BC FARM & RANCH REALTY CORP.

TEAM AUCTIONS

Sekura Auctions Since 1966

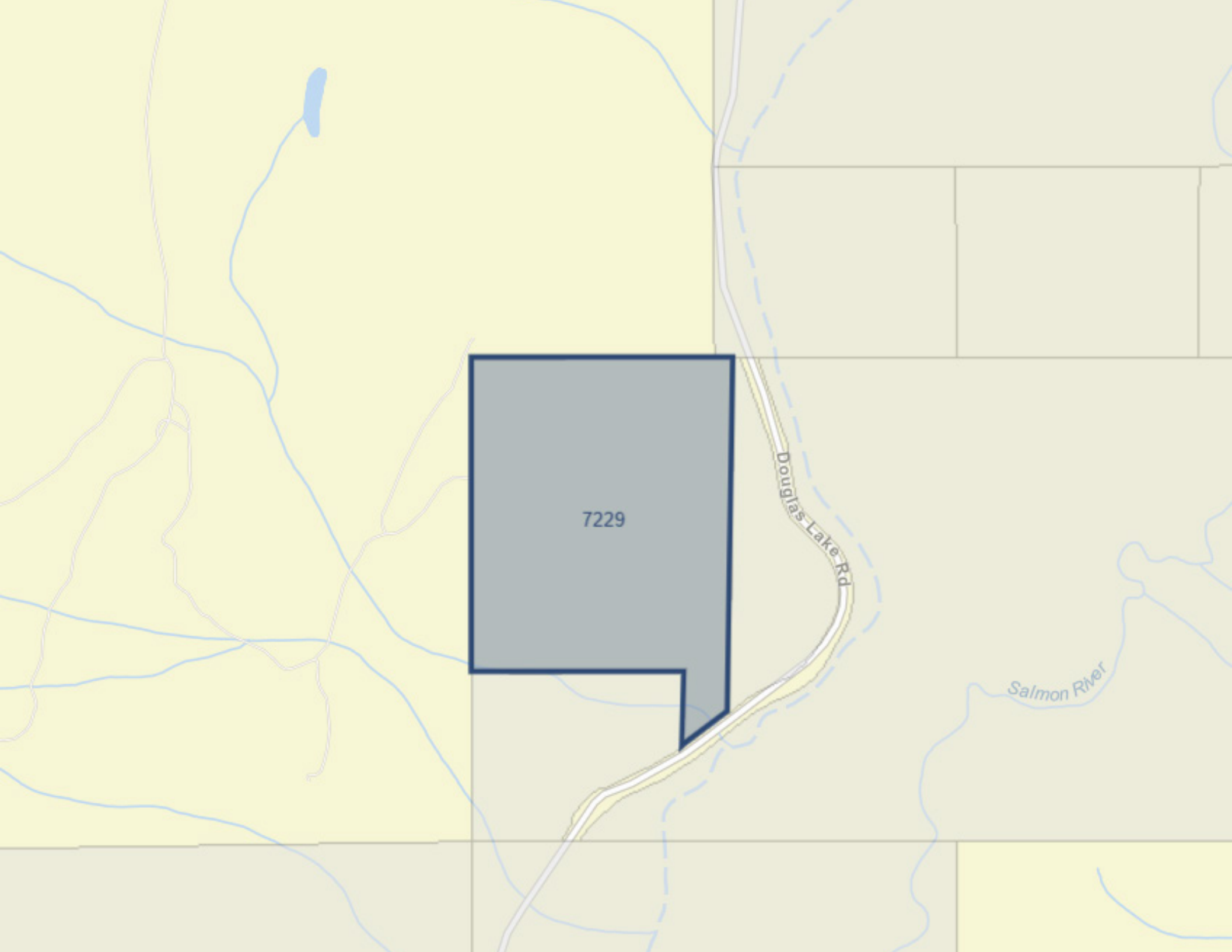
58± Acre Gravel Pit or Future Development

Westwold, BC

Due Diligence Package

DISCLAIMER

All information and documents provided in connection with this property are believed to be accurate but are not guaranteed and should not be relied upon without independent verification. BC Farm & Ranch Realty Corp., the Houweling Real Estate Team, and TEAM Auctions make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. Buyers are advised to conduct their own due diligence and rely on their own skill, judgment, and advisors in evaluating and purchasing the property.


7229
Douglas Lake Rd
Salmon River

Property Information Report
Report Generated: 2025-07-11, 12:00:57 p.m. |
Data Generated: 2025-07-09, 1:02:31 a.m.

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673 | F (250) 372-5048
E gisinfo@tnrd.ca

Parcel Description

Address
7229 Douglas Lake Rd

Legal Description
LOT 2 SECTION 13 TOWNSHIP 17 RANGE 14 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP92612

Plan Number
KAP92612

Parcel Type (Class)
SUBDIVISION

Owner Type
PRIVATE

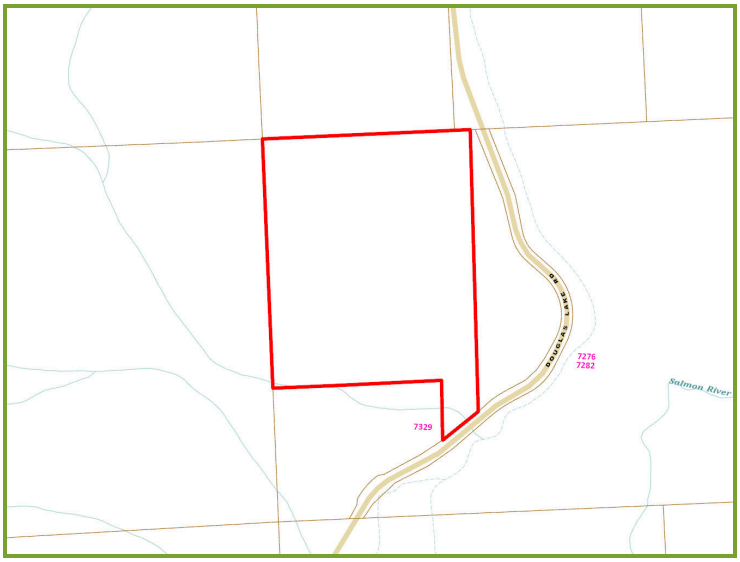
Lot Size(Calculated)(+/-5%) - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

Square Meter	Acre	Hectare
236567.75	58.457	23.657

Community
Westwold

Local Authority
TNRD (Electoral Area "L")

School District
Kamloops/Thompson



Services

Contact the Local Authority for services provided by other jurisdictions

Water Service	N/A
Sewer Service	N/A
Fire Protection	N/A
Invasive Plants Program	Link
Nuisance Mosquito Reduction	Link

Future Debt (Loan Authorization)

For enquiries, contact the Local Authority

Future Debt
None

Development

For enquiries, contact the Local Authority

Zoning Bylaw
2400

Site Specific Zoning
N/A

Zoning
AF-1

Development Permit Area
N/A

Official Community Plan Name
N/A

OCP Designation
N/A

Lake Classification N/A	**Lake Name** N/A	**Lakeshore Development Guidelines (Intersect)** No
Fringe Area N/A	**Floodplain Information** Refer to Floodplain Management Bylaw 2828	**Agriculture Land Reserve (Intersect)** Yes
Riparian Area (Source: TRIM)(Intersect) Yes	**Post-Wildfire Geohazard Risk Restrictions** Unknown	

Development and Building Permits

from July 2009 to Present (For enquiries, contact the Local Authority)

Nothing Found

BC Assessment

For enquiries, contact BC Assessment Authority

Folio	Actual Use	Manual class
724.11725.014	BEEF (VACANT)	

Folio	Land Title PID	Assess Year	Land	Improvement	Property Class
724.11725.014	028-748-042	2025	$150,000.00	$0.00	5-Lght Ind
724.11725.014	028-748-042	2025	$1,464.00	$0.00	9-Farm
724.11725.014	028-748-042	2024	$170,000.00	$0.00	5-Lght Ind
724.11725.014	028-748-042	2024	$1,464.00	$0.00	9-Farm

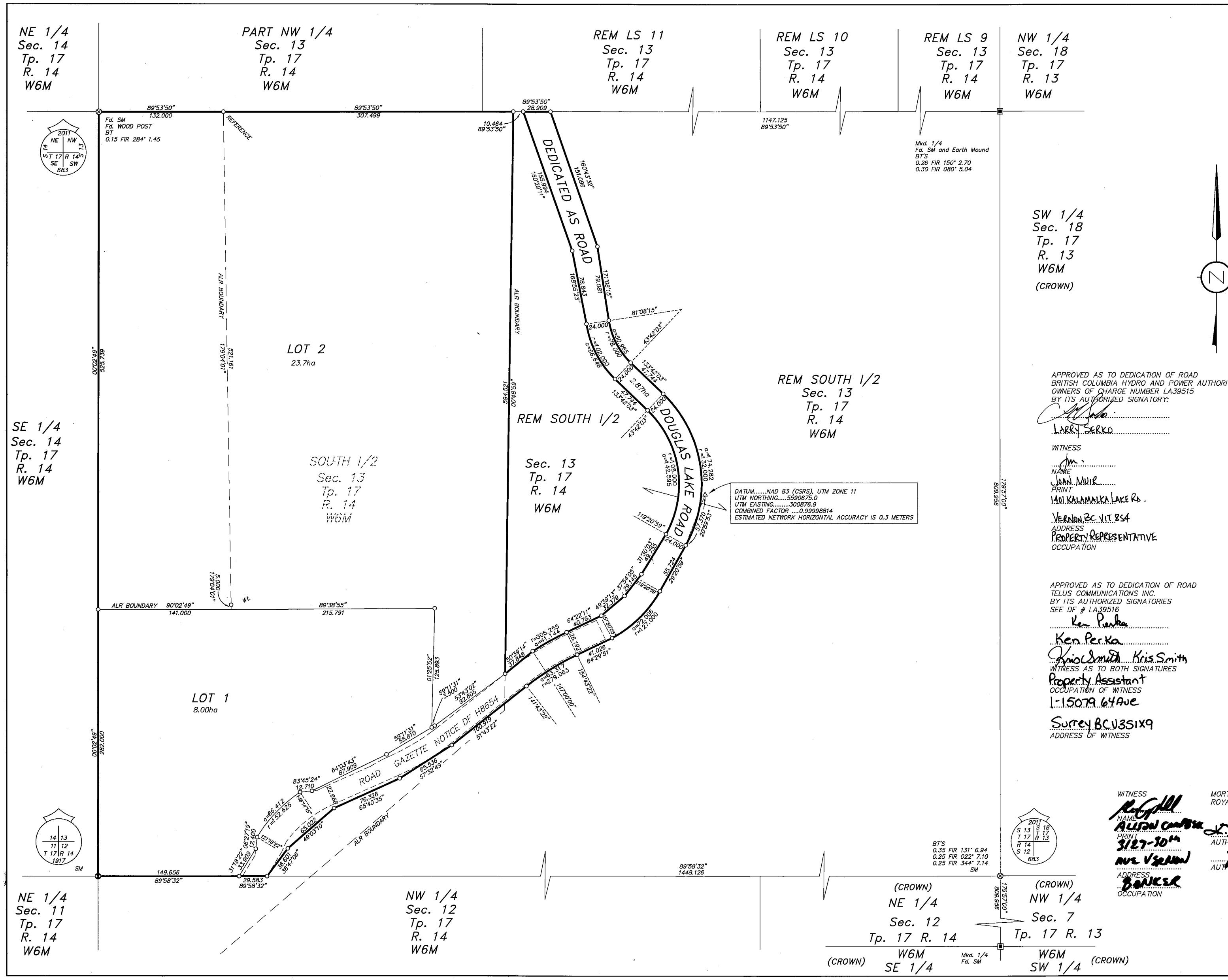

7229 Douglas Lake Rd Westwold
Link to Property Report
Legal Description: LOT 2 SECTION 13 TOWNSHIP 17 RANGE 14 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP92612
PID: 028-748-042
Owner Type: PRIVATE
Community: Westwold
GIS Link: PCL9732
7229
7276
7282
7229 Douglas Lake Rd Westwold
7329

PLAN KAP 92612

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.
THIS 30 DAY OF DEC 2011

REGISTRAR

LB496364
CJ/NP



SUBDIVISION PLAN OF PART OF THE SOUTH 1/2 OF Sec. 13, TP. 17, R. 14, W6M KAMLOOPS DIVISION YALE DISTRICT

BCGS 82L .041 & 82 L .042

SCALE 1:2000
All distances are horizontal ground-level distances in metres.

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE EAST BOUNDARY OF Sec. 13 AND Sec. 12, Tp. 17, R. 14, W6M AS SHOWN ON TOWNSHIP PLAN.

LEGEND
- ....STANDARD CAPPED POST FOUND
- ....STANDARD CAPPED POST PLACED
- ....STANDARD IRON POST PLACED
- ....STANDARD WOODEN POST FOUND
- ....OLD PATTERN DOMINION IRON POST
- SM....DENOTES STONE MOUND
- Wt ..DENOTES WITNESS
- Δ ..DENOTES TRAVERSE HUB SET

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.
BEARINGS TO BEARING TREES ARE MAGNETIC.

THIS PLAN LIES WITHIN THE THOMPSON-NICOLA REGIONAL DISTRICT.

APPROVED AS TO DEDICATION OF ROAD
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
OWNERS OF CHARGE NUMBER LA39515
BY ITS AUTHORIZED SIGNATORY:
LARRY SERKO

WITNESS
NAME
PRINT JOAN MUIR
1401 KALAMALKA LAKE RD.
VERNON BC V1T 8S4
ADDRESS
PROPERTY REPRESENTATIVE
OCCUPATION

I, W.H. SINGER, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 5th DAY OF OCTOBER, 2011. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #128400, ON THE 7th DAY OF OCTOBER, 2011.

W.H. SINGER BCLS

APPROVED AS TO DEDICATION OF ROAD
TELUS COMMUNICATIONS INC.
BY ITS AUTHORIZED SIGNATORIES
SEE OF # LA39516
Ken Perka
Kris Smith
WITNESS AS TO BOTH SIGNATURES
Property Assistant
OCCUPATION OF WITNESS
1-15079 64 Ave
Surrey BC V3S 1X9
ADDRESS OF WITNESS

APPROVED UNDER THE LAND TITLE ACT THIS 16 DAY OF November 2011.

APPROVING OFFICER
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
FILE # 2010-04856

Approved under Sections 10 and 11 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation
Approving Officer

THE REGISTERED OWNERS DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT IN FAVOUR OF THE THOMPSON-NICOLA REGIONAL DISTRICT UNDER SECTION 219 OF THE LAND TITLE ACT.

