

# Ministry of Energy, Mines, and Low Carbon Innovation Referral Joe Rich Quarry

Regional Board Meeting  
June 10, 2021

---

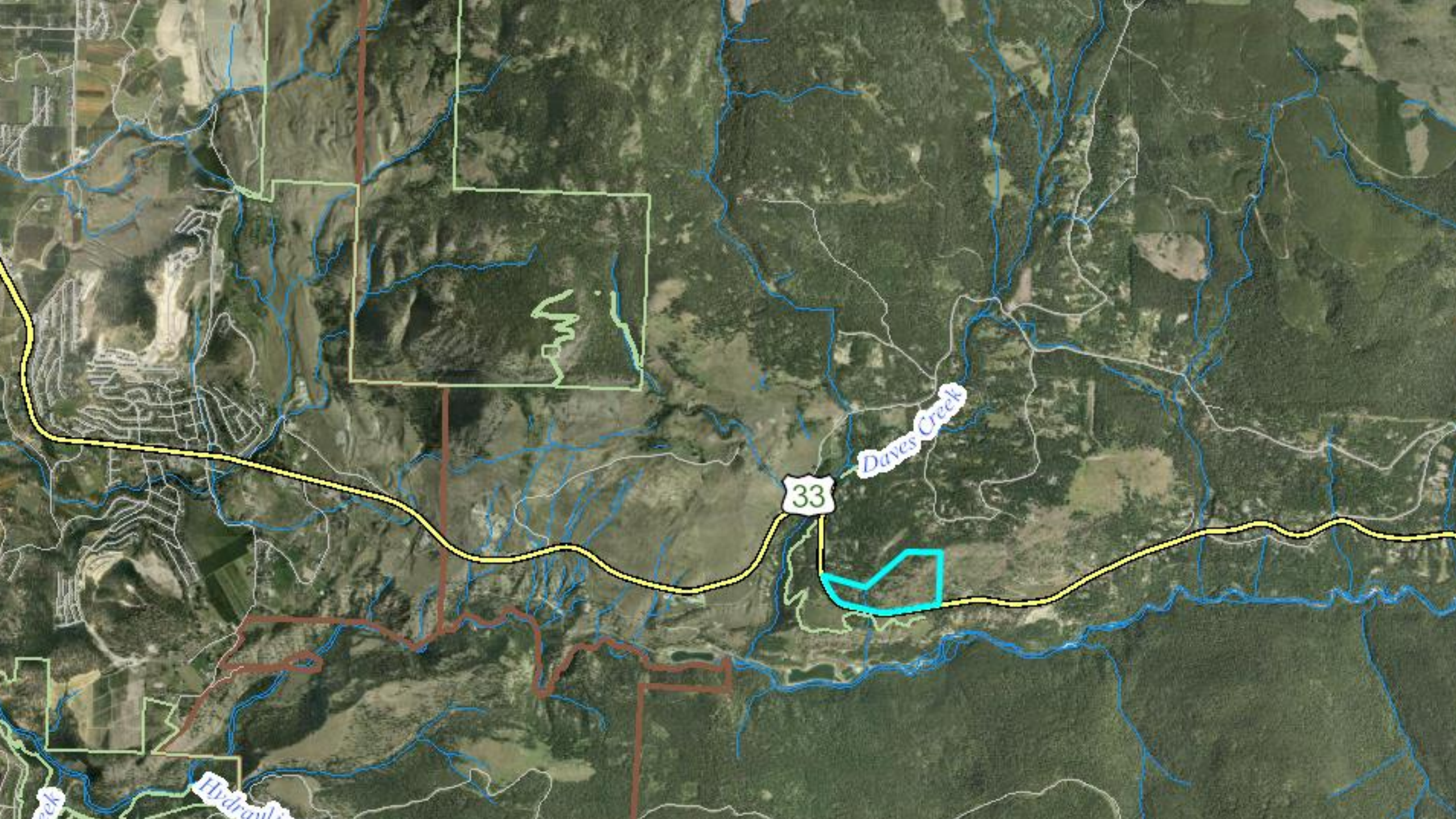
1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com



# Proposal

- To consider a Ministry of Energy, Mines, and Low Carbon Innovation referral application to permit a new construction aggregate quarry operation.





