



June 23, 2017

Ministry of Energy and Mines
Forests, Lands and Natural Resource Operations
Southwest Mines Division

VIA EMAIL: SouthwestMinesDivision@gov.bc.ca

Dear Sirs/Mesdames:

Re: Ok Industries Ltd. Mines Act Permit Application
Reference Number: Forests, Lands and Natural Resource Operations/1610713

The District writes in response to a referral from the province regarding a Mines Act permit application submitted by Ok Industries Ltd. for a quarry operation on the property located at Lot 1, Section 5, Range 3, West Highland District, Plan VIP70242 (the "Property"). The District notes that the maps attached to the application do not appear to include all of the information set out on pages 4 and 5 of the application, and there appear to be inaccuracies within the application. There also does not appear to be a reclamation program included with the application.

The District wishes to respectfully express its opposition to the issuance of the quarry permit. At its meeting on June 19, 2017, District Council passed a formal resolution to express its position of opposition and to send this letter in response to the referral request.

The Property is zoned Greenbelt 2 (GB2) under the District's Zoning Bylaw No. 100, 1998. The permitted uses in the GB2 zone are: residential, agriculture, home-based business and accessory uses, building and structures. The application indicates that the proposed uses of the Property include "crushing, screening, washing". Furthermore, the application indicates that the proposed end land use of the Property is "commercial/industrial subdivisions". The Zoning Bylaw does not permit such uses of the Property. The District notes on November 21, 2016, the District denied the owner's application for rezoning to allow such uses of the Property.

The Property is designated as commercial industrial land use in the District's Official Community Bylaw No. 277, 2007. The proposed uses of the Property for crushing, screening and washing are not consistent with the OCP. Furthermore, the Property, or portions of the Property, fall within the following development permit areas under the OCP: Water and Riparian Areas, Sensitive Vegetation and Commercial/Industrial Gateway Area.

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The Property is located in the Craigflower Creek and Mill Stream watersheds and adjacent to the west boundary of Thetis Lake Regional Park. There are various sensitive ecological features on the Property including Teanook Creek in the northern portion of the Property and a wetland and woodland (arbutus knoll) in the central portion of the Property, which the District and residents are concerned will be impacted by any quarry operation.

The Property is also adjacent to Millstream Road and in close proximity to a residential neighbourhood, which the District and residents are concerned will be impacted by the noise, vibration, dust and traffic from any quarry operation.

Additionally, the property is adjacent to the Tervita landfill and the Capital Regional District's Millstream Meadows property, and the District and residents have concerns about how the activities at the proposed quarry operation could impact those sites.

Notwithstanding the District's opposition, if a quarry permit is to be issued for the Property, the District considers that the proposed operational setbacks in the application should be significantly increased from the north, east and south Property boundaries as well as the west Property boundary adjacent to Millstream Road to reduce the impacts from any quarry operation. The District notes that as part of the owner's application for rezoning the Property, the owner was prepared to agree to a minimum 30-70 m buffer from the south boundary, a minimum 30 m buffer from the east boundary, a minimum 60 m buffer from the north boundary surrounding Teanook Creek as well as to leave the land adjacent to Millstream Road as a buffer except for a 20 m wide access road. A copy of the owner's proposed minimum buffers as part of the rezoning application is attached.

Furthermore, notwithstanding the District's opposition, if a quarry permit is to be issued for the Property, the owner will require various approvals and permits from the District as set out in the District's response form provided by the province.