WITNESS
NAME
PRINT ALISON CAMPBELL
3127-30th AVE VERNON
ADDRESS
BANKER
OCCUPATION

MORTGAGEE
ROYAL BANK OF CANADA
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

WITNESS
NAME Tracey Thomas
PRINT TRACEY Thomas
7282- Douglas Lake Rd Westwold
ADDRESS
Farmer
OCCUPATION

OWNER
RED ROCK FARM LIMITED
INC. No. 35308
R.A. Talbot
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

ALLNORTH LAND SURVEYORS
#301-7 ST. PAUL STREET WEST,
KAMLOOPS, BC, V2C 1E9
TEL: 250-374-5331 FAX: 250-374-5332
DRAWN BY: WS
DRAWING NO: 11LC0353 SB
FILE NO: 11LC0353
FB: 326 P: 1

2010-04856
ORIGINAL

TITLE SEARCH PRINT 2025-05-27, 09:51:36

File Reference: Douglas Lake Requestor: Amanda Leclair

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under SECTION 98 LAND TITLE ACT

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number LB496365
From Title Number L69201

Application Received 2011-12-30

Application Entered 2012-01-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Kamloops Assessment Area

Description of Land
Parcel Identifier: 028-748-042
Legal Description:
LOT 2 SECTION 13 TOWNSHIP 17 RANGE 14 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP92612

Legal Notations
RE PARAGRAPHS (E) AND (F) SEC 23(1) LTA SEE DF. H10896, 10/03/1973

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11379

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: LA39515
Registration Date and Time: 2006-03-28 14:22
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LA39516
Registration Date and Time:	2006-03-28 14:22
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	LB496554
Registration Date and Time:	2012-01-04 09:23
Registered Owner:	THOMPSON-NICOLA REGIONAL DISTRICT
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

May 5, 2011
WGI Project No. 11-008

Re: Groundwater Supply Evaluation, Proposed 2-Lot Subdivision #SD100051 (2010-04856)

Introduction and Purpose

In accordance with your request, Watterson Geoscience Inc. (WGI) has completed a hydrogeological evaluation of the groundwater supply potential for two parcels (Lot 1 and Lot 2) proposed for subdivision from an existing parcel. The proposed lots are located at 7282 Douglas Lake Road with the following legal address:

- South ½, Section 13, Township 17, Range 14, KDYD, PID 014-098-181

The hydrogeological assessment was conducted to meet Thompson-Nicola Regional District (TNRD) subdivision approval requirements specified by Subdivision Bylaw No. 799. The Bylaw states that where a subdivision is to be supplied by groundwater and where each parcel is 4 or more hectares (ha) in size, a certification by an engineer or geoscientist with experience in groundwater hydrology is required to demonstrate that a source of water capable of providing not less than 2,273 litres per day (L/day) or 500 Imperial gallons per day (IGD) is possible on each proposed parcel.

The following data sources were reviewed for this evaluation:

- Online BC Ministry of Environment (MoE) Water Resources Atlas, including aerial photography and topographic maps;
- Online BC MoE Aquifer Classification and Well Record Database;
- Online BC MoE Publications Catalogue (ECOCAT); and
- Online BC Ministry of Energy and Mines Geological and Aggregate Potential Maps.

Property Description and Setting

The two proposed parcels are situated east of Douglas Lake Road approximately 4.8 km south of Westwold, BC. Proposed Lot 1 is approximately 12.31 ha while proposed Lot 2 is approximately 21.69 ha in size. The proposed lots are situated on the west side of the valley on an elevated topographic bench which rises to the west and which is bordered on the east by the generally flat Salmon River valley bottom (Figure 1). The bench extends from approximately 650 m above mean sea level (amsl) on the east to about 740 m amsl on the west. Aerial photography and topographic maps indicate this bench extends along the western side of the valley for several kilometers.

685 Pheasant Road, Vernon, BC V1B 3B1
Ph: 250-550-8560 Fax: 250-549-3027
www.wattersongeoscience.com
Dan@wattersongeoscience.com

The property borders developed private land on the east, south and north, and undeveloped crown land on the west. The property is generally undeveloped however gravel pits are present on the eastern and southern property boundaries. An irrigation canal is present along the southern part of the property adjacent to Douglas Lake Road, and a seasonal/ephemeral creek flows east through Lot 1 towards the valley bottom. Based on information provided by you, this drainage retains water or moisture throughout the year.

Geology and Groundwater Occurrence

Based on available geological mapping, sediments beneath the topographic bench and proposed lots consist of glacio-fluvial sediments which extend to the approximate western lot boundaries. As evidenced by the adjacent gravel pits, these sediments likely consist of interbedded sand, gravel, cobbles and boulders with varying amounts of silt and clay. Aerial photography and topographic mapping indicates this topographic bench extends along the western side of the Salmon River valley. As such it is likely these sediments also extend along the western valley side.

Information regarding aquifer characteristics in the area is available from the BC MoE Water Resource Atlas. Two aquifers are located east of the proposed lots in the Salmon River valley bottom. Aquifer 289 is characterized as an unconfined sand and gravel aquifer occurring in alluvium and fan complex sediments. This aquifer is classified as having moderate demand, moderate productivity and moderate vulnerability to contamination. Aquifer 98 is also present in the valley bottom as a confined sand and gravel aquifer. This aquifer underlies Aquifer 289 and is characterized as having high productivity with moderate demand and low vulnerability. As shown in Figure 2, available mapping does not show these aquifers as extending west beneath the two proposed lots. However, the mapped western aquifer extent is not based on subsurface well data and is likely based on valley topography.

The source of groundwater in the proposed subdivision area is likely groundwater recharge from precipitation in the elevated highlands west of the property. Groundwater likely flows downhill to the east and discharges into the valley bottom aquifers.

Four records for water wells located in the immediate property vicinity are available on the BC MoE Well Record database. Three of these wells are situated in the valley bottom east of the property. These wells range in depth from 9.1 m (30 ft) to 18.2 m (60 ft) below ground surface (bgs) however no information regarding geological stratigraphy or well yield is provided. Based on the database one well (MoE ID 9198) is situated within proposed Lot 2. Unfortunately, no information is provided regarding well depth, stratigraphy or yield for this well is provided.

A well record for one additional well not included in the MoE database was provided to WGI. This well was drilled in 2005 and is located immediately south of proposed Lot 1 at 7541 Douglas Lake Road. As shown in Figure 2, this well is located adjacent to a Ministry of Transportation gravel pit and extended through sand, gravel and cobbles to 45.1 m (148 ft) bgs with a static water level of 29.3 m (96 ft) bgs. Production from this well was estimated at approximately 40 US gpm by the driller.

In addition, Well 84318 is located approximately 2.6 km south of the proposed lots on the western topographic bench above the Salmon River valley. This well was drilled to 23.8 m (78 ft) bgs and encountered silty sand and gravel with cobbles and boulders above bedrock. The estimated production from this well was approximately 700 US gpm with a static water level of 4.6 m (15 ft) bgs.

The logs for these wells are attached.

Conclusions

Local topographic mapping and geologic information suggest that suitable water-bearing sediments are present beneath the proposed lots, the ephemeral/seasonal stream and anecdotal observations suggest that water is present at least seasonally in shallow sediments in Lot 2, and available well records suggest that local aquifers are capable of providing water. The topographic bench along the west side of the Salmon River valley appears to consist of water-bearing sand and gravel deposits, which are fed by precipitation recharge from elevated topography further to the west. The Betts well, located immediately south of the proposed lots, demonstrates that these sediments can provide the required water volume.

Therefore, based on available data a source of water capable of meeting the TNRD Subdivision Bylaw 799 supply requirement is possible on each proposed parcel.

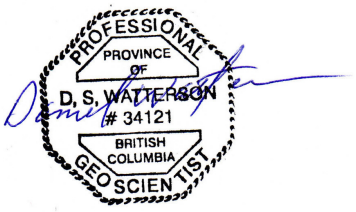
Closure

This report is intended for the exclusive use of and their authorized parties for specific application to the subject site and subject project. In preparing this analysis we have relied in good faith on information provided by others, the accuracy of which we cannot attest.

WGI trusts that this report satisfies your present requirements. Should you have any questions or comments, please contact our office at your convenience.

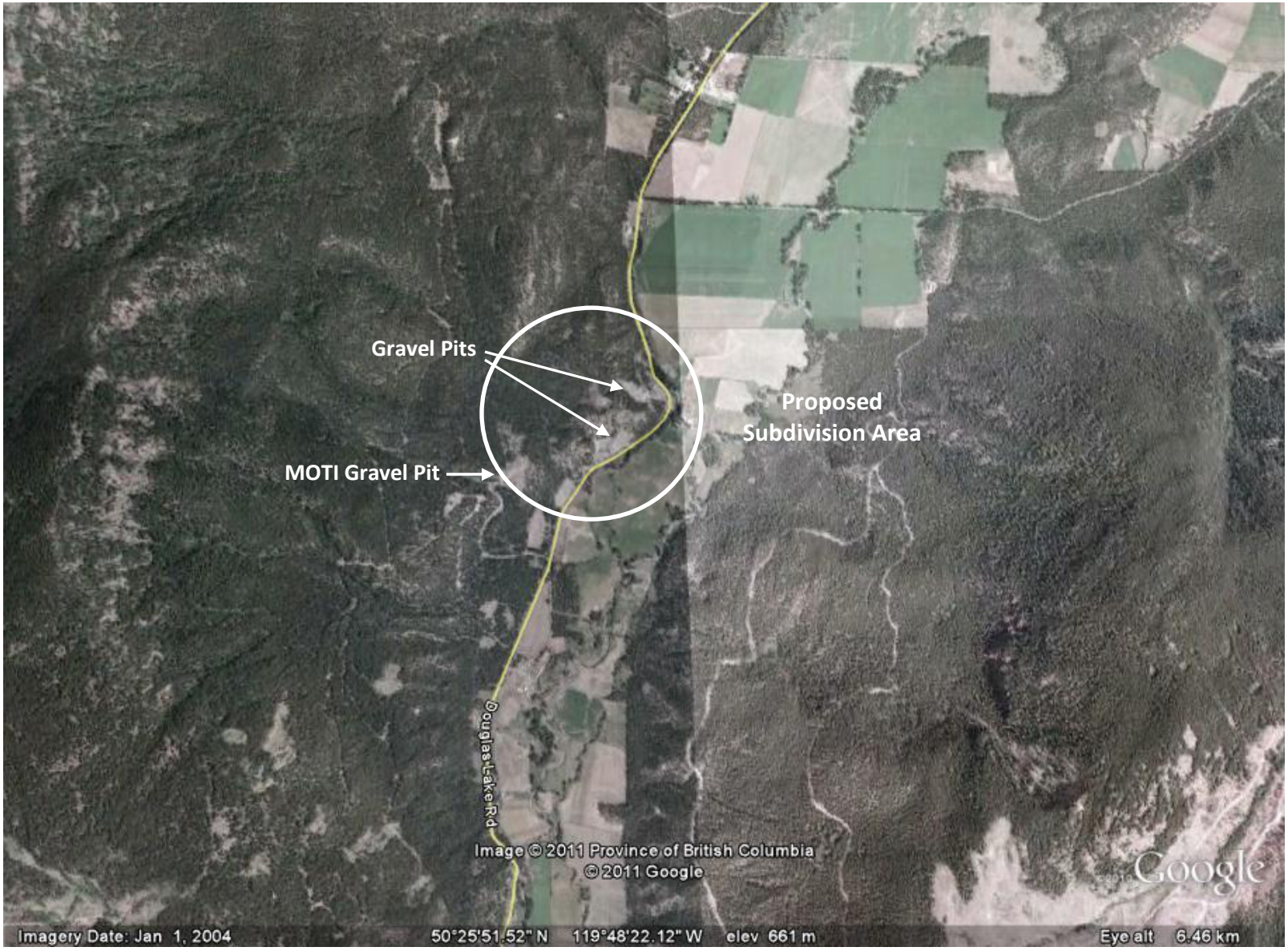
Respectfully submitted;

Watterson Geoscience Inc.

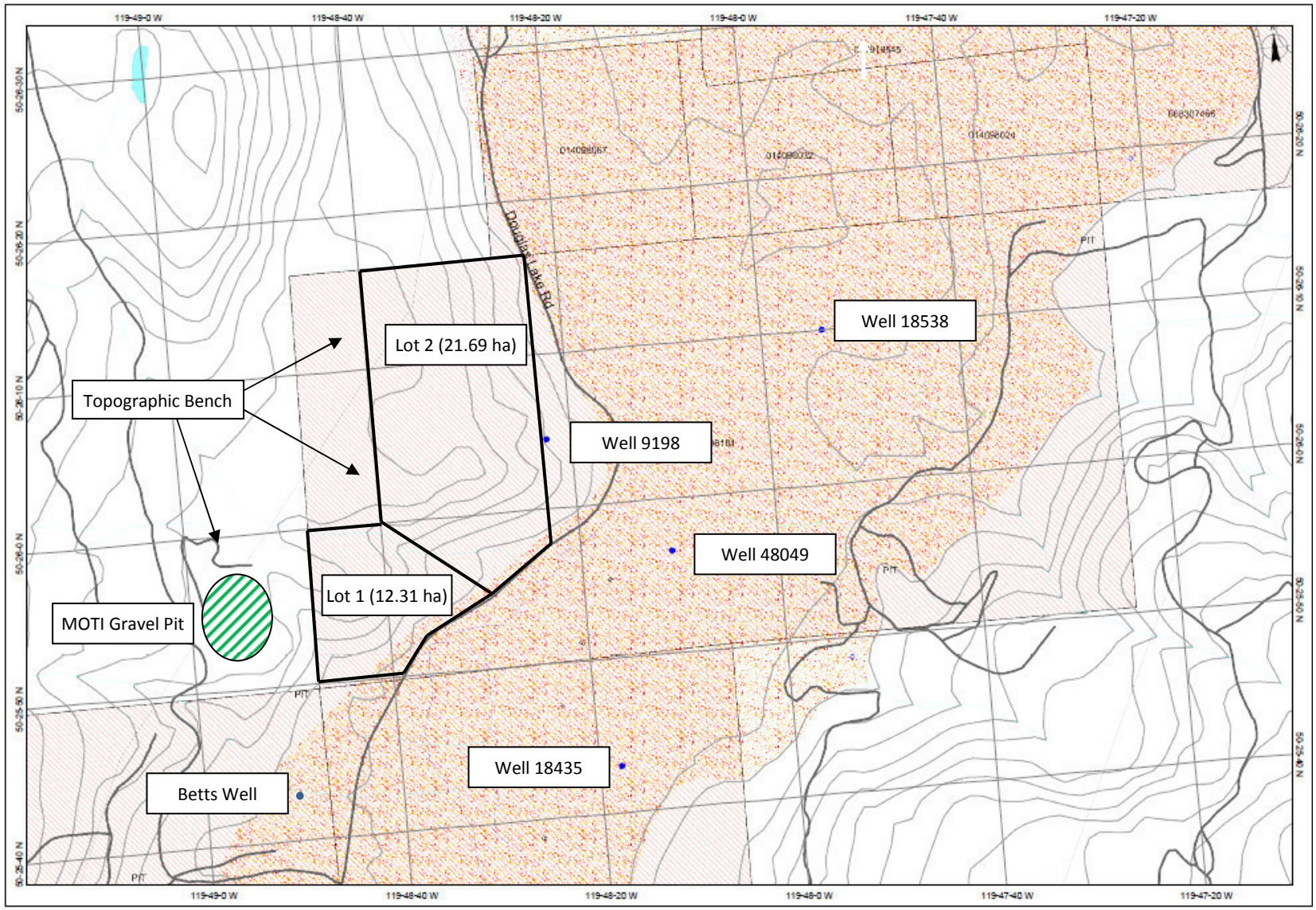


Daniel Watterson, P.Geo., LHG, RAP
Principal Hydrogeologist

Attachments: Figures 1 and 2
Well Drillers Logs



Legend: **Not to Scale**	**Groundwater Supply Evaluation** **Proposed 2-Lot Subdivision #SD100051 (2010-04856)**	**Property Location**
		Project No. 11-008
Source: **Google Earth**	Client:	**Figure 1**



Legend: Aquifers 98 and 289 Well	**Groundwater Supply Evaluation** **Proposed 2-Lot Subdivision #SD100051 (2010-04856)**	**Proposed Lot Locations** **Nearby Water Well Locations** **Project No. 11-008**
Source: **BC Ministry of Environment On-line Water Well Atlas**	Client:	**Figure 2**

BRITISH COLUMBIA

Report 1 - Detailed Well Record

Well Tag Number: 9198 Owner: Address: Area: WESTWOLD WELL LOCATION: KAMLOOPS (KDYD) Land District District Lot: Plan: Lot: Township: 17 Section: 13 Range: 14 Indian Reserve: Meridian: Block: Quarter: SW Island: BCGS Number (NAD 27): 082L041242 Well: 1 Class of Well: Subclass of Well: Orientation of Well: Status of Well: New Well Use: Private Domestic Observation Well Number: Observation Well Status: Construction Method: Unknown Constru Diameter: 0.0 inches Casing drive shoe: Well Depth: 0 feet Elevation: 0 feet (ASL) Final Casing Stick Up: inches Well Cap Type: Bedrock Depth: feet Lithology Info Flag: File Info Flag: Sieve Info Flag: Screen Info Flag: Site Info Details: Other Info Flag: Other Info Details:	Construction Date: 1950-01-01 00:00:00.0 Driller: Unknown Well Identification Plate Number: Plate Attached By: Where Plate Attached: PRODUCTION DATA AT TIME OF DRILLING: Well Yield: 0 (Driller's Estimate) Development Method: Pump Test Info Flag: Artesian Flow: Artesian Pressure (ft): Static Level: WATER QUALITY: Character: Colour: Odour: Well Disinfected: N EMS ID: Water Chemistry Info Flag: Field Chemistry Info Flag: Site Info (SEAM): Water Utility: Water Supply System Name: Water Supply System Well Name: SURFACE SEAL: Flag: Material: Method: Depth (ft): Thickness (in): WELL CLOSURE INFORMATION: Reason For Closure: Method of Closure: Closure Sealant Material: Closure Backfill Material: Details of Closure:

Screen from	to feet	Type	Slot Size

Casing from	to feet	Diameter	Material	Drive Shoe

GENERAL REMARKS:
NO DATA

LITHOLOGY INFORMATION:
From 0 to 0 Ft. NO LOG

- Return to Main

- Return to Search Options
- Return to Search Criteria

Information Disclaimer
The Province disclaims all responsibility for the accuracy of information provided. Information provided should not be used as a basis for making financial or any other commitments.