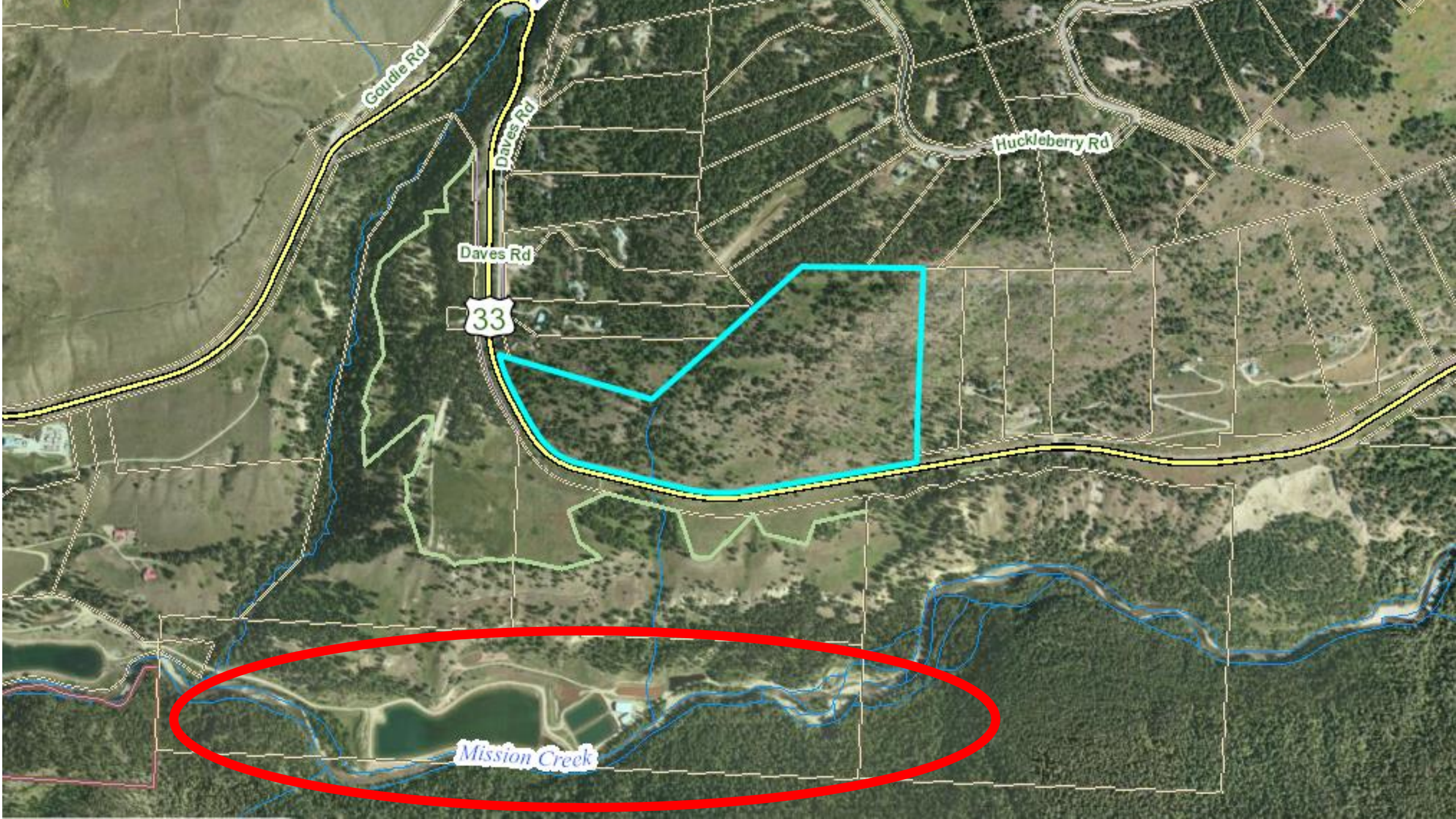
33

Daves Creek

Hydro

Peak





Goldie Rd

Daves Rd

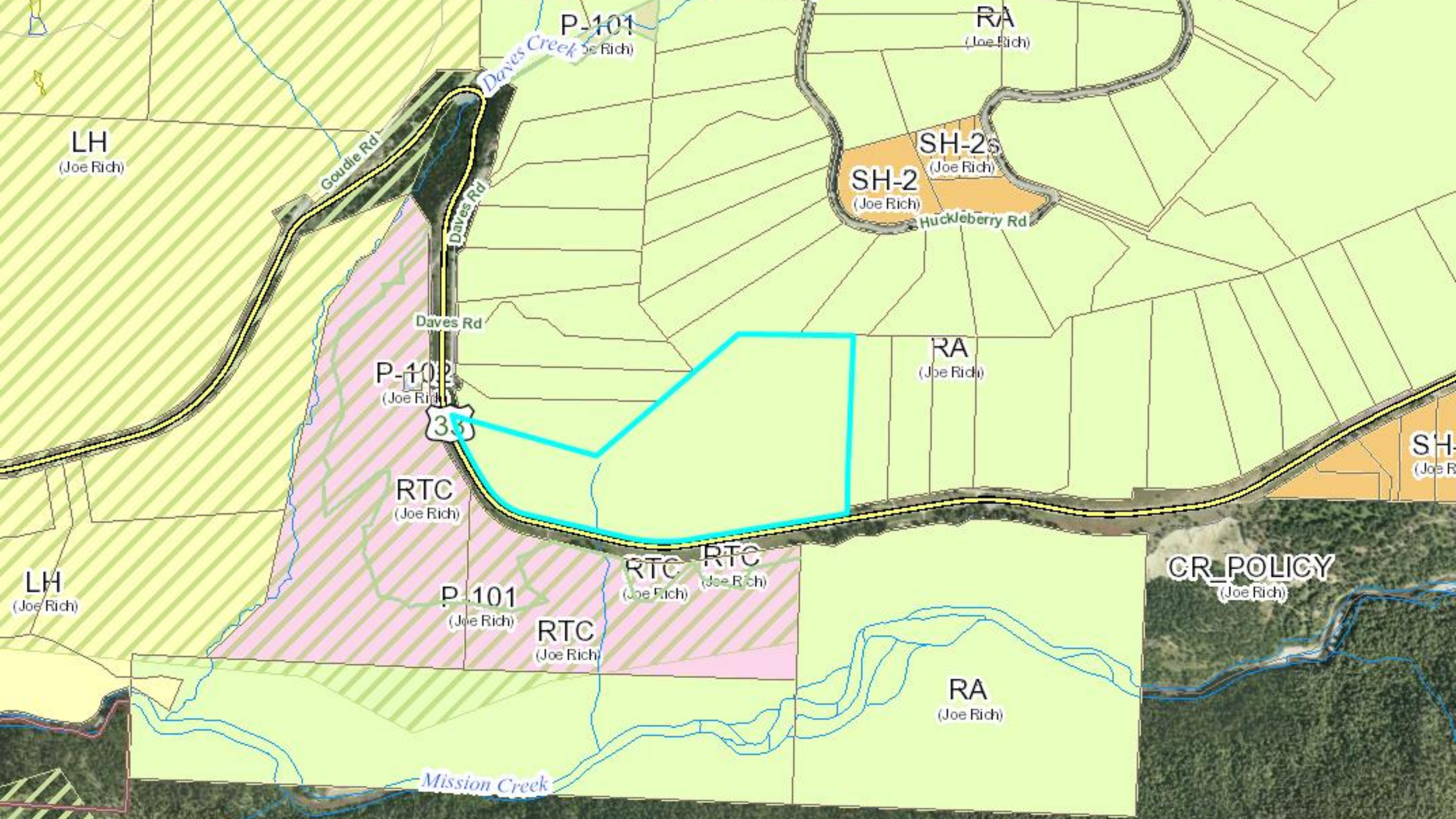
Huckleberry Rd

Daves Rd

33

Mission Creek





# Background

April 15, 2021

Referral received

Extension to referral deadline requested

May 10, 2021

RDCO staff review & referral

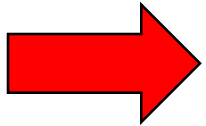
June 3, 2021

Environmental Advisory Commission review

June 10, 2021

Regional Board consideration

Ministry of Energy & Mines consideration





# Proposal

Operate a new sand and gravel, construction aggregate quarry at the subject property over the next 40 years.



