woodlots within the proposed Site Plan; Woodlots 0045 and 2057.

No Agricultural Land Reserve areas occur within the Mineral Tenure boundaries.

Reclamation Program

Reclamation is an integral part of this proposal. Between 5 to 15 hectares will be opened up for production at any one time. All reclamation works will be initiated upon the full completion of mining activities in a particular area. This will include: re-grading of the land; adequate stormwater control/ re-establishment of natural drainage patterns; overburden replacement; and replanting of commercial species seedlings.

All Reclamation activities will conform to the Health, Safety and Reclamation Code for Mines Act in British Columbia.

Stock piling of soils will occur on the natural benches within the designated quarry area. The overburden on these benches will be stripped and used for remediation at a later date.

Section C – Additional Information

The call for information is limited at application stage to a 'draft' management plan level. After submission to the various authorities for review and approvals, a formal management plan will be issued as part of the legal tenure document. That final plan will help guide the development of the Sumas Mountain Quarry operation.

In the interim, the following information is provided to decision-makers:

Environmental

a) Land Impacts:

Limited logging, clearing and grubbing will be required to open up the quarry. Overburden will be pushed into carefully aligned berms. A small temporary administration building and weigh scale, as well as a maintenance/ storage yard will be created (refer to Figure 4).

New road construction is limited to approximately 1,160m with a moderate to low grade of 10%.

The visual impact of this operation is minimized because of its relative remoteness to the public. In addition, the Sumas Mountain Quarry is elevated on the granitic ridgeline from most vantage points in the area, creating a sharp and oblique viewing angle. This combined with a dense mature forest cover surrounding the quarry make the visual impact minimal to the area.

Noise related to the quarry operation will also be mitigated by the fact that dense forest cover surrounds the quarry. This will allow a dampening of operational sounds.

b) Atmospheric Impacts:

The quarry pit is surrounded by forest that, together with the elevated topography and overburden berms, will help dampen sounds of the operation.

Dust generated by the aggregate crushers will be limited by the use of water suppression techniques to meet WCB Regulation.

c) Aquatic Impacts:

The Sumas Mountain Quarry is outside of classified riparian areas. Special stormwater and snowmelt runoff control mechanisms (eg. cutoff ditches/ berms, settling ponds, filtering systems, etc.) will be employed to totally control the ingress of unwanted materials into aquatic environments further afield. These will be designed once the Crown Lease has been granted and be according to recognized professional requirements and Government guidelines.

Re-fueling of equipment such as the bulldozer, excavator, front-end loader, etc. will be strictly monitored and proper environmental safety measures developed. These would include emergency spillage procedures to counter the impact of such an event.

d) Fish and Wildlife Habitat Impacts:

It is fully intended that there will be no impacts to fish habitat and there are no fish-bearing streams on site. The operation will have minimal impact on wildlife because it is relatively small in proportion to the available habitat in the area. It is also close enough to 'urban' landscapes that already displaced wildlife are accustomed to human activities. Retention tactics along riparian areas on the northern and southern boundaries also provide high value habitat anchor points over the landscape.

Socio-Community

a) Land Use:

The Chilliwack, Abbotsford and Lower Mainland area is growing rapidly. Accessible supplies of construction aggregates are limited. This quarry provides the opportunity to utilize local resources for the benefit of the local economy.

Road construction and quarry operations will be with the use of bulldozers, excavators, front-end loaders, crushers and screening plant.

Operations will be conducted during the normal working day. Haulage traffic on Sumas Mountain Road will only be increased slightly as this route is already used extensively for industrial traffic, including other gravel trucks from several other quarries in the vicinity.

b) Socio-Community Conditions:

Other than increased but limited truck traffic, there are no other significant socio-community impacts.

c) Public Health:

Very limited waste disposal is expected from this operation (likely two to three operators on-site at any one time).

It is expected that water supply for basic operations will be from local existing streams. Wastewater treatment will be properly researched and rudimentary washrooms will serve the limited number of staff on site.

d) First Nations:

The application area falls within the jurisdiction of the Sumas First Nation Traditional Territory. The proponents of this aggregate opportunity have been engaged in dialogue with the Sumas First Nation since 2006. *Attached is a summary of our records of discussion with the Sumas First Nation.*

Summary of Correspondence with Sumas First Nation

December 22, 2006 – Letter sent to Chief Dalton Silver of Sumas First Nation by Jeremy Cooke, P.Eng on behalf of 479170 B.C. Ltd. (Golden Pacific Aggregates) discussing a royalty offer to the Sumas First Nation. This was followed up with a draft Protocol Agreement which did not get signed.