BRITISH COLUMBIA

Report 1 - Detailed Well Record

Well Tag Number: 18538	Construction Date: 1964-01-01 00:00:00.0
Owner: -	Driller: Unknown
Address:	Well Identification Plate Number:
Area:	Plate Attached By:
WELL LOCATION:	Where Plate Attached:
KAMLOOPS (KDYD) Land District	PRODUCTION DATA AT TIME OF DRILLING:
District Lot: Plan: Lot:	Well Yield: 0 (Driller's Estimate)
Township: 17 Section: 13 Range: 14	Development Method:
Indian Reserve: Meridian: Block:	Pump Test Info Flag:
Quarter: SE	Artesian Flow:
Island:	Artesian Pressure (ft):
BCGS Number (NAD 27): 082L042131 Well: 1	Static Level:
Class of Well:	WATER QUALITY:
Subclass of Well:	Character:
Orientation of Well:	Colour:
Status of Well: New	Odour:
Well Use: Unknown Well Use	Well Disinfected: N
Observation Well Number:	EMS ID:
Observation Well Status:	Water Chemistry Info Flag:
Construction Method: Unknown Constru	Field Chemistry Info Flag:
Diameter: 0.0 inches	Site Info (SEAM):
Casing drive shoe:	Water Utility:
Well Depth: 40 feet	Water Supply System Name:
Elevation: 0 feet (ASL)	Water Supply System Well Name:
Final Casing Stick Up: inches	SURFACE SEAL:
Well Cap Type:	Flag:
Bedrock Depth: feet	Material:
Lithology Info Flag:	Method:
File Info Flag:	Depth (ft):
Sieve Info Flag:	Thickness (in):
Screen Info Flag:	WELL CLOSURE INFORMATION:
	Reason For Closure:
Site Info Details:	Method of Closure:
Other Info Flag:	Closure Sealant Material:
Other Info Details:	Closure Backfill Material:
	Details of Closure:

Screen from	to feet	Type	Slot Size

Casing from	to feet	Diameter	Material	Drive Shoe

GENERAL REMARKS:

LITHOLOGY INFORMATION:
From 0 to 0 Ft. NO LOG- COARSE WASHED GRAVEL

- Return to Main

- Return to Search Options
- Return to Search Criteria

Information Disclaimer
The Province disclaims all responsibility for the accuracy of information provided. Information provided should not be used as a basis for making financial or any other commitments.

BRITISH COLUMBIA

Report 1 - Detailed Well Record

Well Tag Number: 48049

Owner:

Address: DOUGLAS LAKE RD

Area: WESTWOLD

WELL LOCATION:
KAMLOOPS (KDYD) Land District
District Lot: Plan: Lot:
Township: 17 Section: 31 Range: 13
Indian Reserve: Meridian: Block:
Quarter: SW
Island:
BCGS Number (NAD 27): 082L041242 Well: 3

Class of Well:
Subclass of Well:
Orientation of Well:
Status of Well: New
Well Use: Irrigation
Observation Well Number:
Observation Well Status:
Construction Method: Drilled
Diameter: 10.0 inches
Casing drive shoe:
Well Depth: 60 feet
Elevation: 0 feet (ASL)
Final Casing Stick Up: inches
Well Cap Type:
Bedrock Depth: 60 feet
Lithology Info Flag:
File Info Flag:
Sieve Info Flag:
Screen Info Flag:

Site Info Details:
Other Info Flag:
Other Info Details:

Construction Date: 1981-05-27 00:00:00.0

Driller: Thomas Well Drilling
Well Identification Plate Number:
Plate Attached By:
Where Plate Attached:

PRODUCTION DATA AT TIME OF DRILLING:
Well Yield: 0 (Driller's Estimate)
Development Method:
Pump Test Info Flag:
Artesian Flow:
Artesian Pressure (ft):
Static Level:

WATER QUALITY:
Character:
Colour:
Odour:
Well Disinfected: N
EMS ID:
Water Chemistry Info Flag:
Field Chemistry Info Flag:
Site Info (SEAM):

Water Utility:
Water Supply System Name:
Water Supply System Well Name:

SURFACE SEAL:
Flag:
Material:
Method:
Depth (ft):
Thickness (in):

WELL CLOSURE INFORMATION:
Reason For Closure:
Method of Closure:
Closure Sealant Material:
Closure Backfill Material:
Details of Closure:

Screen from	to feet	Type	Slot Size

Casing from	to feet	Diameter	Material	Drive Shoe

GENERAL REMARKS:
ABANDONED

LITHOLOGY INFORMATION:
From 0 to 3 Ft. TOPSOIL
From 3 to 10 Ft. DRY GRAVEL
From 10 to 19 Ft. CLAY & GRAVEL

From	19	to	22 Ft.	WATER-BEARING GRAVEL
From	22	to	30 Ft.	CLAY & GRAVEL
From	30	to	40 Ft.	CLAY
From	40	to	43 Ft.	WATER-BEARING GRAVEL
From	43	to	60 Ft.	SILT
From	60	to	0 Ft.	BEDROCK

- Return to Main
- Return to Search Options
- Return to Search Criteria

BRITISH COLUMBIA

Report 1 - Detailed Well Record

Well Tag Number: 18535	Construction Date: 1964-01-01 00:00:00.0
Owner:	Driller: Unknown
Address:	Well Identification Plate Number:
Area:	Plate Attached By:
WELL LOCATION:	Where Plate Attached:
KAMLOOPS (KDYD) Land District	PRODUCTION DATA AT TIME OF DRILLING:
District Lot: Plan: Lot:	Well Yield: 0 (Driller's Estimate)
Township: 17 Section: 12 Range: 14	Development Method:
Indian Reserve: Meridian: Block:	Pump Test Info Flag:
Quarter: NW	Artesian Flow:
Island:	Artesian Pressure (ft):
BCGS Number (NAD 27): 082L041242 Well: 2	Static Level:
Class of Well:	WATER QUALITY:
Subclass of Well:	Character:
Orientation of Well:	Colour:
Status of Well: New	Odour:
Well Use: Unknown Well Use	Well Disinfected: N
Observation Well Number:	EMS ID:
Observation Well Status:	Water Chemistry Info Flag:
Construction Method: Dug	Field Chemistry Info Flag:
Diameter: 0.0 inches	Site Info (SEAM):
Casing drive shoe:	Water Utility:
Well Depth: 30 feet	Water Supply System Name:
Elevation: 0 feet (ASL)	Water Supply System Well Name:
Final Casing Stick Up: inches	SURFACE SEAL:
Well Cap Type:	Flag:
Bedrock Depth: feet	Material:
Lithology Info Flag:	Method:
File Info Flag:	Depth (ft):
Sieve Info Flag:	Thickness (in):
Screen Info Flag:	WELL CLOSURE INFORMATION:
	Reason For Closure:
Site Info Details:	Method of Closure:
Other Info Flag:	Closure Sealant Material:
Other Info Details:	Closure Backfill Material:
	Details of Closure:

Screen from	to feet	Type	Slot Size

Casing from	to feet	Diameter	Material	Drive Shoe

GENERAL REMARKS:

LITHOLOGY INFORMATION:
From 0 to 0 Ft. NO LOG- COARSE WASHED GRAVEL

- Return to Main

- Return to Search Options
- Return to Search Criteria

Information Disclaimer
The Province disclaims all responsibility for the accuracy of information provided. Information provided should not be used as a basis for making financial or any other commitments.

BRITISH COLUMBIA

Report 1 - Detailed Well Record

Well Tag Number: 84318

Owner: .

Address: DOUGLAS LAKE ROAD

Area: WESTWOLD

WELL LOCATION:
Land District
District Lot: Plan: Lot:
Township: 17 Section: 2 Range: 14
Indian Reserve: Meridian: Block:
Quarter:
Island:
BCGS Number (NAD 27): 082L041224 Well: 1

Class of Well: Water supply
Subclass of Well: Non-domestic
Orientation of Well:
Status of Well: New
Well Use: Irrigation
Observation Well Number:
Observation Well Status:
Construction Method: Drilled
Diameter: 8.00 inches
Casing drive shoe: Y
Well Depth: 78 feet
Elevation: feet (ASL)
Final Casing Stick Up: inches
Well Cap Type:
Bedrock Depth: 78 feet
Lithology Info Flag: Y
File Info Flag: N
Sieve Info Flag: N
Screen Info Flag: Y

Site Info Details:
Other Info Flag:
Other Info Details:

Construction Date: 2003-05-24 00:00:00.0

Driller: M. Schibli Drilling
Well Identification Plate Number:
Plate Attached By:
Where Plate Attached:

PRODUCTION DATA AT TIME OF DRILLING:
Well Yield: 700 (Driller's Estimate) U.S. Gallons per Minute
Development Method: Air lifting
Pump Test Info Flag: N
Artesian Flow:
Artesian Pressure (ft):
Static Level: 15 feet

WATER QUALITY:
Character: Clear, Fresh
Colour:
Odour:
Well Disinfected: N
EMS ID:
Water Chemistry Info Flag: N
Field Chemistry Info Flag:
Site Info (SEAM): N

Water Utility: N
Water Supply System Name:
Water Supply System Well Name:

SURFACE SEAL:
Flag: N
Material:
Method:
Depth (ft):
Thickness (in):

WELL CLOSURE INFORMATION:
Reason For Closure:
Method of Closure:
Closure Sealant Material:
Closure Backfill Material:
Details of Closure:

Screen from	to feet	Type	Slot Size
62	67.5		150
67.5	72.75		150
62	67.5	Screen	15
67.5	72.75	Screen	15
72.75	78	Screen	15

Casing from	to feet	Diameter	Material	Drive Shoe
0	64	8	Steel	Y

GENERAL REMARKS:
CAPPED, K-PACKER, PUMPED @ 80 GPM, DRAWDOWN WAS 4"

LITHOLOGY INFORMATION:

From	0	to	3 Ft.	BROWN CLAY & ROCKS
From	3	to	15 Ft.	BROWN SAND & GRAVEL (FINE TO COARSE)
From	15	to	43 Ft.	BROWN SILTY CLAY & SAND LAYERS
From	43	to	45 Ft.	BROWN SAND & GRAVEL (FINE TO COARSE)
From	45	to	49 Ft.	BROWN SAND (FINE TO COARSE)
From	49	to	58 Ft.	BROWN SILTY SAND & FINE GRAVEL
From	58	to	78 Ft.	BROWN SAND & GRAVEL FINE TO COARSE WITH COBBLES & BOULDERS
From	78	to	79 Ft.	BEDROCK

- Return to Main
- Return to Search Options

- Return to Search Criteria

Information Disclaimer
The Province disclaims all responsibility for the accuracy of information provided. Information provided should not be used as a basis for making financial or any other commitments.

Well by
Hoth Pt.

BRITISH COLUMBIA

BC Environment

Water Management Division

WATER WELL RECORD

Date 20/4/2005

Owner's Name & Address: BLAIR BETTS 17888 31st AVE SURREY BC. V4P 2T4

Legal Description & Address:

Descriptive Location: 7451 DOUGLAS LK RD, WESTWOLD

1. TYPE OF WORK: 1 ☑ New Well

2. WORK METHOD: ☑ Rotary

3. WATER WELL USE: 1 ☑ Domestic

4. DRILLING ADDITIVES: NONE

5. MEASUREMENTS from: ☑ Ground level

From ft	To ft	6. WELL LOG DESCRIPTION	Est.
0	50	BROWN CLAY WITH GRAVEL & BOULDERS	
50	71	BROWN SAND & GRAVEL WITH COBBLES	
71	101	BROWN DIRTY SAND & GRAVEL WITH COBBLES	
101	115	GREY CLAY	
115	124	BROWN SILTY SAND & MEDIUM GRAVEL	
124	148	BROWN SAND (FINE)	96

7. CONSULTANT

Address

8. WELL LOCATION SKETCH

9. CASING: Materials: 1 ☑ Steel

		Units
Diameter	6	in
From	0	ft
To	140	ft
Thickness	.188	in
Weight	12.92	lb/ft

☑ Welded

Drive shoe: YES

Open hole, from ___ to ___ ft

Grout:

10. SCREEN: 1 ☑ Telescope; Type: 1 ☑ Continuous Slot; Material: ☑ Stainless Steel

Set from 140 to 148 ft below ground level

Screen, Slot Size & Blanks				Units
Length	2	4	4	ft
Diam.	5	5	5	in
Slot Size	BLANK	.012	.012	in
From	138	140	144	ft
To	140	144	148	ft

Fittings, top: K PACKER; bottom: PLATE

Gravel Pack:

11. DEVELOPED BY: ☑ Air

12. TEST: ☑ Air; Date 20/04/2005

Rate 40 USgpm; Test duration 2 hrs

13. Recommended pump type: SUBMERSIBLE; Recommended pump intake: 130; Recommended pumping rate: APPROX 30 USgpm

14. WATER TYPE: ☑ Fresh

15. WATER ANALYSIS:

SITE I.D. No.

16. FINAL WELL COMPLETION DATA

Well Depth: 148 ft

Well Yield: EST. 40 USgpm

Static Water Level: 96 ft

Well Head Completion: CAPPED

17. DRILLER: SCHIELL DAVID

Signature: [signature]

18. CONTRACTOR, Address: SCHIELL DRILLING

Member, BCWWDA ☑ Yes

AGGREGATE MINE APPLICATION GUIDE

June 2024
Version 1.0

BRITISH COLUMBIA
Ministry of Energy, Mines and Low Carbon Innovation

PROVINCE OF BRITISH COLUMBIA
B.C. Ministry of Energy, Mines and Low Carbon Innovation
Mines Regional Operations Branch

Aggregate Mine Application Guide

Version 1.0

This document provides information regarding authorizations for aggregate mines in British Columbia. Although references are made to legal requirements, the content of this document should not be interpreted as legal instructions or legal advice. Users of this document should refer directly to official copies of the legislation to determine legal requirements and seek their own legal counsel when case-specific interpretations are needed.

Warranty
While every effort has been made to ensure the accuracy of the information in this document, no warranties of any kind are made as to the precision or longevity of the contents. This information is provided as a public service by the Province of British Columbia. This document and all the information it contains are provided "as is" without warranty of any kind, whether express or implied. All implied warranties, including, without limitation, implied warranties of merchantability, fitness for a particular purpose, and non-infringement, are hereby expressly disclaimed.