# Proposed Activities

- Quarrying consolidated rock.
- Processing, grading.
- **Buildings:** mobile scale shack and weigh scale.
- **Equipment:** bulldozer, tractor, crusher, drill, excavator, loader, screening plant, and trucks.

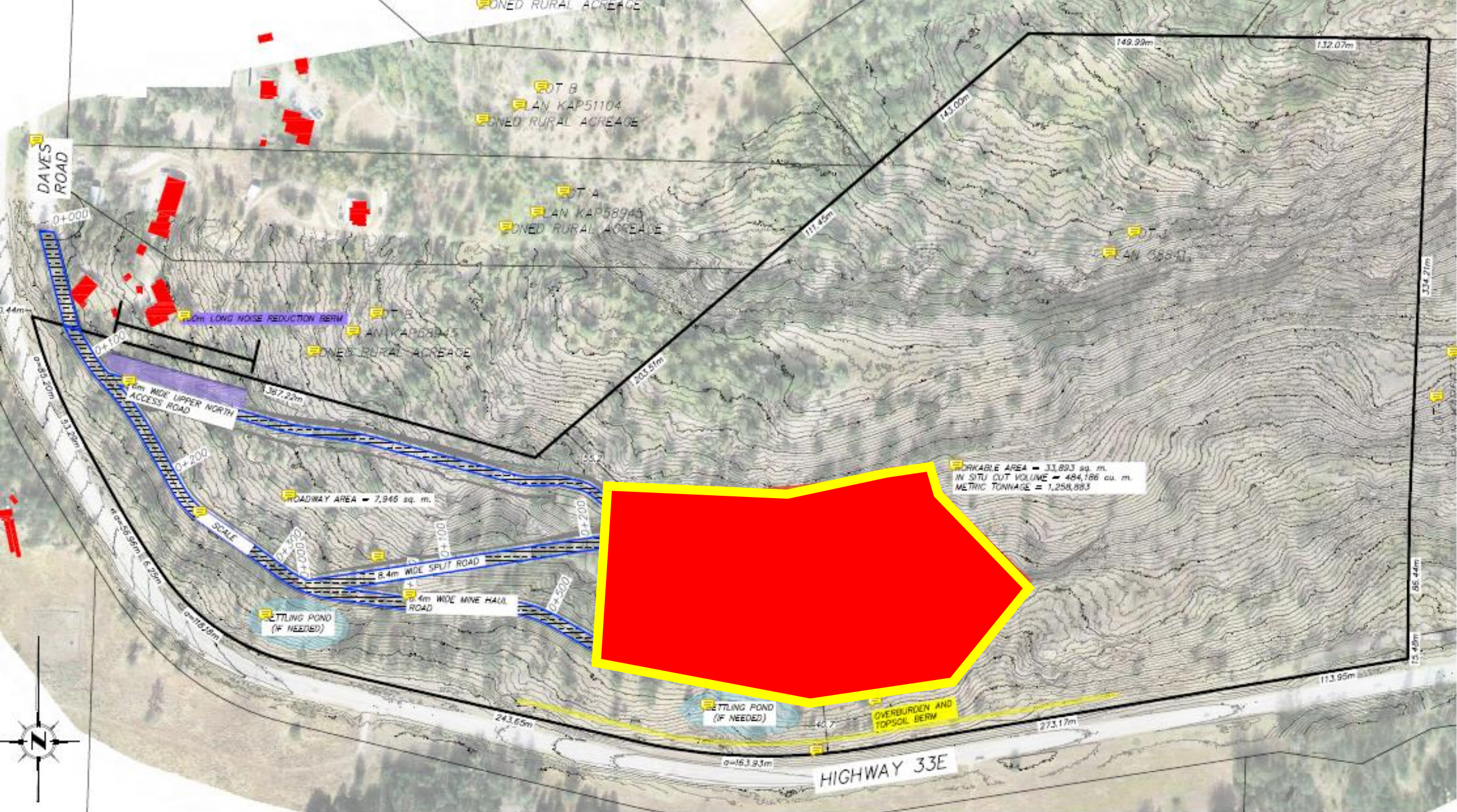


# Proposed Operating Hours

- Monday to Friday 7am to 6pm.
- Saturdays to serve local demand.
- Excavation, loading, hauling – **year round.**
- Drilling blasting, crushing, screening – **year round,** intermittently.