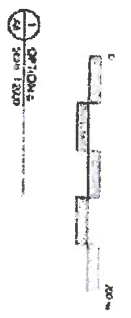
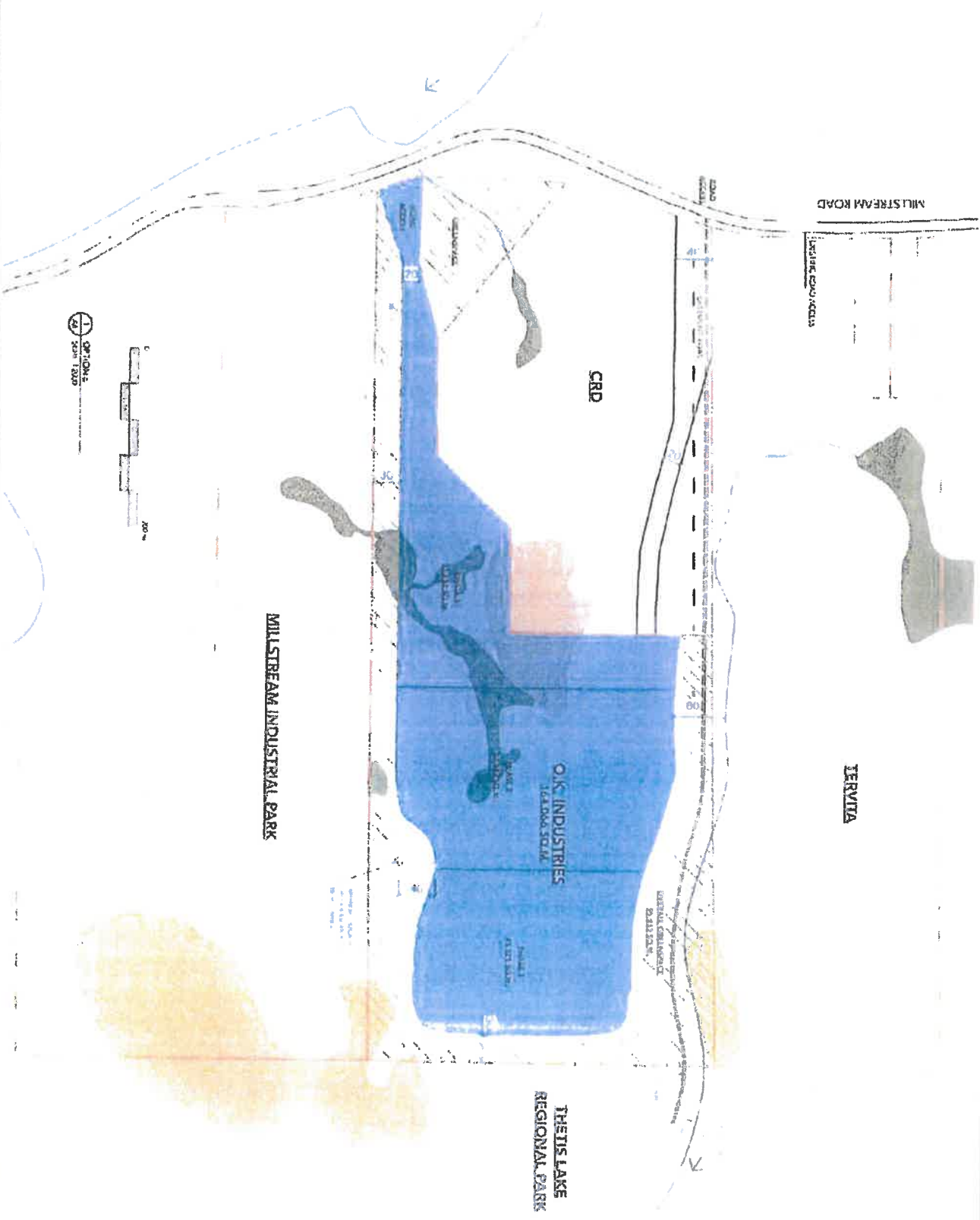
If you have any questions, please contact the writer or the District's Planner, Laura Beckett, at 250-474-1773.

Sincerely,






Lorraine Hilton
Chief Administrative Officer
District of Highlands

Attach.



LEGEND

-  WETLAND
-  SETBACK BOUNDARY
-  PROPOSED ROADWAY

DATE: 2015-03-03
 DRAWN: [Name]
 CHECKED: [Name]

OPTION 6

DATE	2015-03-03
SCALE	1:1000

A6

O.K. industries Ltd
 1000 Highway 10
 Victoria, BC
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