Limitation of Liabilities
Under no circumstances will the Province of British Columbia be liable to any person or business entity for any direct, indirect, special, incidental, consequential, or other damages based on any use of this information or any other document or material to which this document is linked, including, without limitation, any lost profits, business interruption, or loss of programs or information, even if the Province of British Columbia has been specifically advised of the possibility of such damages.

Aggregate Mine Application Guide
Version 1.0

Version	Description	Date
0.1	"Guide To Preparing Mine Permit Applications For Aggregate Pits And Quarries In British Columbia"	February 2010
1.0	First Publication. Replaces previous guidance documents.	June 2024
1.1		

Aggregate Mine Application Guide

TABLE OF CONTENTS

Aggregate Mine Application Guide
Version 1.0

Introduction

This guide has been crafted as a partnership between the Regional Operations Branch at the Ministry of Energy, Mines and Low Carbon Innovation (EMLI) and The BC Stone, Sand and Gravel Association (BCSSGA). It is written from the point of view of a prospective applicant or proponent to help them understand what is needed to make informed decisions when pursuing authorizations for aggregate mining operations in British Columbia (BC). In this guide, the term applicant or proponent mean the same thing.

The term "aggregate mine" refers to sand and gravel pits, and construction aggregate quarries. It does not include industrial mineral quarries or other types of mining operations that are defined as a mine or mining activity under BC's *Mines Act* which includes mineral and coal exploration, placer mining and surface or underground production of mineral and coal. Applications for other types of mining operations will have differing application requirements and processes.

It should be noted that several large aggregate mines are considered major mines due to their size and complexity and will need to follow the guidance provided in the Major Mines Authorization Guide. If proponents are uncertain about which category their project falls into, they can reach out to the local Regional Mines office for confirmation

This guide aims to promote responsible development of sand and gravel pits and construction aggregate quarries that provide for:

- Protection for employees and all other persons from undue risks to their health and safety arising out of or in connection with activities at mines;
- Protection and reclamation of the land, watercourses and cultural heritage resources that may be affected by mining; and
- The development of affordable, accessible, lower carbon building materials for communities across BC.

These goals will be achieved by:

- Providing more information to applicants earlier in the process, so that more thoughtful mine design can occur, and expensive mistakes and delays can be avoided
- Ensuring a common understanding of application information requirements prior to applications being submitted; and
- Improving consistency and transparency in the permitting process to increase regulatory certainty and efficiency

The guide also provides information on common types of additional authorizations that may be needed for a typical aggregate operation. It does not go into detail regarding these additional authorizations but provides links to where more information can be obtained.

This document is intended to provide guidance to applicants that are seeking a new *Mines Act* permit or an amendment to an existing permit. It outlines what information is required for a high-quality application and the steps an applicant should take prior to completing a Notice of Work (NoW) application form. This guidance should be read and understood well in advance of preparing a NoW application.

The information in this guide is intended to address a typical aggregate operation. Variations or site-specific circumstances may not be included. Applicants should be aware that Ministry staff have regulatory authority to require additional information to support the adjudication of an application. Anticipating requirements may help reduce delays.

This guide is divided into four parts, designed to take the reader from the broad regulatory framework that shapes BC's mining authorizations and the importance of engagement with Indigenous Nations, down to the specific information requirements and process for obtaining a *Mines Act* permit for aggregate mining. Links are provided throughout the document and readers are encouraged to follow these to find further details on each subject. Internet search engines using key words in this document can also provide links to important information and may be helpful if the links provided here have been changed.

IMPORTANT NOTE:

Although this guidance document is intended to be as complete as possible, information presented here must not be interpreted as authorizing or prescribing any practice or course of action. This guide does not replace or affect the actual legislative requirements or inspector discretion. Permit holders and mine managers are ultimately responsible for ensuring they understand and meet all requirements under British Columbia's *Mines Act*, individual permits, and all other applicable legislation both provincial and federal.

If there are any conflicts between this document and legislation or regulations, the legislation and the regulations take precedence.

PART 1: MINING LAWS

1.1 Regulatory framework

Like all provinces in Canada, the Province of BC is responsible for governing and delivering essential services like health care, education, land and freshwater use, and public safety. Laws are used to establish the boundaries for certain activities, especially activities that have the potential to impact many people. How these services are governed and delivered is prescribed by a hierarchy of laws, shown in Figure 1.

It is the responsibility of proponents to know what they are required to do under all existing and future legislation and regulations based on the activities they wish to undertake. Any person holding a permit is responsible for compliance with all obligations and conditions of the authorization.

The parent **Act or Regulation** will state who can issue a given type of authorization. Since mining authorizations can be highly technical and specific to a single individual or business, they are typically issued by public officials who have expertise in that field. These officials are known as **Statutory Decision Makers (SDMs)**.

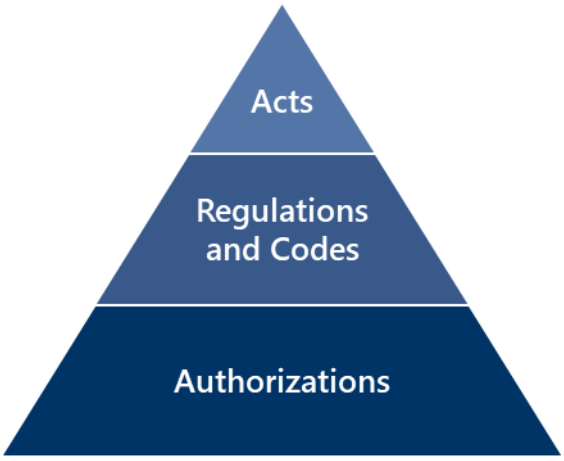


Figure 1. Hierarchy of laws

Authorizations such as licences, permits and certificates allow activities that are otherwise prohibited. Examples include a *Mines Act* permit to authorize mining activities or a Water Licence to authorize activities that divert, store, or use specific quantities of surface or ground water. The authorization sets out specific conditions or operating standards for the regulated activity.

Ministry policy and procedures, such as this guide, are not legally binding but can help provide consistency and improve certainty for service delivery across the province. They are strategic and operational tools used to facilitate the implementation and administration of legislation, regulations, and other strategic policy decisions of government.

The following subsection describes the key laws used by the Province of BC to govern aggregate mining operations. Appendix 4 of this guide provides a consolidated source of links that provide further information about associated authorizations.

1.2 REGULATORY REQUIREMENTS FOR AGGREGATE MINING OPERATIONS

MINES ACT

Aggregate pits and rock quarries are mine sites that must be properly managed to ensure the health and safety of workers and the public, and protection and reclamation of the land affected by mining. The *Mines Act* and its regulations, such as the Health, Safety and Reclamation Code for Mines in British Columbia (HSRC or the Code), establish the minimum standards that all mine operations must follow.

The *Mines Act* requires that "before starting any work in, on or about a mine, the owner, agent, manager or any other person must hold a permit issued by the Chief Permitting Officer." This applies to all mechanized activities for the purpose of mining, including exploration for aggregate and rock quarries.

Did You Know?

Mines Act permits are not transferrable, and do not change with land or title ownership. To change the permittee, an application under 11.1 of the Mines Act submitted as a via letter to the Ministry, must be made to amend the permit.

The *Mines Act*, Section 10(1) states that four key elements must be considered in a permit application:

- A plan outlining the details of the proposed work, including information, particulars and maps;
- A program for the conservation, protection, and reclamation of cultural heritage resources;
- A program for the protection and reclamation of the land, and watercourses affected by the mine;
- Information, particulars and maps established by the regulations or the Code.

Applications for *Mines Act* permits for aggregate mining operations are made through a Notice of Work (NoW) application, as per 10.1.1 of the HSRC. A ministry appointed inspector of mines, with delegated authority from the Chief Permitting Officer (CPO) is the statutory decision maker (SDM) for that application. If a permit is issued, it will reference the application documents as part of the approved works and activities. Therefore, the content of applications must contain high-quality and detailed information about the proposed project. Part 3 and Appendices 1 and 2 of this guide provide further details about the information requirements for applications.

For operations planning to store explosives on site, the mine manager will also need to apply for and receive an **Explosive Storage and Use Permit** as required under Part 8.1.1 of the HSRC. Applications for these permits are available here. The location of blasting magazines are not to be shown on the *Mines Act* permit application, only with the Explosive and Storage Use Permit application.

Environmental Assessment Act

Large aggregate projects have the potential for significant environmental, economic, social, cultural and health effects. In British Columbia, when a proposed project meets established regulatory thresholds, it must undergo an Environmental Assessment (EA). EAs are managed by the Environmental Assessment Office (EAO), which administers the process and authorizations legislated under the *Environmental Assessment Act (EAA)*.

For mine projects, including sand and gravel pits and construction aggregate quarries, the requirement for an EA is primarily based on the thresholds set in the Reviewable Projects Regulation. There is also a requirement to notify the Environmental Assessment office if a project is within 15% of the relevant thresholds. Applicants should be familiar with these regulations and seek independent legal advice to determine if these requirements apply to their application.

Did You Know?

Under the *EAA*, **reviewable projects** must first obtain an Environmental Assessment Certificate before any other authorizations associated with that project can be issued, including a *Mines Act* permit.

The EA process involves several phases, resulting in a detailed assessment report. The assessment report is then given to provincial ministers to decide on whether to grant approval. If approved, the project will receive an Environmental Assessment Certificate (EA Certificate) after which other provincial application reviews and authorizations can proceed under their normal processes.

Land Act

If your project is situated on provincial public land, you will require a tenure for the right to occupy the area for the extraction of aggregate material or construction stone. These tenures are issued under the *Land Act*, most commonly as a licence of occupation. Land tenure is needed prior to conducting mining activities and prior to constructing access that connects to a public road. For more information on tenure requirements, please refer to the following policies:

- Crown Land Uses - Aggregates and Quarry Materials
- Land Use Policy – Aggregate and Quarry Materials

If you would like to conduct an **investigation or testing** before applying for a *Land Act* tenure, and prior to preparing applications for full scale aggregate operations, consider using the Land Use Policy – Permission.

The policy establishes limits on what can be done without a *Land Act* tenure. It can be helpful for verifying the extent and quality of an aggregate resource prior to making further expensive investments on the site. It is important to check the status of the area using Explore by Location to ensure that the area is not subject to restrictions that would prevent mining operations.

Application of this policy does not exempt you from requiring a *Mines Act* permit if **mechanized activities** are anticipated.

Exploratory Drilling, Pits and Trenches

When conducting exploratory work using mechanical equipment, you will need to apply for a *Mines Act* Permit via a Notice of Work application.

On the application form, select either Sand and Gravel or Aggregate Quarry and then select "Mechanical Trenching or Test Pits" and fill in the required information.

The *Lands Act* tenure application process is lengthy and will require early application submission, along with basic plans for mining and reclaiming the land. Start this application and record the tracking number to include in the Notice of Work (NoW) application for the mine permit. Details on making the application can be found in the following link: Crown Land Tenure Applications.

Most private, fee-simple landowners in BC own surface rights over their parcel of land, which includes aggregate resources. This can be confirmed using Land Title Survey Authority (LTSA) to request a copy of the land title.

The *Mines Act* permit holder may be different than the owner of the land. A letter of authorization from the private land title holder must be submitted with the Notice of Work application.

Agricultural Land Commission Act

Land within the agricultural land reserve (ALR), whether public or private, falls within the jurisdiction of the Agricultural Land Commission (ALC) under the *Agricultural Land Commission Act*. The Agricultural Land Commission has a mandate to preserve agricultural land and encourage farming. Use the **Explore By Location** tool to confirm if your area is within the ALR. Before a *Mines Act* permit is issued, the ALC needs to review and approve plans for mining and reclamation activities within the ALR. It is important to consider this well ahead of your planned operations.

If the project area is in the ALR, you can access the Agricultural Land Commission (ALC) portal to submit either a **Notice of Intent** or a **Soil or Fill Use Application**. Additional information on how the removal of aggregates is regulated by the Agriculture Land Commission is provided in the ALC Information Bulletin 07 - Soil or Fill Uses in the ALR. If you are unsure as to which type of authorization applies to you, contact the Commission staff for guidance at ALC.Soil@gov.bc.ca.

The **Soil or Fill Use Application** must first be submitted to the local government (municipality or regional district) for review before the ALC will consider the application. If the local government opposes your application, it will not proceed to review by ALC. If the local government supports your application, it proceeds to the ALC for decision.

Did You Know?

The *ALC Act* takes precedence over decisions made under the *Land Act and Mines Act.*
As such, ALC approvals are required in advance of obtaining these other authorizations.

As part of your ALC application you will need a detailed reclamation plan and a security bond. The reclamation plan will need to demonstrate that the land will be left in a state favourable for agriculture. The help of a professional agrologist in preparing the ALC application and reclamation plan will be beneficial. Proponents can reference the guidance for Reclamation Plans for Aggregate Extraction provided by the ALC.

EMLI and the ALC coordinate on the administration of the reclamation requirements and bonding to avoid duplication. EMLI staff may require additional information and security to ensure all reclamation requirements related to the mining activity are met and costs are accounted for.

Other Authorizations (Provincial, Federal, and Local Governments)

This section outlines some of the other provincial, federal, and local government laws that may apply to aggregate mining projects.

Provincial

- ***Heritage Conservation Act*** protects heritage and cultural sites. Before any surface disturbance is carried out, potential archaeological and heritage concerns need to be identified. If the initial site assessment shows the presence of a known archaeological site or a high or moderate archaeological potential, further site investigations or mitigations should be expected. This may include a preliminary field reconnaissance by a professional archaeologist.

  The Heritage Conservation and Archaeological Branch of the Ministry of Forests can then provide advice to proponents if they need one or more of the authorizations listed below. Note these will require substantial lead time and the use of a professional archeologist.

  - **Heritage Inspection Permit:** may be required to assess the archaeological significance of a site
  - **Heritage Investigation Permit:** is required to obtain archaeological information that may be lost because of site alteration or destruction
  - **Site Alteration Permit:** If alteration or destruction of a site cannot be avoided

- ***Forest Act*,** regulates tree harvesting on mines through the following:

  - **Free Use Permits:** can be issued for up to 50 cubic metres of Crown timber associated with the clearing of trees for exploration and mining activities. A free use permit can be issued as part of the Notice of Work authorization.

  - **Occupant Licence to Cut (OLTC):** issued for the cutting and/or removal of Crown timber if more than 50 cubic metres of timber is to be harvested. In all cases, the applicant must hold a right to occupy and use the land being harvested, such as a licence of occupation, a lease, or a special use permit. An occupant licence to cut application must be completed and submitted to the Ministry of Forests for approval by the District Manager and may require information to be submitted by a forest professional.

  - **Private Timber Mark:** A private timber mark is required to transport logs from privately-owned land. A timber mark certifies ownership of the logs and helps prevent theft of timber. A timber mark does not necessarily grant authority to cut timber. It is also advised to check the land title for any restrictions, and with your applicable local government to determine if additional approvals are required.

- ***Forest Practices Code of BC Act:*** regulates uses of land in wilderness areas or provincial forests, including the issuance of Special Use Permits.
  - **Special Use Permit:** allows for the construction and maintenance of mining access roads on provincial forest land. A special use permit application must be completed and submitted to the Ministry of Forests for approval by the District Manager. Alternatively, access can be obtained through a licence of occupation issued under the *Lands Act*.

- ***Water Sustainability Act (WSA):*** is designed to protect and manage BC's water supply. Authorizations under the WSA allow licence holders to divert, use or store surface water or groundwater, or to make changes in and about a stream. This could include use of water for dust control or washing gravel. Proponents are encouraged to review the guidance from FrontCounter BC on which authorizations are applicable to their operation. Applications are also made through the FrontCounter BC application system.