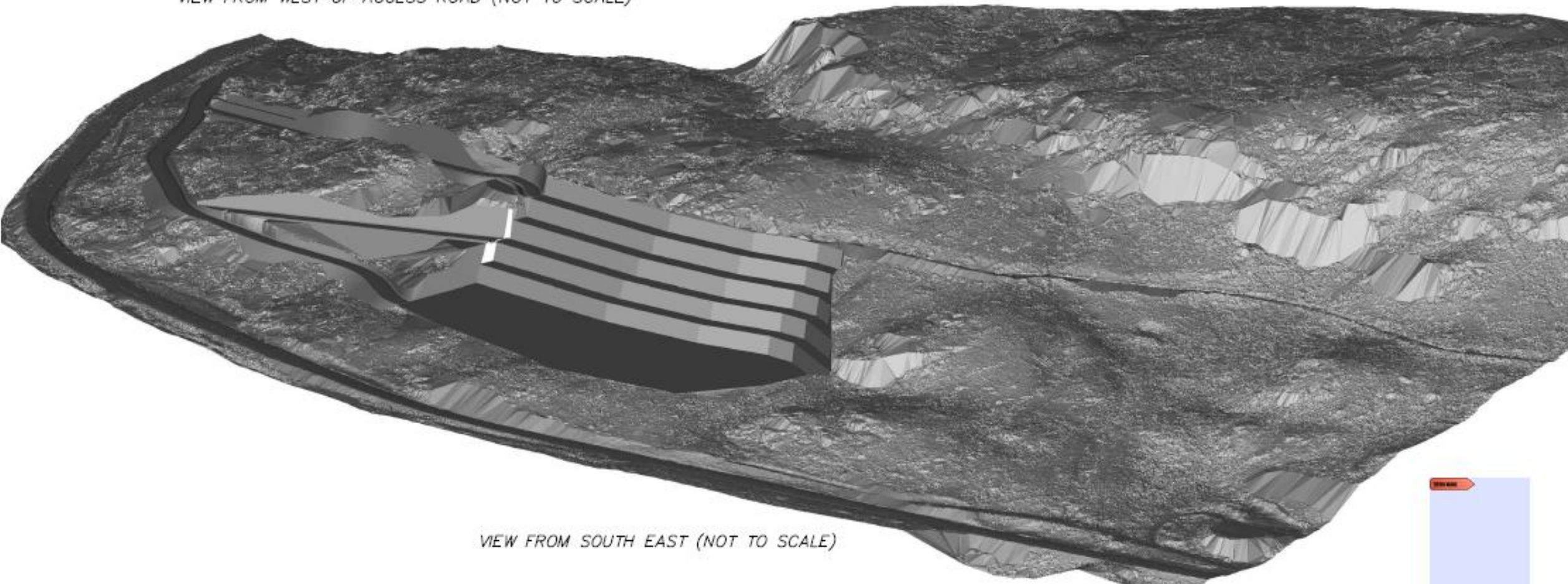








VIEW FROM WEST OF ACCESS ROAD (NOT TO SCALE)



VIEW FROM SOUTH EAST (NOT TO SCALE)

## 5 YEAR MINING SITE PLAN

50m 0m 50m 100m

SCALE: 1:2000

THE INTENDED PLOT SIZE OF THIS PLAN IS  
550mm IN WIDTH BY 864mm IN HEIGHT (D  
SIZE) WHEN PLOTTED AT A SCALE OF 1:2000

CIVIC ADDRESS:

HIGHWAY 33E  
JOE RICH BC

LEGAL DESCRIPTION:

LOT 1 SECTIONS 10 11 14 AND  
15 TOWNSHIP 27 OSOYDOS  
DIVISION YALE DISTRICT PLAN  
38841

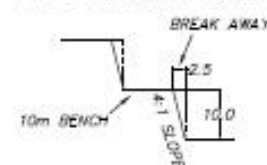
### LEGEND

CONTOUR INTERVAL IS 1m

ELEVATIONS ARE GEODETIC AND  
DERIVED FROM SINGLE POINT  
POSITIONING TECHNIQUES USING THE  
PRECISE POINT POSITIONING (PPP)  
SERVICE IF NATURAL RESOURCES  
CANADA.

ALL DISTANCES AND ELEVATIONS ARE  
IN METERS AND DECIMALS THEREOF.

TYPICAL 10m BENCH X-SECTION



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF  
NESTROGE ROCK VENTURES LTD.

THIS DOCUMENT SHALL NOT BE USED TO DERIVE  
PROPERTY LINES OR PROPERTY CORNERS.

MONASHEE SURVEYING AND GEOMATICS, 2020. ALL  
RIGHTS RESERVED.

MONASHEE SURVEYING AND GEOMATICS ACCEPT NO  
RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL  
OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING,  
BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND  
CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN  
CONNECTION WITH ANY DIRECT OR INDIRECT USE OR  
RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE

REV	DATE	BY
SURVEYED BY:	SG	SEPT 22 2020
DRAFTED BY:	SG	DEC 10 2020
CHECKED BY:	MR	DEC 10 2020

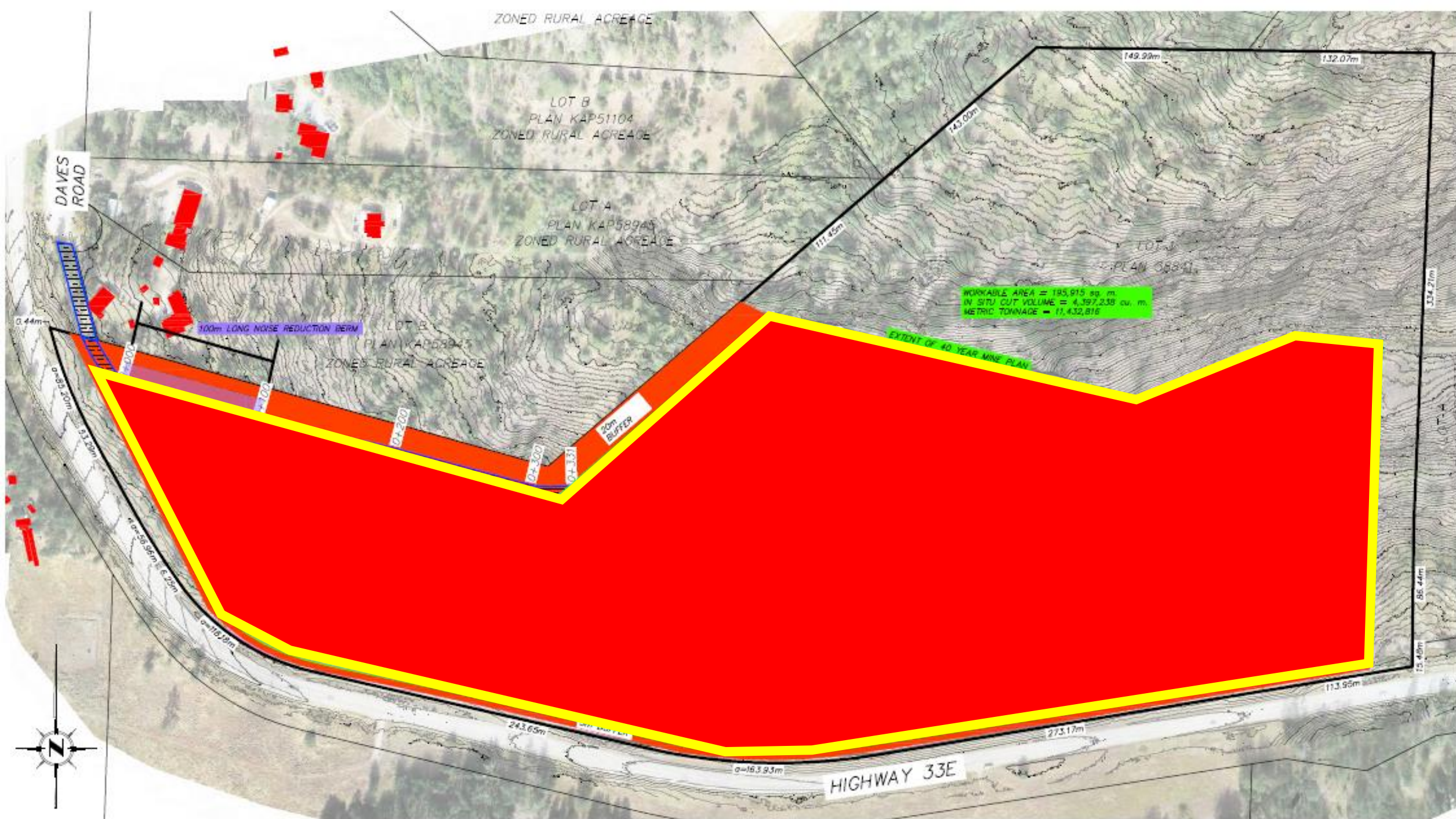
DRAWING: 7415 SITE-OSD-40 YEAR.dwg

**MONASHEE**  
SURVEYING • GEOMATICS

8710A 38th Street Vernon, B.C. V1T 2G8  
Tel: (250) 648 8920 Fax: (250) 648 8912

SHEET 1 OF 1 SHEETS

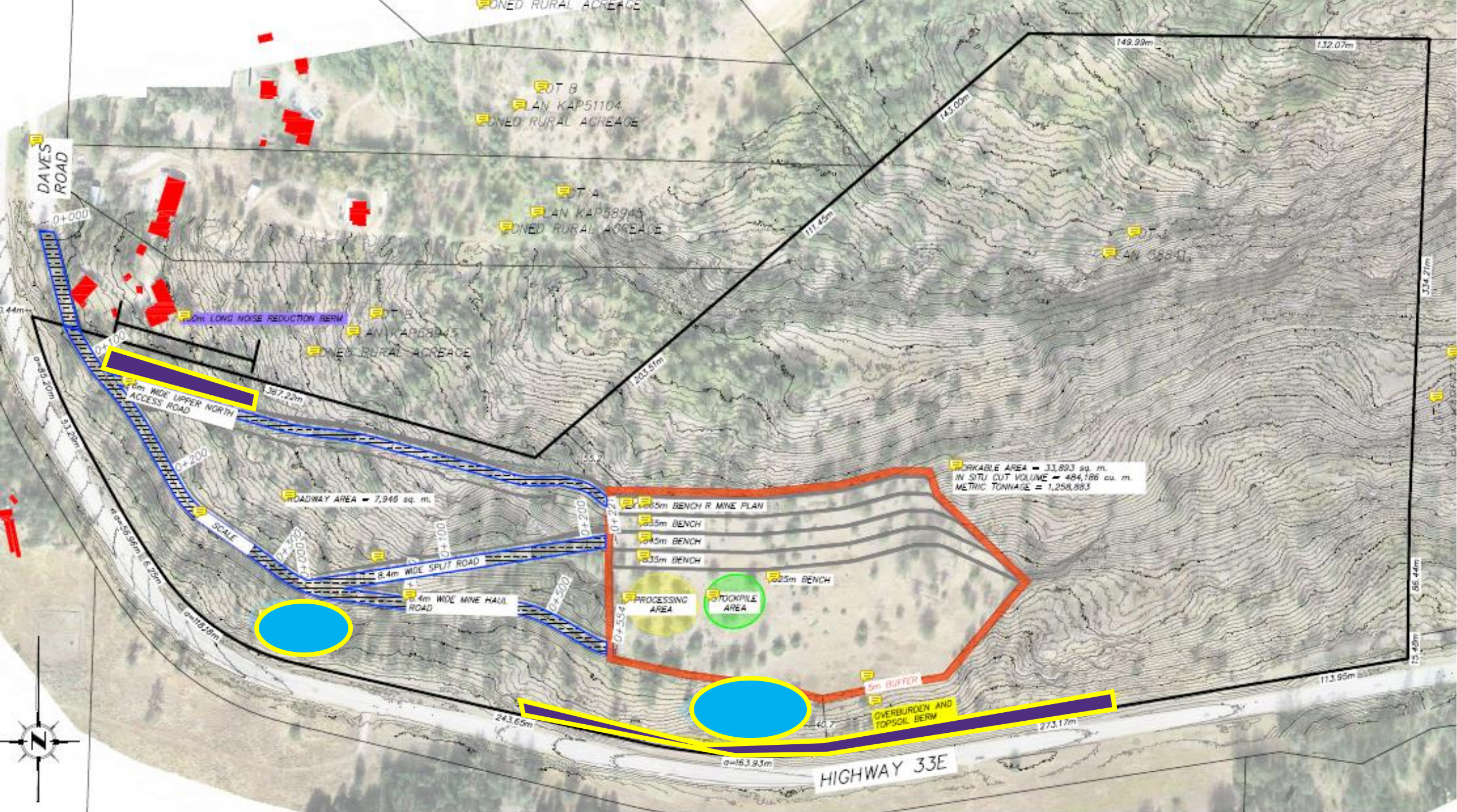




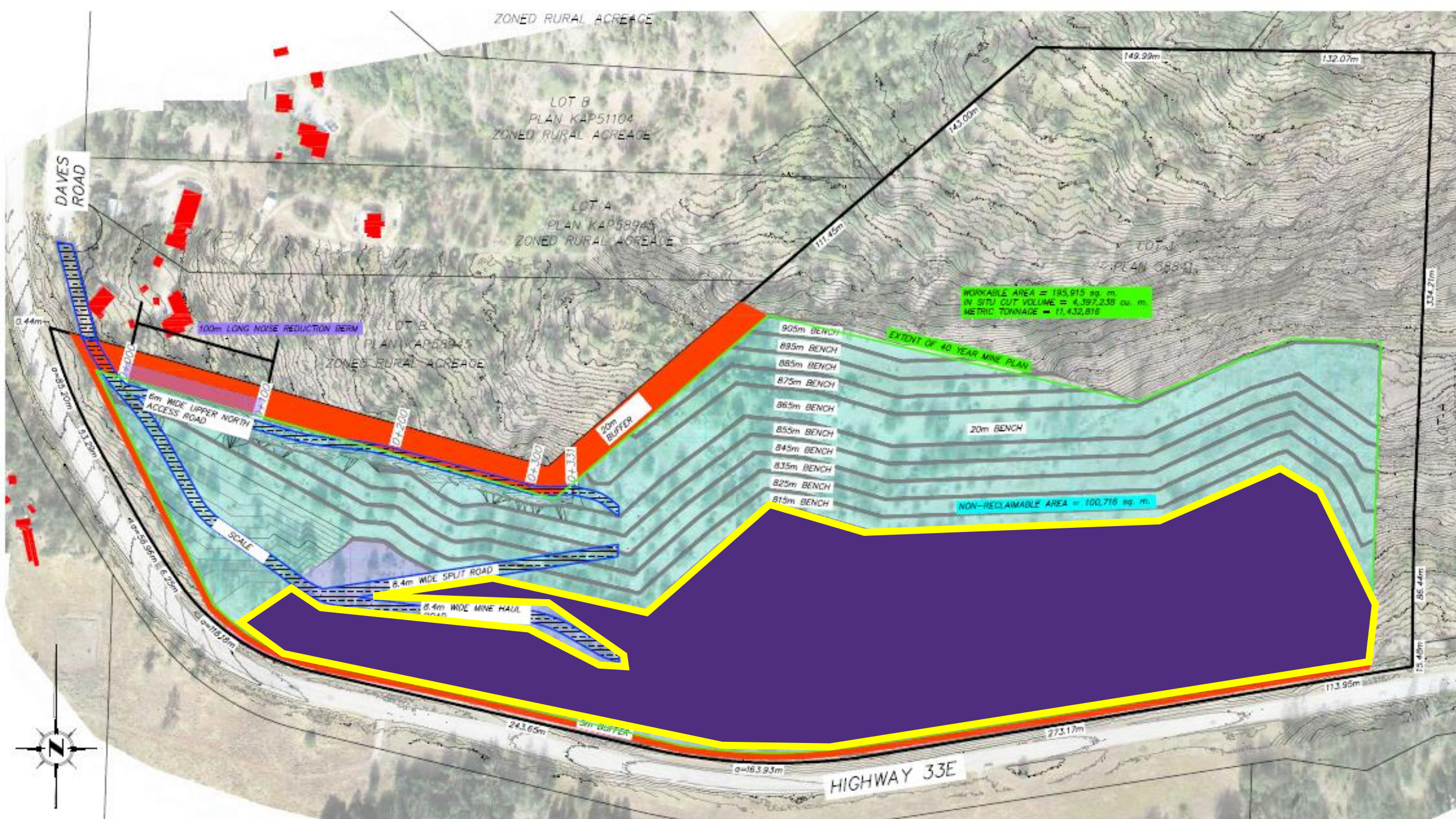














# Associated Environmental (AE) - Memo

- Mainly comprised of mature Douglas Fir and Ponderosa Pine forest and grasslands.
- Portion of the site was burned by the Huckleberry wildfire in 2015.
- No watercourses or streams present on site.
- Potential snake and bat habitat in the rock bluffs.





Photo Contributed





# Joe Rich Rural Land Use Bylaw (RLUB)

- There are other provincial and federal government agencies that make decisions and have jurisdiction in some areas.
- The RLUB is limited in how it can affect decisions in these matters, including gravel extraction permits.
- Protect the viability of aggregate, mineral, energy, and timber resources for future development by supporting activity conducted in accord with best management practices.



# Aggregate Supply & Demand Study (2013)

- Central Okanagan Aggregate Task Force established in 2009 to inform the pilot project.
- Terms of Reference established in 2012.
- Study completed in 2013.
- Site Suitability Assessment template was prepared to inform the review of future aggregate referral applications.



# Aggregate Supply & Demand Study (2013)

- Potential impacts:

- Road and Traffic
- Environmental Sensitivity / Hazardous Areas
- Groundwater Assessment Adjacency
- Dust control plan
- Greenhouse Gases
- Mitigation and Reclamation



# Fire Services

- Joe Rich Fire Hall Chiefs noted concerns over road safety and maintenance, drainage, and slope stability in the area.



# Inspection Services

- Building Permit application is required for the proposed mobile scale shack and any permanent structures.



# Environmental Advisory Commission

- **THAT** the Environmental Advisory Commission recommend non-support for the Ministry of Energy, Mines and Low Carbon Innovation referral application for the Joe Rich Properties Ltd. proposed sand and gravel quarry operation.

# Environmental Advisory Commission

## Anecdotal Comments:

- The site is dominated by native plants and grasslands.
- Concerns over species at risk, sensitive habitat, and slope stability.
- Environmental Memo lacks detailed information on environmentally sensitive areas and cumulative impacts.
- A formal Environmental Report has not been completed and there are no plans for detailed mitigation or habitat compensation.