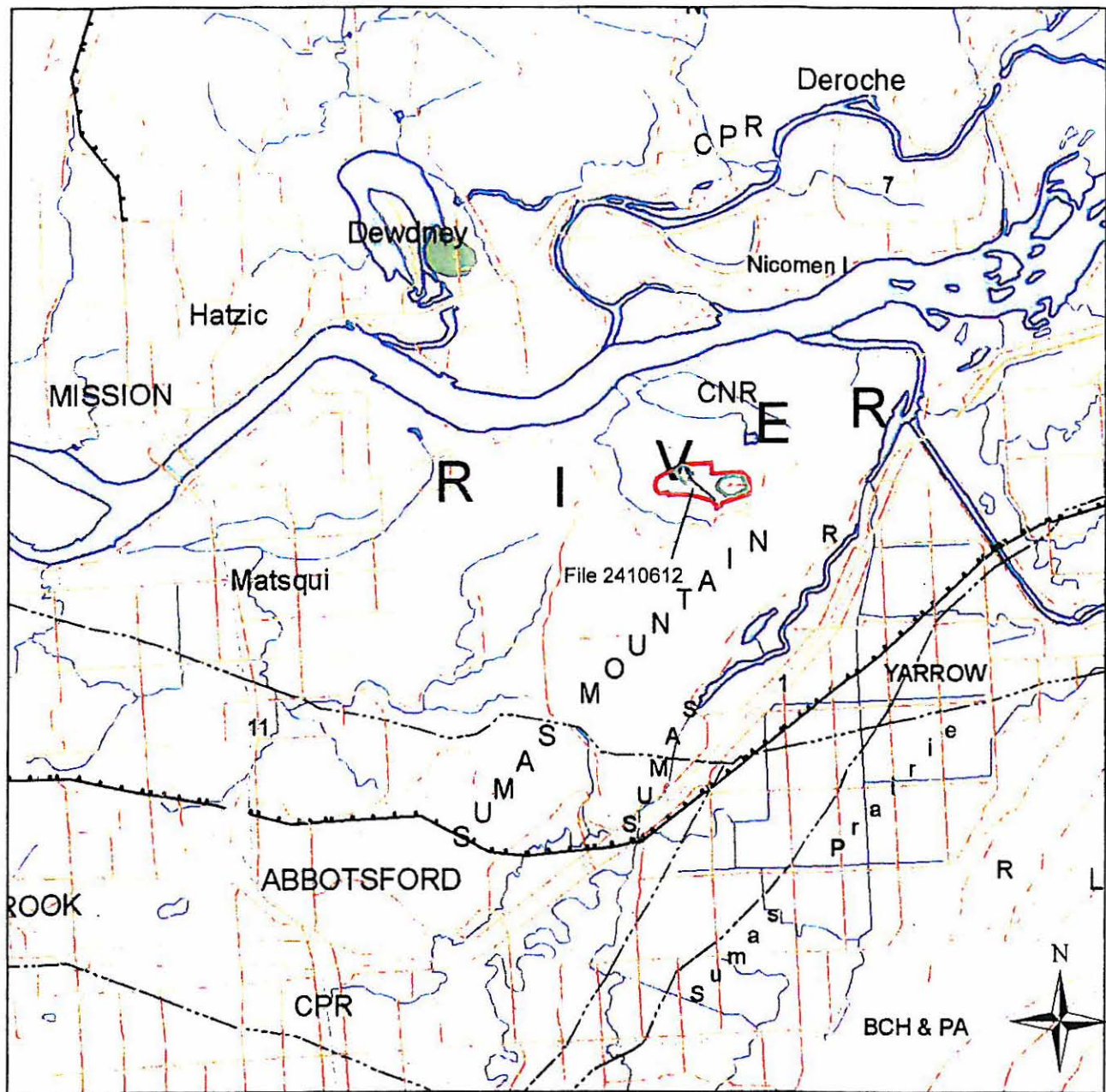
July 17, 2006 – Letter sent to Chief Dalton Silver of Sumas First Nation by Jeremy Cooke, P.Eng on behalf of 479170 B.C. Ltd. (Golden Pacific Aggregates) discussing the possibility of a business partnering relationship with the Sumas First Nation

May 2007 – lunch meeting between Mr. Ron Polier, Mr. Dave Taylor and Sumas First Nation Chief

2007 to 2009 – multiple (6+) phone calls between Mr. Ron Polier and the Sumas First Nation Band Office.