- ***Environmental Management Act (EMA)*** is the primary piece of legislation that regulates the introduction of waste into the environment. The Waste Discharge Regulation of the EMA defines which activities cannot discharge waste to the environment without a site-specific authorization. An authorization from Ministry of Environment is not generally required for activities associated with aggregate operations.

Although a site-specific authorization may not be needed, any activity must not cause pollution, as per Section 6 (4) of EMA. The Ministry of Environment can also issue orders to prevent discharges to the environment when pollution is occurring or anticipated to occur. This can result in the requirement for an EMA authorization for the proposed activity.

- ***Wildlife Act*** requires a General Permit for possessing, trapping, or killing wildlife or destroying birds nests.
- ***Transportation Act*** requires a Highway Use Permit to create access to a highway.
- ***Weed Control Act*** requires persons occupying a site to control noxious weeds growing on the land or premises.

Federal

Both the federal and provincial governments have interest in and jurisdiction over natural resources and environmental protection in Canada. Some of the key pieces of federal legislation that apply to aggregate mines include:

- ***Fisheries Act***, provides protections for fish and fish habitats, including fish bearing streams
- ***Explosives Act***, regulates the possession and storage of explosives for use in blasting related to the mining activities
- The Federal ***Impact Assessment Act*** may apply if the pit or quarry has a production capacity of 3,500,000 tonnes/year or more
- ***Migratory Birds Convention Act***, protects migratory birds and their habitat

Local government

Proponents should check with local governments for any bylaws or plans that may impact their project. *Mines Act* Permits are not required to be consistent with municipal bylaws unless those bylaws have received ministry approval. However, the direction provided in municipal bylaws and plans may be considered by the inspector of mines when making their decision.

Local governments and community associations often participate in application reviews and are connected to community interest groups and other stakeholders.

PART 2: RELATIONSHIPS WITH INDIGENOUS NATIONS

The Province takes an inclusive approach to land and resource management and increasingly seeks Indigenous Nations' input into decision making processes.

In late 2019, the Province passed the *Declaration on the Rights of Indigenous Peoples Act* (*Declaration Act*). The *Declaration Act* affirms the application of the UN Declaration to the laws of British Columbia, commits the Province to develop an Action Plan to achieve the objectives of the UN Declaration, and provides that the Province will take all measures necessary to ensure the laws of BC are consistent with the UN Declaration. As the Province is working with Indigenous Nations to change its processes to reflect the spirit and intent of these initiatives, the relationship between the Province and Indigenous Nations is governed by both treaty and non-treaty agreements, as well as by case law that has developed over time (e.g., Haida).

In addition to the information provided here, the Guide to Involving Proponents When Consulting First Nations is a valuable resource to help proponents understand the expectations and processes.

2.1 BUILDING AND MAINTAINING RELATIONSHIPS

Setting Up Your Application for Success: Proponents are encouraged to engage with potentially affected Indigenous Nations as early as possible in the planning stages of their project. Building relationships and sharing information may support future consultation processes by the province. Applicants should engage with affected Nations prior to submitting their application and provide an engagement log recording their efforts. Applications demonstrating successful pre-application engagement efforts may be prioritized by regional staff over applications that do not.

Additional Resources

- Indigenous Engagement
- B.C. Draft 10 Principles
- TRC Calls to Action
- UN Declaration
- *Declaration Act*
- First Nations A-Z Listing

Which Indigenous Nations: Knowing which Indigenous Nations to engage with is the first step towards building relationships. Proponents are directed to get a report through Explore By Location for information on which Indigenous Nations have interests in the area. Indigenous advisors working in the ministry can provide additional guidance on which Nations are potentially impacted by the project. Proponents can reach out to the applicable Mines Regional office via email with their question or to request a meeting. Please refer to this link for EMLI Mines Contact Information.

Building Respectful Relationships: An important part of building respectful relationships with Indigenous Nations is seeking to understand the unique and rich history and traditions that are foundational to their connection to the land. For proponents who may be new to engaging with Indigenous groups, consider cultural awareness training. In areas with multiple Nations, you may need to seek out a specialist in Indigenous relations to provide advice on which Nations to focus your engagement and to support engagement efforts. Recognize that time and effort are required to build trust-based relationships. It is important to maintain relationships after the application is approved and to ensure that all commitments made are adhered to.

Potential Accommodations: Proponent-driven initiatives based on dialogue with Nations can also contribute to good relations These might include such things as;

- Modifying mine plans to minimize potential impacts
- Avoiding sensitive areas
- Developing mitigation strategies
- Carrying out environmental monitoring programs
- Developing benefit and other business agreements with Indigenous Nations
- Working with an archaeologist regarding potential impacts to archaeological sites.

Record of Engagement: Maintaining an effective record of engagement is an important part of the Indigenous engagement process. Any actions or commitments should be recorded in the engagement log and submitted with your application. However, proponents and Indigenous Nations are not required to provide information to the province that is agreed to be treated as confidential through mutual arrangement, such as direct revenue sharing information.

2.2 BC'S DUTY TO CONSULT

The Province has a legal duty to consult and accommodate Indigenous Nations, where required, on land and resource decisions that could impact claimed or established Aboriginal rights and title, or treaty rights (Aboriginal Interests). Consultation must be meaningful with the intention of addressing impacts to Aboriginal Interests. In some cases, circumstances may require that the Province seek and/or obtain the consent of the Indigenous community about a potential authorization.

Consultation is currently guided by the interim Updated Procedures for Meeting Legal Obligations When Consulting First Nations. These procedures provide a consistent and transparent process for provincial ministries, Indigenous Nations, and proponents, while safeguarding Aboriginal Interests in a manner consistent with the law. They do not replace or supersede the development of treaties, relationships, shared decision-making arrangements or other agreements. Where consultation agreements exist that apply to mining projects or authorizations, the consultation processes in those agreements should be followed.

Consultation with Indigenous Nations ranges from notification to deep level consultation, depending on the nature of the project, potential impacts to Aboriginal Interests, and any applicable agreements or treaties. The level of consultation informs the engagement activities and, generally, the amount of time that may be required to engage. With the increasing importance of cumulative effects on the land base, you will see an increasing priority of having all the associated authorizations for the full scope of a project bundled together for consultation.

Based on the information provided through consultation, accommodations could include, but are not limited to:

- Changing the timing of a proposed activity
- Altering the footprint or location of a proposed activity
- Avoiding the impact to the identified Indigenous interest
- Environmental monitoring
- Collaborative development of management plans
- Permit conditions

PART 3: PREPARING TO SUBMIT A *MINES ACT* APPLICATION

The following sections describe the process and information requirements for *Mines Act* permit applications for typical sand and gravel pits and construction aggregate quarries.

Important Note

A small number of sand and gravel and construction aggregate quarries are considered major mines. The application review process in those cases is led by the Major Mines Office, which is not addressed here. Please see the Major Mines Authorizations Guide.

3.1 Types of Mines Act Permit Applications or Submissions:

Application for a new site with no existing permit:
Where there is no existing permit, an application via a **Notice of Work** is required. The process and information requirement described in this guidance should be followed closely.

Application for an amendment to an existing permit:

Where a permittee has identified a need to amend the permit due to a material change in their plans, they must apply via a Notice of Work. An amendment to the permit is required any time a substantial departure from the mine plan is anticipated including:

- Inclusion of blasting, crushing, or washing if not previously approved,
- Changes to approved bench configuration(s),
- Changes to design in response to ground conditions,

Substantial Departures

Substantial departures include those activities that could result in a negative impact on human health and safety and/or environmental values and which were not fully considered and assessed under the mine plan approved in the *Mines Act*

An application via a Notice of Work is also required where the permittee is anticipating the following:

- An increase in the permit area
- Changes to the approved end land use
- Increase in production rate that is above the current permit application fee threshold. Applicants should refer to Table 2: Permit Fees for Pits and Quarries of the Mines Fee Regulation for the production thresholds and application fees that apply.

Administrative amendments follow a different process. These amendments are administrative in nature and are not based on a change to the approved operations. They are initiated by a letter from the permittee sent to the appropriate Regional Mines office or may be initiated by an inspector. However, it should be noted that when an amendment is requested, an inspector may require an updated application for an old permit that doesn't adequately address all site risks.

Administrative Amendments

- Correction to previous permit
- Date extension (may require Indigenous consultation)
- Permittee\Corporate name change
- Reclamation bond change

Mine Plan Updates submitted as per the Ministry policy do not need a Notice of Work Application.

3.2 Getting to Know The Site

This section will be most helpful to proponents that are interested in developing a new site or where an expansion of the operation is being considered.

GATHER INFORMATION

Front Counter BC hosts a website called Natural Resource Online Services (NROS) with many useful tools and information for many natural resource authorizations. Click on the Explore by Activity link to see detailed guidance for various activities. You will find guidance related to sand, gravel and aggregates under the Mining activities heading. It will provide information on what authorizations may be required, how to apply for approval, including cost, eligibility, and information requirements.

In Explore By Location you can select your area of interest (AOI) and get information on possible conflicts and constraints. You can also customize the filter based on the category of interest, in this case mining. The output of this tool are evaluation reports, either as a summary or as a detailed report. The detailed report provides important information regarding the land and interests in the surrounding area you are seeking to mine. It will provide you with information about land ownership, Indigenous Nations' interests, archaeology, conflicting tenures, resource stewardship designations, overlapping licences, encumbrances and more.

Site Visit and Investigations

An in-person site visit is needed to check the site for features that may impact the proposed operations and, if possible, locate the overlapping interests indicated in the AOI evaluation report. Walking the site and understanding the features will allow you to develop a better plan.

As the proponent, verify the extent and nature of the resource you want to mine. This may include a series of test pits, mapping of existing cut slopes or use of electrical resistivity imaging. Please reference the section on the Land Use Policy- Permissions if the area is not on private land.

While on site, you can collect important information that will inform the mine plan and any applications. Reviewing the information requirements in Appendix 1 and Appendix 2 will give you ideas about what to consider. That will include noting and recording information related to:

- Indicators of slope instability or erosion
- Details about the streams or water bodies
- Depth to ground water and well locations
- Soil and overburden characteristics
- Vegetation types
- Wildlife habitat features
- Culturally sensitive areas
- Condition of access/egress routes
- Location of nearby residences

Gather And Consider Specialized Information

Area of Interest (AOI) evaluation reports from Explore By Location provide general information and a description of an overlapping interests in the area. The reports do not provide a 'degree' of impact to your proposed activities. Rather, the reports indicate what may require more research.

Before proceeding with a *Mines Act* application, review the resource values and site risks. Consider advice from a qualified professional early in the planning stage. Appropriate qualified professionals might include:

- Geotechnical engineers
- Geoscientists
- Habitat biologists
- Archaeologists
- Agrologists
- Foresters

Qualified Professionals

Qualified Professionals are registered and regulated within the Province of British Columbia

They must only take on work that is within their own expertise.

They are required to prepare plans that address identified or potential risks to the health and safety of the public or the environment.

Where environmental and cultural values are shown as overlaps, investigations by qualified professionals can find or rule out the presence of a valuable feature. They can also propose what to do if the feature is present on the land. Costs to mitigate or compensate for important features are site specific, but you can sometimes get budgetary cost estimates as a part of your study quotes.

This information is important to know when developing the mine plan and application. Some things, like rare plants, sensitive habitats or archaeological sites cannot be disturbed, moved, or relocated and will need to be avoided. High risk applications can, at times, succeed; however, it is often easier, less expensive, and faster with the early identification and planned avoidance of cultural or environmental overlaps.

3.3 Start Planning for Reclamation

It is never too early to consider what the site will become after mining is completed. Phased mining and progressive reclamation are strongly encouraged to help keep your reclamation security bond lower and decrease the overall risk associated with the mine site.

Proponents can identify the proposed end land use based on site visits and consideration of site-specific information, including if the area is on private land and the wishes of the landowner. Although the end land use gets approved in the permit decision, having a clear idea of what the area will be used for will influence what information needs to be collected.

It is important to establish the baseline conditions which influence the expected result, post mining. This includes recording such things as, the existing plant communities, soil characteristics, terrain and landforms.

Reclamation requirements for mines in BC are addressed in Part 10 of the Health, Safety and Reclamation Code. Proponents should review the guidance for Developing a Reclamation and Closure Plan for Regional Mines early in the application process for advice on how to meet the requirements. Professionally prepared, stand-alone reclamation plans are recommended, particularly for sites on public land. A qualified professional can outline logical steps for progressive reclamation and ensure all site risk factors are addressed. A professionally prepared plan may not be required for small sites (<5Ha), or areas on private land, and where approved

end land use does not require substantial soil remediation and revegetation (i.e., residential, industrial). See Appendix 2 for more information on requirements.

If the project area is within the Agricultural Land Reserve, proponents should also reference the guidance for Reclamation Plans for Aggregate Extraction provided by the Agriculture Land Commission.

While developing the mine plan, consider the cost of reclamation. Opportunities to adjust the mine plan may result in more cost-effective reclamation. Proponents can use the Regional Reclamation Bond Calculator to develop an estimate of a reclamation security that reflects the expected reclamation costs.

3.4 Early Engagement

It is important to engage early with parties that may be impacted by the proposed operation. This requires careful consideration of who may be impacted and developing a strategy for engagement. During early engagement, you can build relationships, share information about your project, and respond to concerns.

Engagement should occur prior to preparing and submitting your application. If there are features that need avoiding or adjustments that can improve neighbour relations, it is far less expensive to know this before submitting your application. It can have a significant impact on how smoothly the permitting process proceeds and helps to reduce conflicts over the life of the project.

Indigenous Nations and local Regional Districts will receive your application after review from the inspector of mines. If these parties have outstanding concerns, this can lead to longer discussions to resolve issues.

During the review, the inspector will determine if you are required to publicly advertise your application and mine plan. While exemptions from public advertising are possible, they are generally very rare.

Recommended Approach:

1) Create a project summary to 'tell your story' with pictures and maps and include the following:
    - What you are doing
        - Location and size of the proposed mining area
        - Proposed timelines including the expected years of mining
        - Proposed end land use and planned reclamation
        - Extent of site preparation and tree removal
        - Mining activities that will be carried out (digging, blasting)
        - Processing activities (Screening, crushing, washing)
        - Planned hours of operation
        - Traffic expected
        - Control of noise and dust

- Why do you want a mine at this location
    - Why does the community need the products
    - Why is this location better than others (e.g. Traffic, Environment)
- Who are you
    - Have a human face, who can they call if there is an issue
    - Who is employed
    - How do you participate in local communities

2) Identify your neighbours
    - Review 'direct marketing' options offered by Canada Post
    - Review the **Area of Interest Evaluation Report** generated earlier for First Nations contact information
3) Reach out to your neighbours and invite their feedback
    - Send a letter or invite them to an open house
    - Ask if local government councils would like a presentation about your project
    - For private property, post your plans on the site with your contact information
4) Review feedback and respond as needed
    - Listen to and acknowledge feedback
    - Incorporate feedback, where appropriate
    - Let people know how you have incorporated their input
    - If people don't want to respond, that is okay, it's not mandatory
5) Track all feedback received
    - Maintain an engagement tracking spreadsheet
    - Include your early engagement materials, and responses with your application submission
    - This information may be shared out in the referral packages and may be considered by inspectors when considering public advertising and engagement requirements

3.5 Application Information Requirements

Once you have become well informed about the site, including the potential physical, environmental and social concerns, you are in a better position to begin detailed planning and obtaining the studies to support your application. Information in this guide will help you anticipate all the required information for an application. It should be reviewed early in your project planning and prior to starting to fill out a Notice of Work (NoW) Application form through the Natural Resource Online Services portal.

Information needed to complete a NoW form is shown in **Appendix 1.** Review the list and gather the information ahead of time.

Additional information that may be expected is shown in **Appendix 2 .** The table in the appendix should be used to identify additional requirements that apply to your site and where a

qualified professional may be needed to develop either the mine plan or supporting management plans.