# Ministry of Transportation

- Significant concerns with regard to the ability of Daves Road and the Daves Road/Hwy 33 intersection to handle heavy traffic introduced by this proposal.
- Traffic study will likely be required.
- Daves Road will need to be upgraded.
- Industrial Access Permit application required.

# Black Mountain Irrigation District

- Strongly opposed to the development of this site due to the location and proximity to their community water supply system.
- This stretch of lands on the north edge of Mission Creek is prone to landslides.



Figure 1 - Quarry Site Proximity to BMID Intake (545m) Plan & Section View

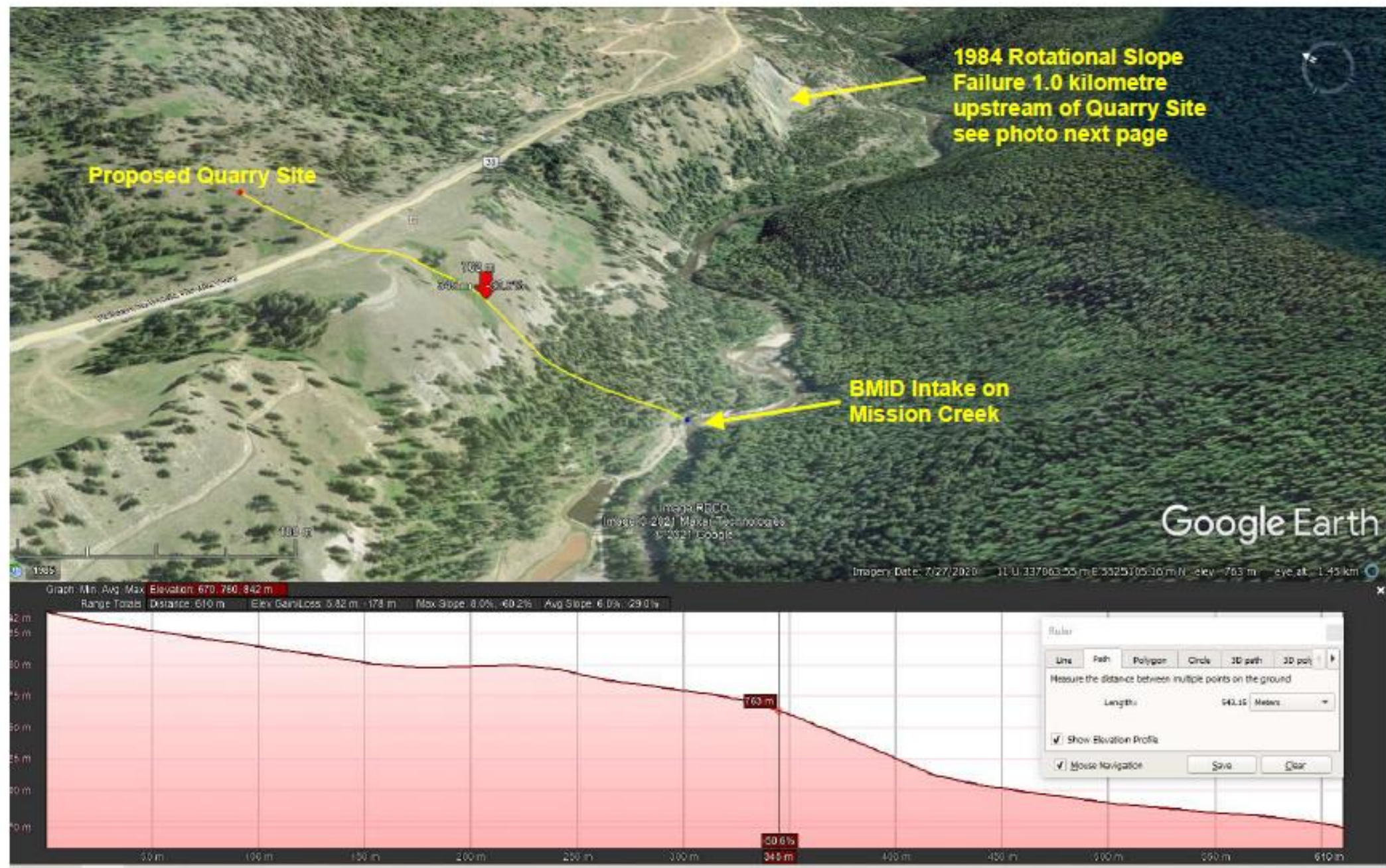






Photo – 1984 slope failure



# Fortis BC

- Concerns regarding the proposed mining operations and proximity to the existing overhead facilities along the highway.
- Proposals for any construction or elevation changes near the facilities must be reviewed and approved by Fortis prior to installation for safety and operational purposes.
- No elevation changes are permitted beneath the transmission line. Typically, only crossings will be permitted subject to appropriate conditions.

# External Implications

- No formal RDCO public notification process required for aggregate referral applications.



# Summary

- Provincial referral process.
- Concerns have been raised by the community.
- Concerns have been raised by a number of agencies:
  - Fortis BC
  - Ministry of Transportation and Infrastructure
  - Black Mountain Irrigation District
  - Environmental Advisory Commission

# Summary

- Existing policy supports aggregate and mineral activities conducted in accordance with BMPs:
  - Aggregate Supply & Demand Analysis
  - Regional Board Strategic Priorities
  - Regional Growth Strategy
  - Joe Rich Rural Land Use Bylaw
- The decision whether to grant a permit and the terms and conditions of the permit rests with the Province.