January 9, 2009 – email proposing a joint venture application between Sumas First Nation and Pacific Aggregate Inc.

August 2009 – meeting with Mr. Jeremy Cooke, Mr. Dave Taylor and the Chief of Sumas First Nation



Scale: 1:120,000

Date: May 10, 2011

Purpose: QUARRYING

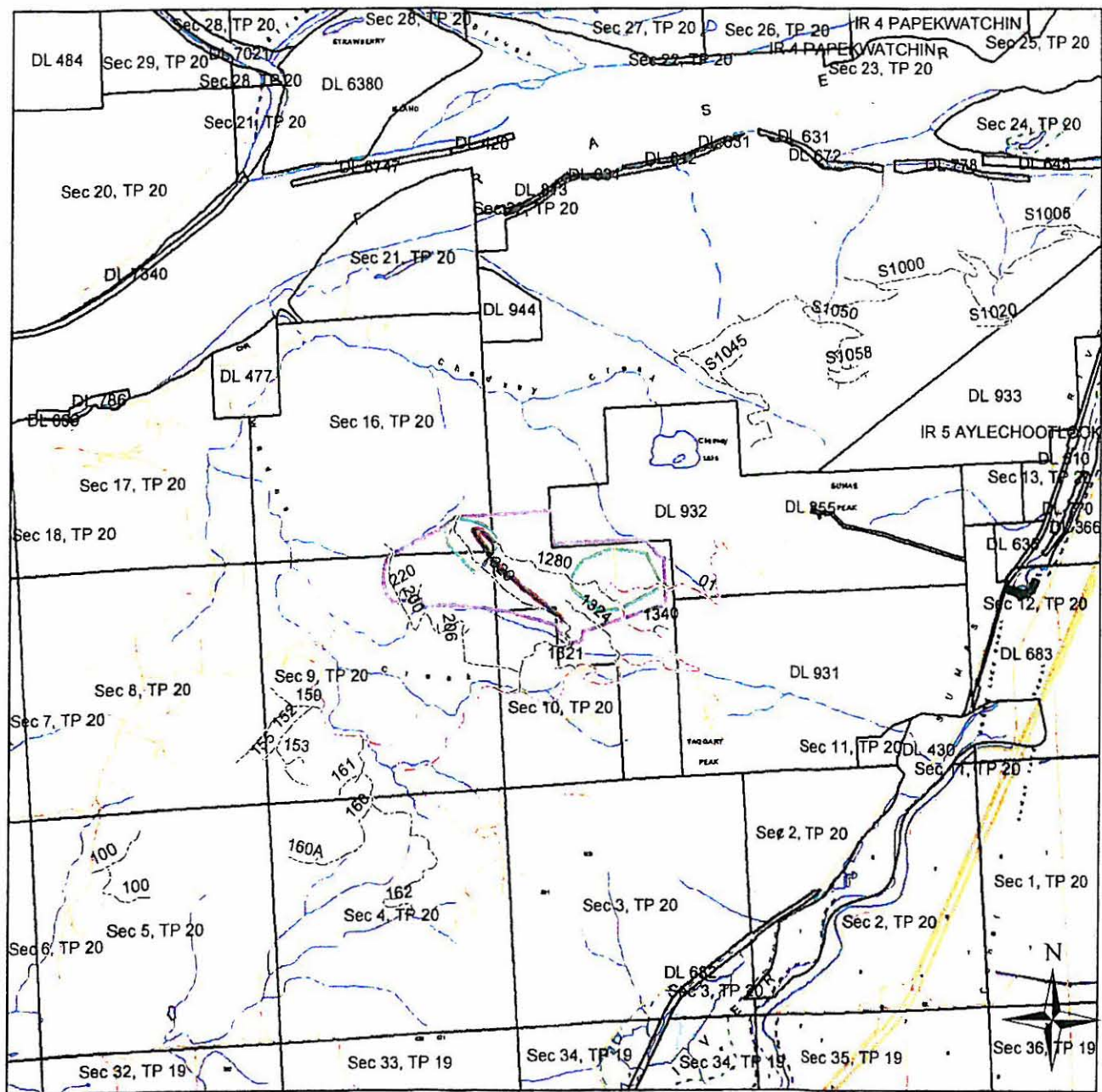
Subpurpose: MISCELLANEOUS

Type: LICENCE

Subtype: LICENCE OF OCCUPATION

Tantalus Area: 101.92 ha

The boundaries of the land to which this license -is appurtenant are shown thus:



Scale: 1:40,000

Date: May 10, 2011

Purpose: QUARRYING

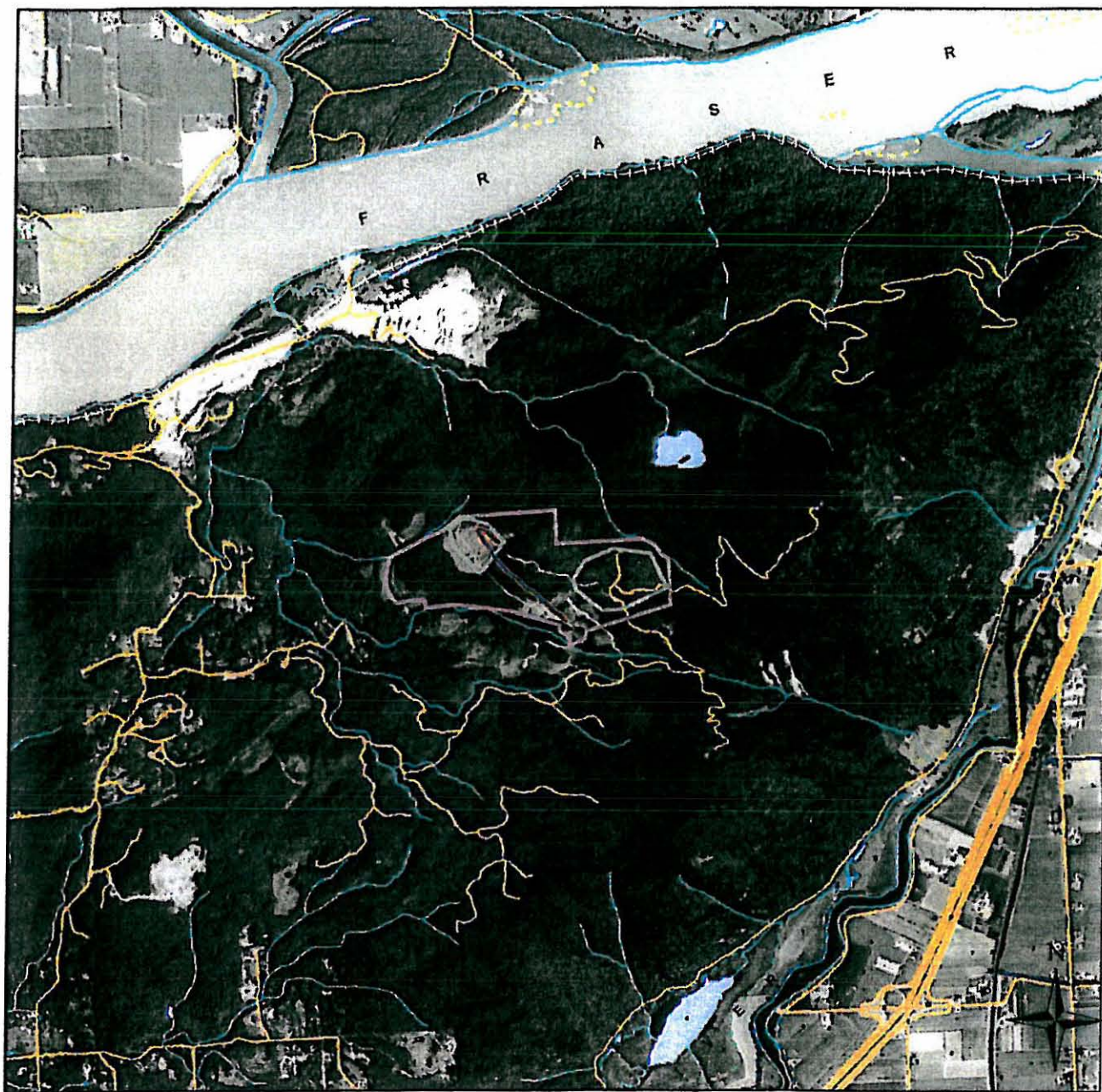
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The boundaries of the land to which this license -is appurtenant are shown thus:



Scale: 1:40,000

Date: May 10, 2011

Purpose: QUARRYING

Subpurpose: MISCELLANEOUS

Type: LICENCE

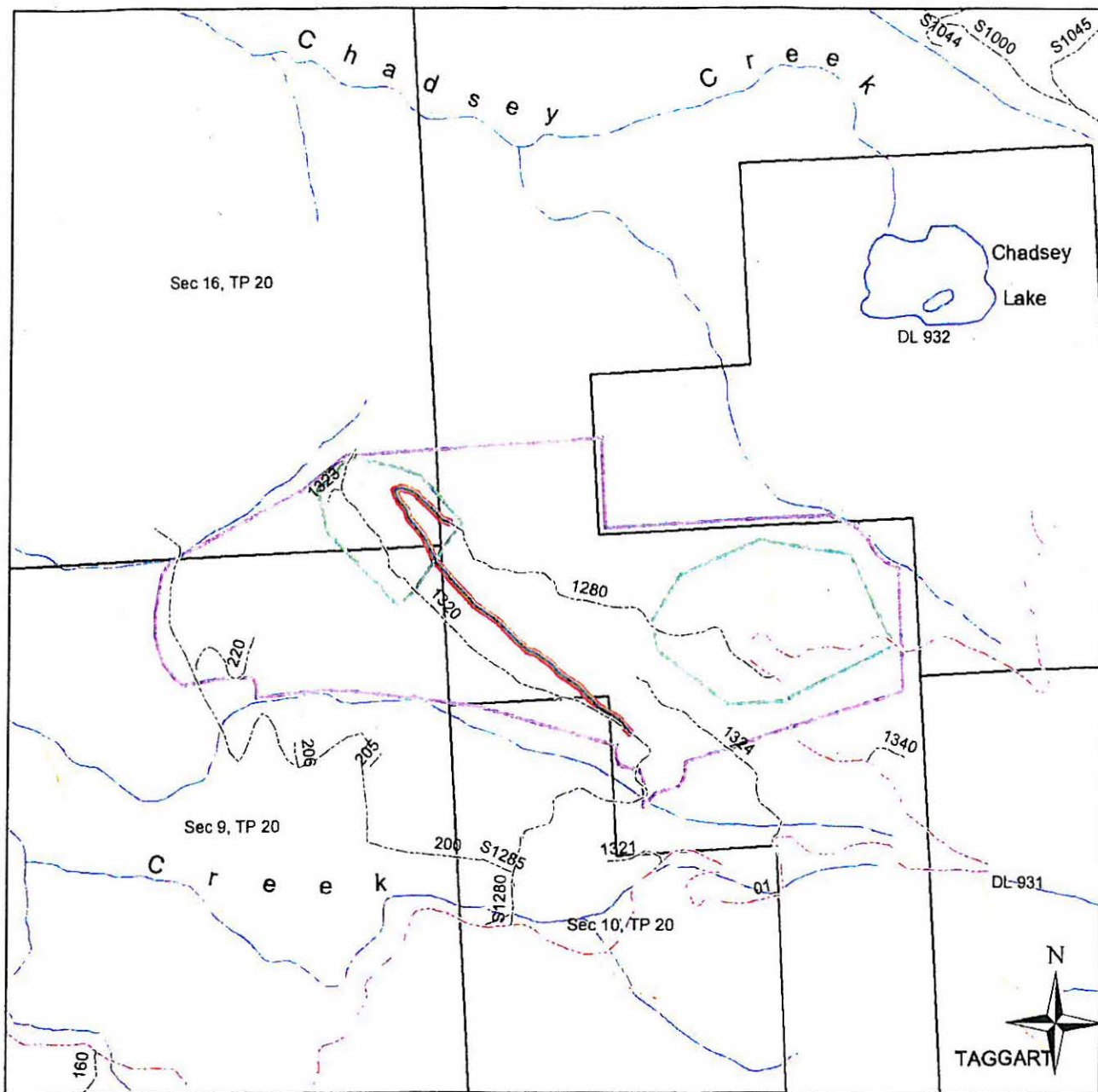
Subtype: LICENCE OF OCCUPATION

Tantalis Area: 101.92 ha

The boundaries of the land to which this license -is appurtenant are shown thus:

BCGS Mapsheet(s): 92G.020

Page: 1 of 1



Scale: 1:15,000

Date: May 10, 2011

Purpose: QUARRYING

Subpurpose: MISCELLANEOUS

Type: LICENCE

Subtype: LICENCE OF OCCUPATION

Tantalis Area: 101.92 ha

The boundaries of the land to which this license -is appurtenant are shown thus:



Scale: 1:15,000

Date: May 10, 2011

Purpose: QUARRYING

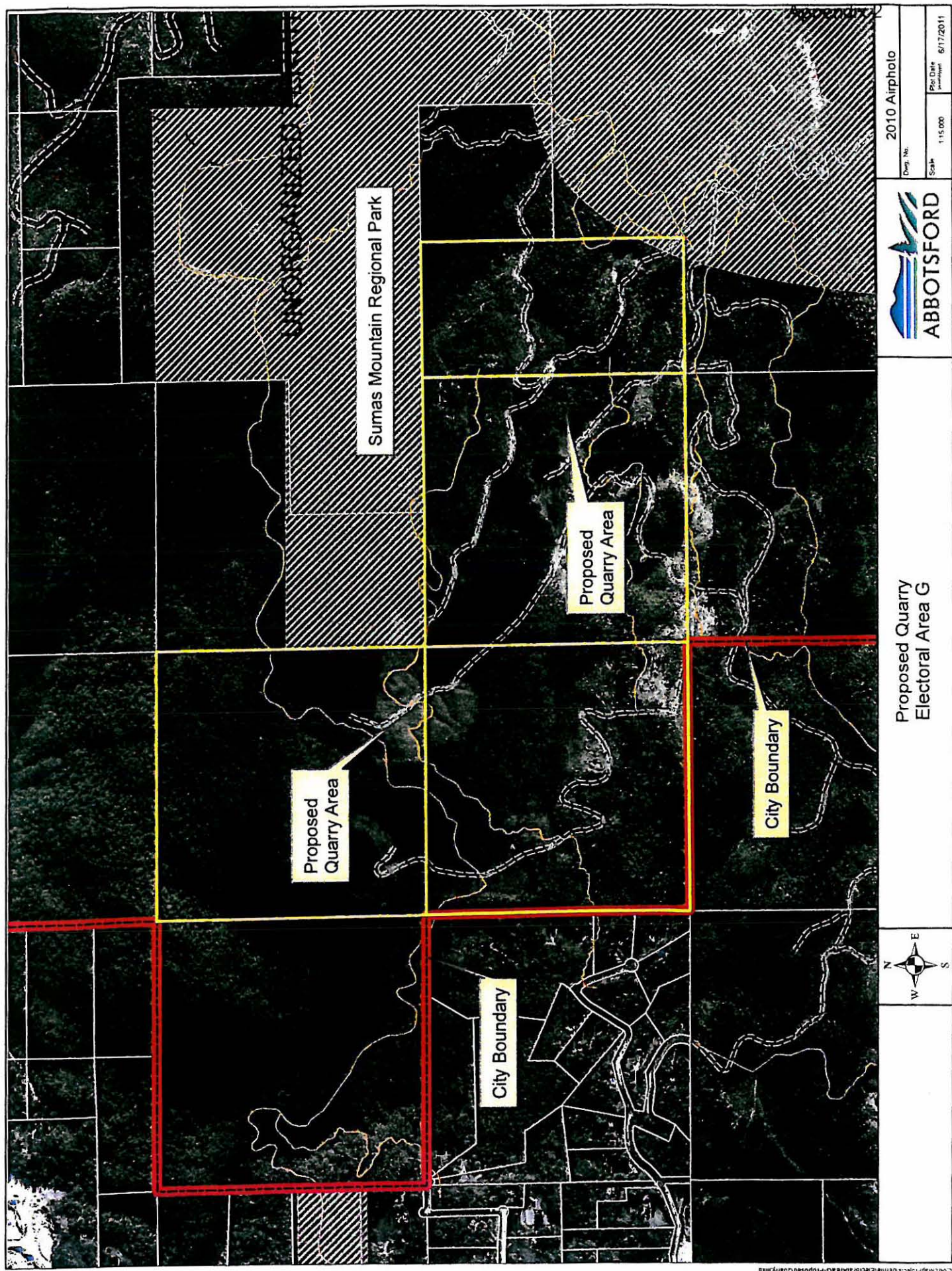
Subpurpose: MISCELLANEOUS

Type: LICENCE

Subtype: LICENCE OF OCCUPATION

Tantalis Area: 101.92 ha

The boundaries of the land to which this license -is appurtenant are shown thus:



Dave Loewen (Engineering)

From: Dave Loewen (Engineering)
Sent: Friday, June 17, 2011 4:33 PM
To: 'Walker, Kevin G FLNR:EX'
Cc: Frank Pizzuto; Jim Gordon; Rob Isaac; Rick Daykin
Subject: FLNR Land Referral to CoA - Files 2410612 Part 1

Kevin

This message is sent in response to your email correspondence of May 12, 2011 regarding a quarry application located in Electoral Area G on Sumas Mountain (See attached ortho photo showing subject properties in relation to City boundary and Sumas Mountain Regional Park.)

The City of Abbotsford is opposed to this proposal as verified by Council resolution carried at Executive Committee on June 13, 2011 (see attached resolution).

The City is opposed to the proposed quarry operations for the following reasons:

1. **Access** – The quarry proposal had identified access via Sumas Mountain Road, although a specific route is not shown. Sumas Mountain Road is not constructed to a standard suitable for the additional volume of truck traffic proposed. A portion of the road is constructed and paved to a rural standard, with the remainder having a gravel surface. There are currently 2 operating quarries using this road with minimal volumes of truck traffic using this road each day. The proposed 25 round trips proposed per day would increase the average daily gravel truck traffic on this road by an estimated 25-40 percent. Significantly more than the slight increase noted by the applicant.

As no truck route has been identified from the proposed quarry to Sumas Mountain Road, impacts to the local residential community are unknown, but it appears the route will be in close proximity to residential development, with potential for access routes on residential roads that are not suitable for truck traffic.

2. **Soil Fees** - The City collects soil removal fees from quarries in Abbotsford as per Soil Removal & Deposit Bylaw 1228-2003 ("Soil Bylaw") with these funds designated for road maintenance and construction within the City to offset the impacts of gravel truck traffic on City roads. As this proposal is outside City jurisdiction, fees cannot be collected for road maintenance, meaning increased maintenance costs resulting from additional gravel truck traffic would be borne by the City.
3. **Aggregate Supply** – The applicant indicated that *"accessible supplies of construction aggregate are limited."* In 2010, the City of Abbotsford amended its Soil Bylaw to identify eligible areas for soil removal within the City of Abbotsford. This includes two active quarries in the former Electoral Area "H" and 5 active quarries on Sumas Mountain south of the proposal. 4 of the quarries south of the subject proposal are currently mining to the 200m elevation with approximately 2-5 years of reserves remaining. Under the amended bylaw, these quarries are eligible to mine to the 170m elevation with estimated reserves that would be available for the next 30-40 years. 2 quarries have reserves with an estimated availability in the 10-15 year range and the remaining quarry has reserves with an estimated availability of 50-100 years.

To characterize existing quarry reserves as *"limited"* does not provide a clear picture of aggregate availability. There is clear evidence of ample availability of quarry material in this region for the foreseeable future.

4. **Land Use** – As previously mentioned, the City recently amended its Soil Bylaw to identify Soil Removal Eligibility Areas within City limits (see attachment). This was done to provide certainty to the industry and residents of the location, scope, and impact of present and future aggregate mining operations in Abbotsford. While this proposal is outside the City's jurisdiction, the impacts on every level will be entirely felt by the City and its residents, and is in direct conflict with the intent of the Eligibility Areas to regulate and provide certainty for soil removal activity on Sumas Mountain.


5. **Community Response** – Residents and community groups located near the proposed quarry have expressed strong opposition to the City regarding additional quarry sites on the mountain, including this specific proposal. They are deeply concerned about the further erosion of their quality of life as a result of additional truck traffic and the associated impacts from noise, dust, and blasting associated with another quarry. (See attached news article from local newspaper.)
6. **Proposed Regional Park** – The proposed quarry is not only adjacent to an existing regional park, but also seems to be in conflict with the park boundaries in certain areas of the proposal, which would have a direct and negative impact on the existing and future recreational use of Sumas Mountain Regional Park, used largely by citizens of Abbotsford.

We are deeply concerned that the City was not consulted on this proposal earlier in the application process and look forward to your prompt response to the concerns outlined in this message.

If you require additional information or clarification of any information provided please contact me directly. The information provided in this email will be forwarded as hard copy under separate cover next week.

Dave Loewen

Manager, Engineering Inspection & Permit
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