Taking care at this step can improve application turn-around-time. A missed study often means waiting for 'the next season' to conduct it. If a proponent has questions about what may be needed, they are encouraged to seek advice from a reputable agent or a qualified professional experienced in the field of concern. Reaching out to the BCSSGA may be appropriate to get their advice on who could assist you in preparing your application.

Once these steps have been taken, applicants may reach out to an inspector of mines to ask more questions if needed. This can be done by sending an email to the applicable mines regional office with the question or to request a meeting. Please refer to this link to obtain the contact information for the appropriate mines regional office: EMLI Mines Contact Information.

Prior to meeting with an inspector of mines, the applicant should prepare a detailed project description including a map of the proposed mine permit area, a draft NoW and consideration of requirements indicated in Appendix 2.

Despite best efforts to provide a complete, high-quality application, additional information or clarification may be needed. New issues may arise during the technical review, referrals, public comment period, or Indigenous consultation. Having thorough and good quality information about the site will help the proponent address these issues as they are identified.

PART 4: *MINES ACT* APPLICATIONS

As described in Section 1.1, permits under the *Mines Act* regulate works and activities at a mine site. Once the pre-application steps are completed and the required information collected, you are ready to complete your application to obtain a *Mines Act* Permit. The remainder of this guide is focused on how to prepare a successful application and what to expect once the application has been submitted.

4.1 Before Applying

When preparing your application and supporting documents, ask the following questions that affect the quality and ease of review:

- Is the information provided clear, concise, and complete?
- Is plain language used for non-technical sections?
- Is the information consistent throughout, so that there are no differences in the information in the various documents and maps, specifically where numbers of features or other data are referenced?

- Is enough information provided to allow the inspector of mines to be confident the mine plan is safe and consistent with all HSRC requirements?
- Did qualified professionals prepare technical information where required?

Getting a BCeID

Basic, Personal, **or** Business BCeID is required for using the Notice of Work application system. Please visit BCeID.ca/Register for more information on registering for a BCeID. BCeID's are also required for other authorization applications, including with the Agricultural Land Commission.

Business BCeID's are preferred as the permittee benefits from all the rights and benefits that come from being a business in BC. Please note that if you are applying for a new business or personal BCeID, you need to allow for sufficient time to complete the registration process, which may include going in-person to a service location with supporting documentation to verify your identity or your business information.

Site Mapping

The NoW application will require mapping products to illustrate the site characteristics, how the mining will occur and how the site will look during and after reclamation. Maps and plans are a critical source of information supporting the review process. **The quality and accuracy of the maps and cross sections are the most common reason that applications are sent back for revision or rejected during the intake phase of the process.** It is important to understand the mapping requirements and to ensure the mapping products accurately reflect the mine plan being proposed. Have these prepared and available in advance of starting your application.

The detailed requirements for maps and cross sections needed for an application are available on the Notice of Work Application Mapping Requirements webpage and in Appendix 1 of this guide.

Note that GIS software is needed to make digital cross sections, as it cannot be done in iMapBC. The site will need to be surveyed to create a Digital Elevation Model, with contours at 1-meter intervals, to input in the mapping software needed to make the cross sections. This may be done with traditional surveying techniques or using properly equipped drones.

Geospatial files of the proposed permit mine area are required with the NOW application form submission. You may build your own maps by using BC's publicly available iMapBC web mapping platform. The Mines Act Permit Application iMapBC Maps and Data Creation Reference Guide teaches applicants how to create maps and data for NoW applications.

Where applicants do not have the capacity to create maps, cross sections or geospatial files, technical assistance should be sought from a qualified consultant. The BCSSGA can also provide a list of qualified consultants to help with these requirements.

4.2 Applying

New Permit vs. Amendment

If there is no current *Mines Act* permit over the site or property, then an application for a new permit is required. If a mine permit authorization exists and changes are needed, then a permit **amendment** should be applied for. When applying for an amendment, please reference the existing Notice of Work, mine number and/or permit number.

Application Form Completion

The Notice of Work Application (NoW) is made through the Natural Resource Online Services portal, using the digital virtual FrontCounter BC application form.

Once you have started the application, the information needed will depend on what activities you select as part of your application. Please pay close attention when choosing the activities. Mandatory information is denoted by asterisks (*). There are also drop-down boxes that provide additional guidance on the information requirements.

Application Fees

At the initial stage of the application process, you will be required to pay an application fee as determined by the Mines Fee Regulation for pits and quarries. The application will not proceed through the review process until the fee has been paid. The fees are non-refundable once the application is submitted.

Permit fees are charged for new permits and amendments to existing permits and are used to help fund government permitting resources.

4.3 What to Expect After Applying

Intake/Completeness Screening

The initial NoW application screening is intended to ensure that necessary information in the application form and maps has been submitted. This is not a review of the adequacy or validity of the information provided. If the Mines Operations Coordinator notes any missing information or obvious errors in the application, they will contact the applicant. Applicants are expected to correct any deficiencies within 30 days. Incomplete applications may be cancelled. If the application is complete, it will be placed in the queue for technical review by a Regional Permitting Inspector.

In some cases, the Operations Coordinator may determine that deficiencies in the application are very significant. In such cases, the Operations Coordinator may advise the applicant that the application is incomplete according to ministry standards, direct the applicant to relevant guidance, and cancel the application without further notice.

FrontCounter BC staff provide an additional screening of the application to suggest what other authorizations may be required for the project and the applicant should be notified.

Technical Review

A Regional Permitting Inspector will review the application for compliance with the *Mines Act*, the Health Safety and Reclamation Code and other applicable regulations and policies. The technical review includes an assessment of the proposed activities, potential impacts or risks, and adequacy of mitigations relative to requirements in legislation and policy. The inspector may also consider other information they deem relevant to meet their obligations as a Statutory Decision Maker (SDM).

Despite best efforts by an applicant to submit a high-quality application, the technical review may result in the inspector requesting additional information. This may be needed to improve the level of detail to clarify the application or to address issues that have recently become known. This can ensure that the application is ready for Indigenous consultation and referrals to other agencies.

There may also be situations where, based on a technical review, the inspector may make a decision to reject the application. This could be based on their knowledge of a significant conflict, including cumulative impacts or significant deficiencies in the application. It is expected that early engagement with Indigenous Nations, stakeholders and qualified professionals could minimize this outcome.

Securities

As part of the technical review process, the Permitting Inspector will determine what is required for financial security. The Regional Reclamation Bond Calculator was developed to assist inspectors of mines in the determination of the appropriate bond amount, but inspectors have discretion to modify the bond calculation to account for site-specific circumstances. There should be an opportunity to discuss the bond requirements with the inspector to ensure that site specific requirements and plans for progressive reclamation are considered.

Complex applications requiring geoscience, geotechnical or reclamation specialists often have the bond calculation completed after referrals. The bond requirements may be updated any time prior to a permit decision, to reflect the full extent of the mine plan and reclamation requirements.

A permit or permit amendment will not be issued until the reclamation bond has been submitted to the ministry.

EMLI accepts several forms of financial security. These include cash equivalents, Irrevocable Standby Letters of Credit, Guaranteed Investment Certificates with up to three-year terms backed by a Safekeeping Agreement, and surety bonds. Note that the Ministry does not accept Guaranteed Investment Certificates held under a Safekeeping Agreement (SKA) for securities more than $25,000. If paying by certified cheques, payments are made to the "Minister of

Finance". Further information on the acceptable forms and payment of reclamation securities can be found on the Mine Reclamation Securities webpage.

Referrals, Consultation and Public Comment

The Permitting Inspector will seek input from other parties to ensure a complete and sound review of the proposed activity. The information received from the various parties is often used to inform the permit conditions if the application is approved.

Referrals: The inspector will determine which referrals are needed depending on the complexity of the application and the nature of potential concerns. This may involve forwarding the application to internal government experts in geotechnical engineering, ecosystems biology or reclamation. Other agencies and their specialists may also receive referrals.

Stakeholders, such as local governments, community associations or others potentially impacted by the decision, may be directly invited to participate in an application review through a referral.

Consultation with Indigenous Nations: Indigenous Nations are consulted on the *Mines Act* permit application and other associated applications that have been submitted at the same time. This is to improve the understanding of the project as a whole. Consultation with Indigenous Nations ranges from notification to deep level consultation depending on the nature of the project, potential impacts to aboriginal interests, and any applicable agreements or treaties. The Province will not reach a decision until the duty to consult has been fully discharged.

Public Engagement: The Permitting Inspector may also require the proponent to publish a notice in BC's Gazette **and** in local newspapers regarding the application (note the BC Gazette is not a local newspaper, it is a province-wide publication). The public then has 30 days to view the application and submit written comments to the Mines Regional Office as detailed in the advertisement. Where appropriate, public comments will be shared with the proponent for their information and to assist them in developing mitigation measures that address the concerns. The applicant's early engagement with potential impacted stakeholders can help address concerns proactively; however, the inspector may still require public advertisement and a review and comment period.

EMLI is taking steps towards improving the timing and transparency of permitting processes for the public and has developed an online public engagement portal. It can be found at this website: gov.bc.ca/minesengagement. This site provides a map which depicts where Notice of Work applications that are under review, are located, and provides an overview of the application. The site also highlights which applications are open for public comment and to which Regional office the comments should be emailed. Regional offices can provide guidance on how this process can be referenced in the proponent's public advertisement.

Be ready to respond to questions. These review steps can generate the need for additional information to be provided by the applicant or their qualified professional. This can include further

information on how a specific risk or value may be addressed or if the plan can be changed to accommodate an interest that has been identified through the review and consultation. It is important to ensure that someone is available to receive and respond to such requests to avoid delays.

Final Review and Decision

Once the applicant has responded satisfactorily to all relevant information requests, the Permitting Inspector will complete their review. They will decide on whether to authorize the proposed activities and if so, what permit conditions are appropriate. If there are any special permit conditions, and at the discretion of the inspector, the applicant may be provided a copy of the draft permit for comment prior to the decision.

The applicant will be notified of the decision via letter, sent to the permittee's e-mail address, as noted in the application form. If the permit or permit amendment has been issued, the permit and supporting documents will also be available on **MineSpace**.

If the decision was to not approve the application, the applicant can request feedback regarding reasons for that decision.

Post Decision

Once a permit is issued, the owners, agent, managers and permittee must ensure compliance with the *Mines Act*, the Regulations, the Code and all conditions of the *Mines Act* permit. The permittee must ensure their mine manager and all field personnel are aware of the conditions that apply to their work. Requirements that should be considered include:

- Any reports or plans needed prior to commencing work
- Notification requirements to the ministry (i.e. before starting operations)
- Submission of annual summaries
- Ongoing monitoring requirements
- Mine plan updates, required at least once every five years after the commencement of operations

Special Note:

***MineSpace** is a digital system developed by the ministry to make it easier for proponents to access and provide information about their permit. By March 31, 2025, staff will no longer email permits or accept emailed reports so permittees will need to access the MineSpace system.

You can apply to access the system on the **MineSpace** website.

Part 5: Application Flow Chart

A) Initial Site Evaluation

(1) **Use NROS** Explore By Location and Select Mine Area
(2) Run Reports

(3) **Exploratory Testing** (optional) – needs NOW application
(4) **Site survey** - Document physical features on the site

(5) Consider NROS overlaps and any other notable features (i.e., watercourses) and determine if the mine is financially viable as proposed

B) Determine and Gather Information Required for Applications

(6) Develop preliminary mine plan and project description

(7) Conduct early engagement with Indigenous Nations, nearby residents, and other possible stakeholders

(8) Analyze all potential information requirements – seek advice as needed

(9) Obtain needed studies and plans
(10) Prepare maps and other application information

C) Submit Primary Applications

(11) Notice of Work Application Form, uploading all additional documents and maps

(12) Land Tenure Application (if needed)

(13) ALC Application (if needed)

D) Application Review and Decision

Completeness Screening

Technical Review by Inspector

Referrals and Consultation

Decision *
Permit/Permit Amendment Issued
Or Application not approved

(14) Respond to requests for clarification or additional information

(15) Reclamation Security provided

E) Submit More Applications (e.g.)

Water Use (Water Sustainability Act)

Licence to Cut (Trees) Ministry of Forests

Municipal Soil Removal/Deposit Permit

Highway Use Permit (MOTI or Municipal Road dept)

*NOTE: Mines Act decision cannot proceed without EAO or ALC approval if applicable.

ADDITIONAL NOTES:

A) Initial Site Evaluation:

1. Go to NROS Explore by Location and follow the steps to define your mine boundary (be very specific) Link: Explore By Location
2. Generate an Area of Interest Report. Look through the report and click on any individual features to see where they are on the site. Are there any things that would be easier to avoid than compensate for? If so adjust mine boundary and run the report again. Print and keep detailed report.
3. (Optional) Conduct exploratory testing such as drilling or trenching to confirm resource, following the provisions of the Land Use Policy – Permission. Needs a separate NOW Application and approval.
4. Conduct a preliminary site survey.
5. Using the information from the Explore by Location and Site Visit, populate the Risk Assessment (see BCSSGA Website)
    a. The Risk Assessment can help determine overall risk based on what scope of studies are likely (and the cost). This may identify some costly issues that could lead to the application being denied. Adjust the mine plan to avoid issues or factor in the cost of mitigation. Decide if it is worth proceeding.

B) Determine and Gather Information Required for Applications:

6. Create a preliminary mine plan and project description to support engagement.
7. Conduct early engagement with Indigenous nations, nearby residents, and other possible stakeholders. Adjust mine plan if necessary.
8. Based on information gathered, analyze all potential information requirements – seek advice as needed.
9. Use appropriate qualified professionals where needed to address significant health, safety or environmental risks and as legally required.
10. The quality and accuracy of the maps and cross sections are the most common reason that applications are sent back for revision or rejected during the intake phase of the process.

C) Submit Primary Applications

11. Use NROS online process to submit Mines Act Permit application and pay fees. Requires BCeid.
12. Use NROS online process to make Land Tenure Application (if required). Requires BCeid.
13. Apply to Agricultural Land Reserve if the area is the Agricultural Land Reserve. Consider doing this well in advance of preparing your Mines Act Application due to long turnaround times.

E) Submit Other Applications:

Confirm what other permits that may be required. FCBC staff can support this, or you may need to seek external advice.

APPENDIX 1: INFORMATION FOR AN AGGREGATE NOTICE OF WORK APPLICATION

Applicants will need the information and documents described below to fill out and submit the Notice of Work application form. This is taken directly from the guidance available online on the Natural Resource Online Services website for Notice of Work Applications. Over time the requirements may be modified so it is recommended to check the website or use a web search to confirm the up-to-date requirements.

Information needed:

- Mines Act permittee (company/organization or individual) registered with updated contact information in BCeID
    - Applicant relationship, including agent/consultant representation agreement, and contact information
- Notice of work type: sand & gravel or quarry (construction aggregate and industrial mineral)
- Application type: new permit or amendment. If an amendment, include the permit number (e.g. G-7-123 or Q-8-456)
- Any outstanding permit or code required reports, including annual summaries
- Property mine number if a mine number has been assigned.
    - 7-digit number ex. 0500123, may be found using NoW spatial locations
- Term of authorization 1 to 5 years for exploration, or life of mine for producing sites
- Maximum annual tonnage proposed to be extracted from producing sites (this drives the application fee)
- Mine name and location (latitude and longitude in decimal degrees displayed on location map)
- Tenure information: title, crown grant, district lot, licence of occupation, etc. (displayed on tenure/title map)
- Detailed directions to site from the nearest municipalities (displayed on location map)
- Proposed mining activities to be undertaken within the tenured area, including the area of surface disturbance of each activity (average length and width), a reclamation plan for each activity and costing (use the reclamation bond calculator), and the volume (m3) of timber/vegetation to be cut for :
    - On tenure access roads, trails, helicopter pads, air strips and/or boat ramps
    - Blasting
    - Camps, buildings, staging areas and/or fuel/lubricants storage
    - Surface drilling
    - Mechanical trenching/test pits

    - Sand & gravel pits and quarries
    - Settling ponds
    - Water supply including source and estimated volume
- Description of the proposed work program in sufficient detail of the work program to enable a good understanding of the types and scope of the activities proposed in layman terms for non-technical review
- Timing of operations: intermittent, seasonal (annual proposed start and end dates) or year round
- Access to tenure/mine site on using public roads, forestry roads, or other roads
- Information about the present state of the land (vegetation, physiography, means of access, existing equipment or infrastructure, recreational use, etc.)
- Existing disturbance and reclamation activities
- Land ownership (private land, community watershed, in a park, in a conservation area).
- Proponent's First Nation engagement records
- Cultural heritage resource information including Chance Find Procedure for the site
- List of equipment including quantity, type and size/capacity
- Contact information: mine manager, permittee, site operator, and tenure holder.