# Recommendation

**THAT** the Regional Board **conditionally support** Ministry of Energy, Mines and Low Carbon Innovation referral application for the Joe Rich Properties Ltd. sand and gravel quarry operation located at Lot 1, Sections 10, 11, 14 & 15, Township 27, ODYD, Plan 38841 subject to:

# Recommendation (continued)

- A Qualified Professional completing the following:
  - Infrastructure and Traffic Impact Assessment;
  - Environmental Impact Assessment;
  - Geotechnical / Hazard Assessment;
  - Groundwater Assessment;
  - Submission of a more detailed, progressive, and phased reclamation plan including reporting methods and adequate performance bond to cover reclamation;
  - Visual Impact Mitigation Plan;
  - Greenhouse Gas Assessment and Reduction Strategy; and,
  - A Dust and Noise Control Management Plan.



# Recommendation (continued)

**AND THAT** the following be addressed prior to issuance of, or applied as, conditions of approval of the Mines Act Permit:

- That any processing activities such as crushing or screening not be permitted under the Mines Act Permit unless the lands are re-designated under the Joe Rich Rural Land Use Bylaw No. 1195 to allow for this use;
- The applicant must submit a Provincial Public Highway Permit Application to the Ministry of Transportation & Infrastructure for review and approval for an Industrial Access Permit;

# Recommendation (continued)

**AND THAT** the following be addressed prior to issuance of, or applied as, conditions of approval of the Mines Act Permit:

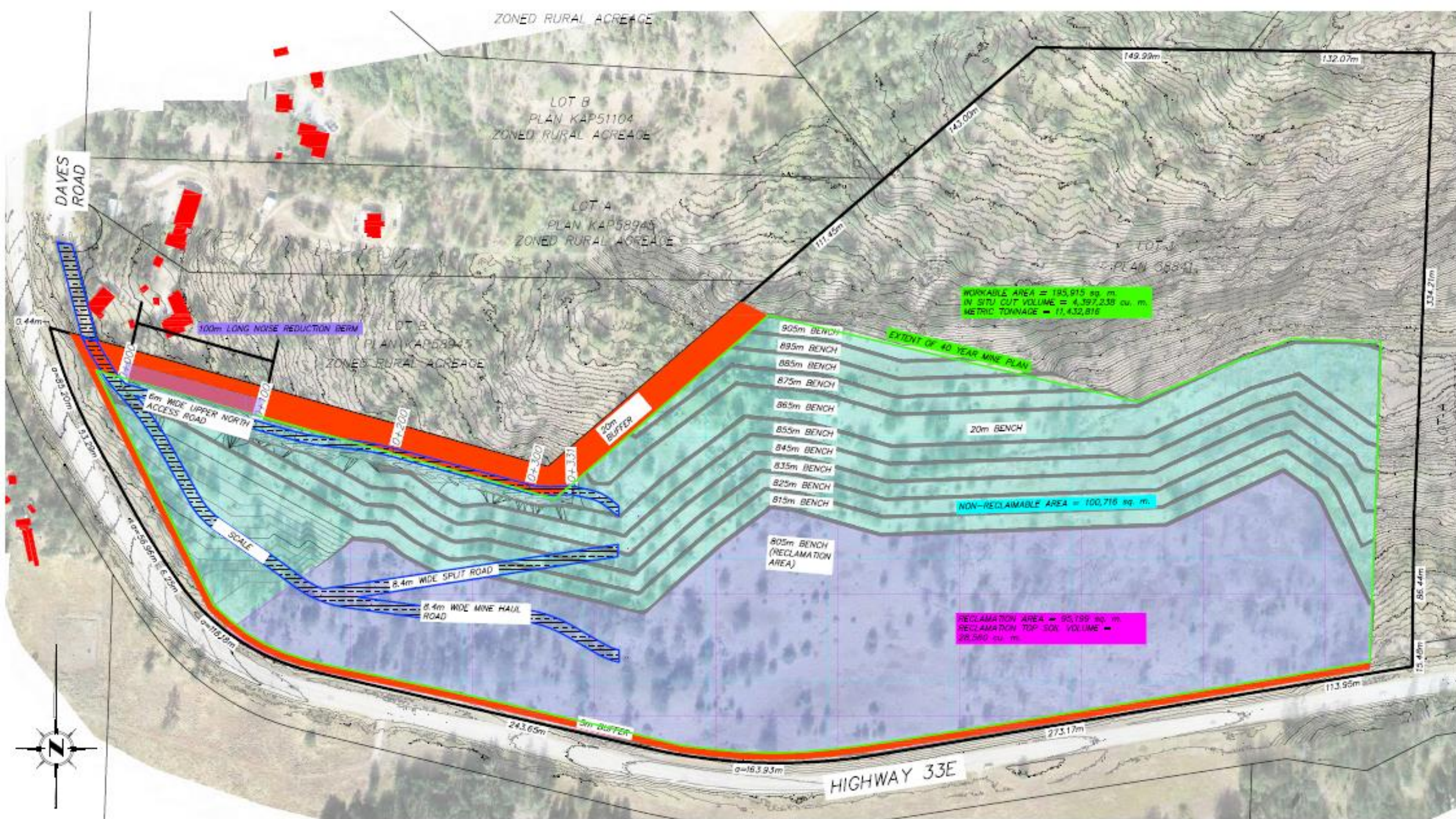
- Compliance with conditions/recommendations of other affected agencies, including Westbank First Nation and Black Mountain Irrigation District;
- A public information meeting hosted by the applicant and the Ministry of Energy, Mines and Low Carbon Innovation to consider impacts and recommendations of affected property owners be required; and
- Approval is granted on an incremental basis for a maximum of five years initially. Extension to this time frame not be considered unless the applicant demonstrates that the above conditions are being adhered to.



# Recommendation (continued)

- **AND FURTHER THAT** the staff report dated June 10, 2021 be forwarded to the Ministry of Energy, Mines and Low Carbon Innovation for their information.







# Alternate Recommendation

**THAT** the Regional Board **does not support** Ministry of Energy, Mines and Low Carbon Innovation referral application for the Joe Rich Properties Ltd. proposed sand and gravel quarry operation located at Lot 1, Sections 10, 11, 14 & 15, Township 27, ODYD, Plan 38841.



Daves Rd

Daves Rd

33