Mapping Requirements:

General map requirements:

- Computer generated using GIS specific software (iMapBC guidance available here)
- Clear and legible
- Consistent mapping symbology
- Consistent mapping content
- At appropriate map scale to ensure everything is clearly visible (consider using overview map(s)
- Metric units (ex. elevation contours in meters, disturbance areas in hectares)
- Digital file size (under 100MB) and resolution (usually 300DPI or lower)

Required map elements:

- North arrow to true north pointing to top of page
- Map graticule/grid
- Coordinate system and projection (either NAD 1983 BC Environment Alberta or UTM)
- Map legend (utilize legend over labels)
- Map title (Location, Title, or Permit Map), author, and date
- Page size that the map was created for (letter size preferred)
- Scale bar and ratio (use whole numbers such as 1:2000 or 1:5000, not 1:1567)
- Base mapping (hill shade, orthophoto/imagery, TRIM, road map, etc.)

Maps and Cross-sections are required as noted below:

1. Location Map

- Shows the location of the mine in relation to communities/highways/landmarks
- A labeled point location of the mine with its coordinates (same as the Geographic Coordinates of Mines Latitude and Longitude in the application form)
- A labelled polygon representing the proposed and/or existing permitted mine area
- A labelled access route highlighting the exact directions to the site
- The nearest service community labelled with name

2. Land Title (or Licence of Occupation) Map

- Land title(s) and/or licence(s) of occupation in and surrounding the site and indicate if private and Crown ownership as well as Indian Reserves.
- Proposed and/or existing permitted mine area

3. Proposed and/or Permitted Mine Area Map and Development Plan

- Proposed and/or existing permitted mine area
- Existing disturbance and reclamation activities
- Maximum area of disturbance planned over the life of the mine
- Mines phases, if applicable
- Elevation contours in meters
- Watercourse and water bodies
- Key aspects of the work program – to scale, including:
    - access roads (existing, modified, and new)
    - Location and size of pits/quarries
    - Typical overall slope and depths of pits/quarries,
    - location and size of stockpiles
    - location of topsoil and overburden stockpiles
    - sediment/wash ponds, and other sediment control or water management structures
    - known cultural heritage resources and/or protected heritage property
    - proposed or existing fencing
    - existing or planned buildings or other facilities such as offices or scales
- Bench design and excavation setbacks as per Part 6 and Part 10 of the HSRC
- Cross and long section traces

4. Cross and Longitudinal Sections

- Existing land surface,
- Groundwater elevation table,
- Typical configuration during mining including slope angles, and bench heights and widths.
- Typical configuration of ponds including slope angles, and depths,
- Final configuration upon reclamation
- There should be sufficient sections to illustrate the mine profile throughout the life of the mine, reflecting mine phases where appropriate.

NOTE: see examples provided on the EMLI Sand and Gravel and Quarries webpage.

Maps & Geospatial Requirements: NOTE: .zip files will not be accepted
Location, Title, AND Proposed Permit Mine Area maps (PDF, JPG, etc.) must be under 100MB each.

Acceptable geospatial filetypes to accompany NoW submission: (see file naming standards)

- Shapefiles: must include the following (4) files
    1. [your_filename].shp
    2. [your_filename].shx
    3. [your_filename].dbf
    4. [your_filename].prj
- Google Earth: [your_filename].kml or [your_filename].kmz
- Geomark: URL

Additional document needed:

- If activities are proposed on private land and the permittee is not the same as the landowner, a letter from the private landowner authorizing the permittee to conduct mining activities on the identified properties is required.

Appendix 2: Additional Information Requirements for Aggregate Applications

The table below can be used to assess what additional information might be required in addition to the Notice of Work application.

It can be used as checklist for comparison with the known issues or concerns that have been identified through site investigations and early engagement in advance of applying. This information may be required by the Permitting Inspector adjudicating the application, if they deem it necessary (as per Part 10 of the HSRC.) Preparing in advance will expedite the processing of the application.

Information and plans from qualified professionals are required to address identified or potential risks to the health and safety of the public or the environment. The professionals used for the various requirements must be consistent with their scope of professional practice. The table below includes examples that are generally low-risk where a qualified professional is not necessarily required; however the inspector of mines has the authority to require it on a case by case basis.
The Mine Manager is responsible for assessing their site and, as per 1.9.1 of the HSRC, take all reasonable measures to ensure that the workplace is free of potentially hazardous conditions which could adversely affect the health and safety of workers.

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
1. EARLY ENGAGEMENT			
1.1. Indigenous Engagement Log	Recommended for new projects or where major change in operations proposed		Provide information on engagement efforts, concerns raised, and any commitments made.
1.2. Public and Stakeholder Engagement Log	Recommended for new projects or where major change in operations proposed		Provide information on engagement efforts, concerns raised, and any commitments made
2. BASELINE INFORMATION			

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
2.1. Surficial Geology, Terrain, and Geohazard Mapping	A QP evaluation is required for large, complex sites with a high potential for erosion or mass soil movement based on: • Publicly available terrain hazard mapping, • Indicators noted during the site visit or • Indicators noted from exploratory test pits or drilling.	Sites that are lower risk do not require a QP evaluation.	This should describe the extent of any problematic terrain conditions or soil horizons, such as fine textured soils, clay lenses or perched water tables. It can help determine if or where engineered designs are needed
2.2 Terrain Stability Assessment	A QP evaluation is required where indicators of slope instability are present or there are slopes >40% within, above, or below proposed development. See Appendix 3		Also see Guidelines for Professional Services in the Forest Sector Terrain Stability Assessments Can help determine if/where engineered designs are needed.
2.3 ML/ARD Potential	QP evaluation required for all quarries, including limestone due to the potential of ML/ARD	Sand, and gravel pits unless ML\ARD potential indicated by geology/rock type.	Suggested Resources: Guidelines for Metal Leaching and Acid Rock Drainage at BC Mine sites
2.4 Groundwater Quantity	QP evaluation required where site survey shows groundwater springs or, the Wells Database shows wells within 1km that have water table above proposed mine depth	Water table > 2m below mine floor	Should be considered if there is a risk that the mine could intercept the water table. Or planned excavation intercepts a creek?
2.5 Surface Water Quality	QP evaluation required where there is a potential impact to public drinking water source, sensitive aquatic habitat or if water likely to infiltrate to a shallow ground water source used for public drinking water.		Dependent on the depth of groundwater in relation to the pit floor, Should consider all likely contaminants including hydrocarbons and blasting by-products

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
2.6 Groundwater Quality	QP evaluation required where there is a potential for water to infiltrate to a shallow ground water source used for public drinking water or sensitive aquatic habitat		Establishes baseline for future monitoring
2.7 Fisheries and Aquatic Resources	QP evaluation required within 30m of a potential fish bearing waterbody.	Waterbody assumed to be fish bearing and managed appropriately	A study or inventory can establish the presence or abundance of fish and the information can be included in a Management or Monitoring Plan
3. MINE PLAN			
3.1 Existing Development	Show where present		See Site Mapping Requirements
3.2 Current and Final Mine Configuration			Show full extent of mining and final mine configuration once reclamation is completed.
3.3 Mining Phases	For sites expected to operate > 5years		Show sequence of mine development with expected cross sections at key milestones. (e.g. 5-year intervals)

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
3.4 Open Pits and Benches	Open pit slope designs are to be assessed for local and overall slope stability, based on available site specific site investigation information. This is to be carried out by a P.Eng. Excavations, per Part 4.17 of the HSRC, is interpreted to be for trenching, such as when installing underground utilities to buildings (gas, water, sewer or hydro). Mine plans that have pits designed similar to trenches must follow Part 4.17 of the HSRC.	*A P. Eng design is not required for pit slopes where inter-bench or inter-ramp slope does not exceed 3H:1V in steepness at any time up to a maximum of 100m height.* *A P. Eng design is not required for pit slopes with overall height < 26 meters.* Both exemptions above also require that the plan does not include: • A steep mining face or overall slope angle in adverse ground conditions (e.g., high-water table, sensitive or weak rock or soil	Pits and Benches must conform to requirements indicated in HSRC 6.23.1 - 6.23.5. The plan must show mining setbacks from the property boundary as per HSRC Part 10.

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
		• units, steep terrain, daylighting geologic structure) • Mining near or below a dam, pond, creek, or other water body • Buildings or public infrastructure that are located adjacent to the slope • Signs of instability have been observed or a history of slope instability exists	

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
3.5 Water Management Structures, (e.g. ditches, sediment ponds and dams)	As required by the erosion and sediment plan, especially where there are identified concerns related to water runoff. QP. Engineered designed structures may be required based on risks identified in the Terrain Stability Assessments	Small flat sites with high infiltration	Should consider recommendations of the Terrain Stability Assessment QP required for sediment ponds per the MOE Technical Guidance 7 for design of sediment ponds. If there is a dam: PEng required as per Part 10 in the Code, if it exceeds the small dam criteria
3.6 Temporary Product Stockpiles	QP engineered design required where proposed stockpiles have a moderate or higher probability of initiating a landslide based on the terrain stability assessment,		It is important to consider slope stability when placing temporary stockpiles. Applications should show the location and expected maximum height of the stockpile
3.7 Overburden and Soil Stockpiles	QP engineered design required where proposed stockpiles have a moderate or higher probability of initiating a landslide based on the terrain stability assessment, or where stockpiles are >= 6 m in height.		QP trigger of >6 meters is based on the 6m excavation trigger from the HSRC. All applications should include details on how the integrity of the stockpiles will be protected.
3.8 Mine Access and Mine Haulage Roads	QP design required where proposed roads section crosses 40% slopes or higher and at stream crossings in steep ravines. P.Eng. required for road sections with cut or fill slopes >6m.		‘simple’ and ‘complex’ crossings are defined in EGBC Forestry industry guidance and dictate type of QP. Cut and fill slopes >6m is based on internal EMLI guidance.

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
4 RECLAMATION AND CLOSURE PLAN			
4.1 Reclamation Plan	QP Plans needed for: • Large sites on crown land (>5 ha) • Terrain stability concerns indicated • Approved end land use is forestry • Presence of high value habitat or other designations • Cultural Heritage Resources to restore. • Area is within the ALR.	Private Land where approved end land use does not require extensive soil remediation and revegetation (i.e., residential, industrial) and no terrain stability concerns. Site is < 5 ha and all reclamation activities adequately described in the NoW form.	Must address Reclamation Standards in Part 10.7 of the HSRC Recommended Resources: • Regional Reclamation Plan Guidance (EMLI) • Reclamation Plans for Aggregate Extraction (for areas in ALR)
4.2 Reclamation Cost Estimate	Recommended		Recommended Resource: Regional Reclamation Bond Calculation
5. MANAGEMENT and MONITORING PLANS			
5.1 Surface Erosion Prevention and Sediment Control Plan	Generally required on all sites addressing potential discharge to any ditch, drain or watercourse off the mine site. QP plan expected where water management potentially impacts terrain stability		Recommended resources: Developing a Mining Erosion and Sediment Control Plan.pdf Assessing the Design, Size and Operation of Sediment Ponds Used in Mining
5.2 Fugitive Dust Management and Monitoring Plan	Human occupation within 1 km, or identified concerns for the environment and humans due to fugitive dust		Suggested Resource: Developing a Fugitive Dust Management Plan for Industrial Projects.pdf

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
5.3 Noise Control and Monitoring Plan	Human occupation within 1 km or history of complaints due to noise.		
5.4 ML/ARD Management and Monitoring Plan	QP recommended report for ML/ARD predicted, or potential indicated based on analysis/baseline information		Recommended resource: Guidelines For ML/ARD at Mine sites in BC
5.5 Water Quality Management and Monitoring Plan	Potential for contaminated water seepage into ground water drinking sources or sensitive aquatic habitats		
5.6 Invasive Plant Management and Monitoring Plan	Generally required, but can use available best management practices	Adjacent to similarly impacted suburban industrial land (i.e., widespread weeds)	BC Weed Control Regulation for list of noxious weeds Roadside Invasive species management guidance
5.7 Wildlife Management and Monitoring Plan	Presence of high value habitat based on NROS AOI report such as Ungulate Winter Ranges (UWR's), Wildlife Habitat Areas (WHA's), or other designations.	Mining operations exempt from the designation; a mines inspector can help determine if not applicable Private land that has been wholly disturbed	Should establish the baseline conditions and proposed management and monitoring strategies. . Note: additional plans may be needed based on referral comments received
5.10 Preliminary Archaeological Field Reconnaissance (PFR)	Requires Professional Archaeologist evaluation where: • NROS AOI identified overlap with presence of a known archaeological site or high to moderate archaeological potential, or • a site is not within area covered by provincial publicly available Archaeological Overview Assessments (See maps here)	Initial assessment by professional archaeologist indicates a low potential for archaeological resources. The entire site has been previously disturbed	Requires a professional archaeologist and may involve participation with Indigenous Nation representatives. May be required based on Indigenous consultation. See Archaeological Studies and Assessments for more information

Information Type	Where Required or Recommended including when use of QP expected	Exemptions Subject to Inspector Discretion	Comments/Rationale
5.11 Archaeological Impact Assessment (AIA)	If recommended based on the Preliminary Field Reconnaisance. Requires Professional Archeologist		
5.12 Archaeological Chance Find Procedure	Required with all applications.		Standard requirement See Chance Find Procedure Guidance
5.13 Cultural Heritage Protection Plan	As and where indicated based on Indigenous Engagement. This may require the assistance of a QP.		
5.14 Fossil Chance Find Procedure	If any fossil potential overlap found in NROS AOI report		
5.15 Mine Site Traffic Control Plan	Complex traffic patterns on the mine site with high potential for collisions		
5.16 Fuel Management and Spill Control Plan	Where boundary is <50 m to high value fish bearing waterbody or drinking water sources or risks to water quality identified.	If not within 50 meters of a high value fish habitat, spill controls procedures can be included in the emergency response plan.	If included in application, the plan will be enforceable under the permit. Otherwise, best practices and adherence to other regulatory requirements are expected.

APPENDIX 3: TERRAIN STABILITY CLASSIFICATION AND EXPECTED INFORMATION REQUIREMENTS

Slope Class	Features	Concerns	Assessment Requirements
0-20%	• Flood plains and wide valley bottoms. • Well-drained deposits.	• Generally, there should be minimal terrain issues. • Stream crossings and proximity to fish bearing streams and community watershed intakes are the primary concern.	• Terrain assessment survey **generally not needed** • An engineered design will **not usually be required** unless the crossing of a major stream or construction of a bridge is required.
20-40%	• Gently sloping, poorly to well drained landforms. • Moderately sloping, well to rapidly drained deposits	• Terrain-related issues begin to be a concern especially in areas with wet soil conditions or previous failures. • Stream crossings and proximity to fish bearing streams and community watershed intakes are a concern	• A terrain stability assessment would **not usually be required**. • An engineered design **may be required** depending on site specifics conditions, where adverse soil types and subsurface water are present.
40-60%	• Level to moderate slope with layers of imperfectly or poorly drained marine clays or lacustrine deposits. • deeply gullied surficial deposits that are not lacustrine or marine deposits	• Site stability, drainage and erosion controls need consideration. • Avoid water flowing into channels or gullies unless diversion works can be constructed. • Stream crossings and proximity to fish bearing streams and community watershed intakes are a concern.	• A terrain stability assessment **will be required** unless site-specific factors indicate a low risk to values. • An engineered design based on a detailed the geotechnical site assessment **may be required** depending on the terrain that the mine plan element is located.

60-70%	• Steeply sloping, well drained, deeply gullied deposits • Steeply sloping, poorly drained deposits • Moderately sloping, deeply gullied or imperfectly to poorly drained lacustrine or marine deposits.	• Site stability, drainage and erosion control must be carefully considered and implemented. • Avoid water flowing into channels or gullies. • Overall long-term slope stability and erosion control will be a requirement.	• A terrain stability assessment **will be required** to provide detailed topographical information and assess risks. • An engineered design based on an appropriate topographic survey and a detailed geotechnical site assessment **would be necessary** to ensure due diligence.
>70%	• Any area where natural landslide scars are visible on air photos or in the field. • Very steeply sloping, imperfectly to poorly drained, deeply gullied deposits.	• Site stability, drainage and erosion control must be carefully considered and implemented. • Avoid water flowing into channels or gullies. • Overall long-term slope stability and erosion control will be a requirement	• A terrain stability assessment will be required to provide detailed topographical information and assess risks. • An engineered design based on an appropriate topographic survey and a detailed geotechnical site assessment would be necessary to ensure due diligence.

Adapted from Table 6.2 in the Handbook for Mineral and Coal Exploration in British Columbia 2008/09 Edition.

APPENDIX 4: QUICK LINKS TO RELATED PROVINCIAL AUTHORIZATIONS

Click on the authorization name to find more information online. Readers should confirm authorization requirements with Provincial staff prior to undertaking any regulated activities. This list is provided a guidance and does not replace the need for the proponent's due diligence on legal requirements related to the activities.

Activity	Act	Authorization	Ministry	Decision Maker*	Description
Ability to obtain authorizations for a reviewable project.	*Environmental Assessment Act*	Environmental Assessment Certificate	EAO	Minister	To obtain authorizations for a reviewable project. Required for any project that meets or exceeds thresholds or are otherwise designated.
Assess the archeological significance of a site	*Heritage Conservation Act*	Inspection Permit	FOR Archaeology Branch	Director	To inspect a property for the presence of archaeological deposits, to assess potential impacts to archaeological deposits by a proposed development, to evaluate the significance of the site, and to provide enough information to formulate management recommendations for the site.
Archeological site study or investigation	*Heritage Conservation Act*	Investigation Permit	FOR Archaeology Branch	Director	To mitigate impacts to site through the recovery of data after an impact assessment is completed under an inspection permit, and when a site is determined to be too significant to go straight to an alteration permit.
Altering archeological site or removing materials	*Heritage Conservation Act*	Site Alteration Permit	FOR Archaeology Branch	Director	To alter or destroy an archeological site, or to remove materials from an archeological site, including culturally modified trees.
Agriculture Land Approval	*Agricultural Land Commission Act*	application, notice of intent, or notification of SRW	Agricultural Land Commission	ALC Chief Executive Officer	Approval for the removal or placement of soil or fill on agricultural land.
Changes in or about a stream or divert or use water	*Water Sustainability Act*	Water authorizations (various types)	FOR Regional Offices	Water Manager	To divert, use or store surface water or groundwater, or to make changes in and about a stream.

Activity	Act	Authorization	Ministry	Decision Maker*	Description
Concrete production in a batch plant (permanent or temporary)	*Environmental Management Act* Concrete and Concrete Products Industry Code of Practice	Registration	ENV Mining Operations	Director	Registration is required for permission to discharge from manufacturing ready-mix concrete and concrete products. Requirements are set for air emissions and discharges of process water.
Connect, cross or use highway right of way or infrastructure	*Transportation Act*	Highway Use Permit	MOTI	Minister (Delegated to staff)	To create access to a highway, to construct, repair or maintain works, or hold an event on or along a provincial highway right-of-way.
Construct and use road on Provincial Forest Land (no other tenure)	*Forest Practices Code of B.C.* Provincial Forest Use Regulation	Special Use Permit	FOR Regional Offices	District Manager	To construct and maintain mining access roads on Provincial forest land, including construction and maintenance of bridges and other drainage structures.
Construct, operate, close a mine	*Mines Act*	Mines Act Permit	EMLI Major Mines Office	Chief Permitting Officer	To prepare, construct, operate and close a mine. The permit also sets out closure and reclamation obligations and security.
Cut and remove or destroy Crown timber	*Forest Act*	Occupant Licence to Cut	FOR Regional Offices	District Manager	To cut and remove Crown timber. In all cases, the applicant must hold a right to occupy and use the land being harvested through a "right of occupation", a lease, or a special use permit.
Occupy Crown land	*Land Act*	Tenure (various types)	FOR Regional Offices	Minister (Delegated to staff)	To occupy or use Crown land.
Open burning	*Environmental Management Act*	Waste Discharge Permit or Short-Term Approval	ENV Mining Operations	Director	A permit or approval under the EMA is required for open burning operations which do not meet the requirements of the Open Burning Smoke Control Regulation.
	Wildfire Act	Burn Registration Number	FOR BC Wildfire Service	n/a	The *Wildfire Act* and the Wildfire Regulation specify legal obligations when using fire in (or within one kilometre of) forest land or grassland. Proponents should review any current fire bans and restrictions.

Activity	Act	Authorization	Ministry	Decision Maker*	Description
Store and use explosives	*Mines Act*	Explosives Magazine Storage and Use Permit	EMLI Health and Safety	Chief Inspector of Mines	To store and use explosives; a permit must be obtained before a magazine is located, erected, built, put into service, or modified, or before carrying out any maintenance work including the installation of lighting or heating.
Store fuel	*Environmental Management Act* Petroleum Storage and Distribution Facilities Storm Water Regulation	Registration	ENV Mining Operations	Director	Any petroleum storage facility that has a cumulative storage capacity over 100,000 L, occupies a location for more than 180 consecutive days and is not a part of a retail service station is required to register. The regulation also outlines requirements for oil water separator systems and effluent quality.
Wildlife salvage and removal	*Wildlife Act*	General Permit	FOR Regional Offices	Regional Manager	To possess, trap or kill wildlife or destroy birds' nests.

*Decision making authority may be delegated.

APPENDIX 5: ADDITIONAL RESOURCES

Click on the title to follow the link.

Acts and Regulations

BC Laws (website)
B.C.'s landing page to access all laws of B.C. Site also includes B.C.'s Gazette.

Government of Canada Consolidated Acts (website)
Homepage to access all laws of the federal government.

Health, Safety and Reclamation Code for Mines in B.C. (website)
B.C.'s Health, Safety and Reclamation Code for Mines in British Columbia

Additional Mining Related Authorizations (website)
A searchable table of key regulated activities related to mining that require provincial authorization.

Mines Policies and Other Useful Information

EMLI Mines Contact Information shows B.C. Mines regions and provides the email addresses for each region.

FrontCounter BC Natural Resource Online Services (website)
B.C.'s virtual portal for submitting certain types of authorization applications including notices of work and water, wildlife, and land tenure authorizations.

EMLI Sand, Gravel and Quarries (website)
Compilation of information related to aggregate mine permitting

Mines Act Permit Application Fees (website)
Information about permit application fees under the *Mines Act*.

Mine Plan Update Policy (PDF)
To be reviewed prior to submitting updated mine plans for aggregate permits

Sand and Gravel/Quarry Operations Annual Summary Form (PDF)

Reclamation and Closure for Regional Mines (website)

Explosives Magazine Storage and Use (website)
Information about *Mines Act* permitting for explosives magazine storage and use.

Metal Leaching and Acid Rock Drainage (ML/ARD) (website)
Landing page with links to B.C.'s ML/ARD guidelines and policy.

BC Stone Sand and Gravel Association (website)

Environmental Assessments

Environmental Assessments (website)
B.C.'s landing page for information about the Environmental Assessment Office and Environmental Assessments.

Impact Assessment Agency of Canada (website)
Landing page for the federal Impact Assessment Agency of Canada.

Indigenous Relations

Consulting with First Nations (website)
B.C.'s landing page for information about engaging and consulting with Indigenous nations on natural resource decisions.

Updated Procedures for Meeting Legal Obligations when Consulting with First Nations (PDF, 799KB)
A document for Provincial staff that details standard procedures for consultation with Indigenous nations to fulfill the Province's duty to consult, unless otherwise prescribed by a SEA, treaty, or other agreement.

Building Relationships with Indigenous Peoples (website)
B.C.'s landing page for information about the Province's relationships with Indigenous nations, including information about the UN Declaration, Calls to Action, and Draft Principles.

Building Relationships with First Nations: Respecting Rights and Doing Good Business (PDF, 521KB)
A guidance document that introduces industry to working with Indigenous nations and consultation processes.

Guide to Involving Proponents when Consulting First Nations (PDF, 356KB)
A guidance document for Provincial staff that details how to involve proponents in engagement and consultation processes with Indigenous nations. The guide is also valuable for proponents to understand the expectations and processes.

Draft Principles that Guide the Province of B.C.'s Relationship with Indigenous Peoples (PDF, 137KB)
The Province of B.C.'s original Draft Principles document.

Free, Prior and Informed Consent: within the Context of UNDRIP and Environmental Assessments (PDF, 188KB)
A graphic illustrating how B.C.'s Environmental Assessment process implements the UN Declaration.

Truth and Reconciliation Commission of Canada (TRC): Calls to Action (PDF, 299KB)
The TRC's original Calls to Action (2015) document.

United Nations Declaration on the Rights of Indigenous Peoples (the UN Declaration) (PDF, 165KB)
The UN's original Declaration (2008).

First Nations A-Z Listing (website)
An alphabetical listing of Indigenous nations with links to more information and documents, including agreements between B.C. and each Indigenous nation.

First Nations Negotiations (website)
Information about different types of agreements between B.C. and Indigenous nations.

Compliance and enforcement

EMLI Mining Compliance and Enforcement (website)
Information about EMLI's compliance and enforcement approach.

EAO Compliance and Enforcement for EA Projects (website)
Information about EAO's compliance and enforcement approach.

Environmental Compliance in BC (website)
Information about ENV's compliance and enforcement approach.

Natural Resource Compliance and Enforcement Approach (website)
Information about the cross-ministry compliance and enforcement approach including the Natural Resource Compliance Management Framework (PDF, 630KB).

Natural Resource Officers (website) Information about B.C.'s Natural Resource Officer Service, which has special authorities to enforce FOR laws such as the *Land Act*, *Heritage Conservation Act*, and the *Forest Act*.

Conservation Officer Service (website)
Information about B.C.'s Conservation Officer Service, which has special authorities to enforce ENV and FOR laws such as the *Environmental Management Act*, *Water Sustainability Act*, and *Wildlife Act*.

AGGREGATE MINES AUTHORIZATIONS GUIDE 2024

To transfer a BC gravel pit permit, the current permit holder and the proposed new owner must both consent to the transfer, and the transfer must be approved by the Chief Permitting Officer. The process typically involves an application, review, consultation with First Nations, and potential public engagement, followed by a decision on whether to authorize the transfer.

Here's a more detailed breakdown of the process:

1. Application and Review:

- The current permit holder and the proposed new owner must submit a completed application form to the relevant Natural Resource District office or through the online portal, FrontCounter BC.
- The application will be reviewed by the Ministry of Energy, Mines and Low Carbon Innovation, including technical experts in areas like geotechnical, geoscience, reclamation, health and safety, and water management.
- The application will be checked for completeness, compliance with the Mines Act and the Health, Safety and Reclamation Code, and the appropriate reclamation security bond will be calculated.

2. Consultation and Referral:

- The application will be shared with potentially affected First Nations for consultation, as per established procedures.
- The application may be referred to other ministries, natural resource authorization holders, or the public for comment.

3. Public Engagement:

- Depending on the nature and location of the gravel pit, public engagement may be required.

4. Decision:

- After reviewing the application, consultation outcomes, and any public input, the Chief Permitting Officer will make a decision on whether to authorize the transfer.
- If approved, the permit will be amended to reflect the new owner, and the transfer will be documented.

5. Additional Considerations:

- A change in ownership is considered a minor amendment under the Environmental Management Act, according to the Government of British Columbia.
- The new owner will assume all responsibilities associated with the permit, including obligations related to reclamation and site management.
- There may be application fees associated with the transfer.

Important Notes:

- The specific requirements and procedures may vary depending on the nature and location of the gravel pit and the specific permits involved.
- It is recommended to consult with the relevant Natural Resource District office or FrontCounter BC for guidance on the specific transfer process.
- Changes in ownership can only be undertaken for Permits, Approvals, Operational Certificates, and Registrations under the Municipal Wastewater Regulation.
- Registrations and Notifications under Codes and Regulations cannot be transferred.

CORRESPONDENCE REGARDING USAGE & PERMIT TRANSFER

The current definition of processing of aggregate materials reads as follows:

PROCESSING OF AGGREGATE MATERIALS *means the processing of sand and gravel including washing and crushing, sorting, and the temporary production, for no longer than six months per year, of concrete or asphalt utilizing only material extracted from the subject parcel(s) and area identified within a Provincially approved Mines Permit.*

The only changes are: 1. clarify that temporary production of concrete or asphalt is 6 months per year, not 6 months total ever; and 2. you clarify that the extraction has to occur on the same parcel or parcels as the Mines Permit. That second clause was intended to clarify situations where a mine straddles a couple properties but the Mines Permit covers both -- as long as it's covered in the Mines Permit then production can occur on either of the lands covered in the permit.

The 6 month applies to production of asphalt & concrete; mine extraction can occur all year as per the Provincial license.

The original 2003 permitted use read as follows: *Processing of aggregate materials, including screening, crushing, watering, concrete and asphalt production using materials extracted from the site only*

The Local Government Act in BC states the following as it relates to non-conforming uses:

Non-conforming uses: authority to continue use
528 *(1) Subject to this section, if, at the time a land use regulation bylaw is adopted,*
(a) land, or a building or other structure, to which that bylaw applies is lawfully used, and
(b) the use does not conform to the bylaw,
the use may be continued as a non-conforming use.
(2) If a non-conforming use authorized under subsection (1) is discontinued for a continuous period of 6 months, any subsequent use of the land, building or other structure becomes subject to the land use regulation bylaw.
As noted, if the use is discontinued for a continuous period of 6 months, then the non-conforming use is lost. There are some seasonal uses, like resorts and gravel pits, that can be given a more generous buffer but if at any time your gravel operation did not operate for let’s say more than a year in the past 20 years, then the non-conforming use is lost. Otherwise, this section applies equally to land uses in BC.

SUMMARY FROM TNRD

If the new person purchases the operation and does not operate in the same manner as you, and then seeks to change the use, then it must comply with the current definition, or he must apply for some sort of zoning bylaw amendment or Temporary Use Permit.

I hope this clarifies the matter.

For more information, please contact;

The Region of BC's Best

Dan Wallace, RPP, MCIP

Senior Planner, Thompson-Nicola Regional District

300 - 465 Victoria Street | Kamloops, BC | V2C 2A9 Office: (250) 377-8673 | Direct: (250)377-7064 |

Fax: (250) 372-5048

tnrd.ca

Located on the traditional Tk'emlúps te Secwépemc territory, within the unceded, ancestral lands of the Secwépemc Nation.

TEAM AUCTIONS

Sekura Auctions Since 1966

BC FARM & RANCH REALTY CORP.

Gord Houweling

604-793-8660

587-464-2125

teamauctions.com