

COMPARISON TABLE: “AGGREGATE AND MINERAL RESOURCES” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008

Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the extraction of mineral and aggregate resources. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 24 illustrates *potential* aggregate extraction areas in the Plan Area and existing aggregate operations.

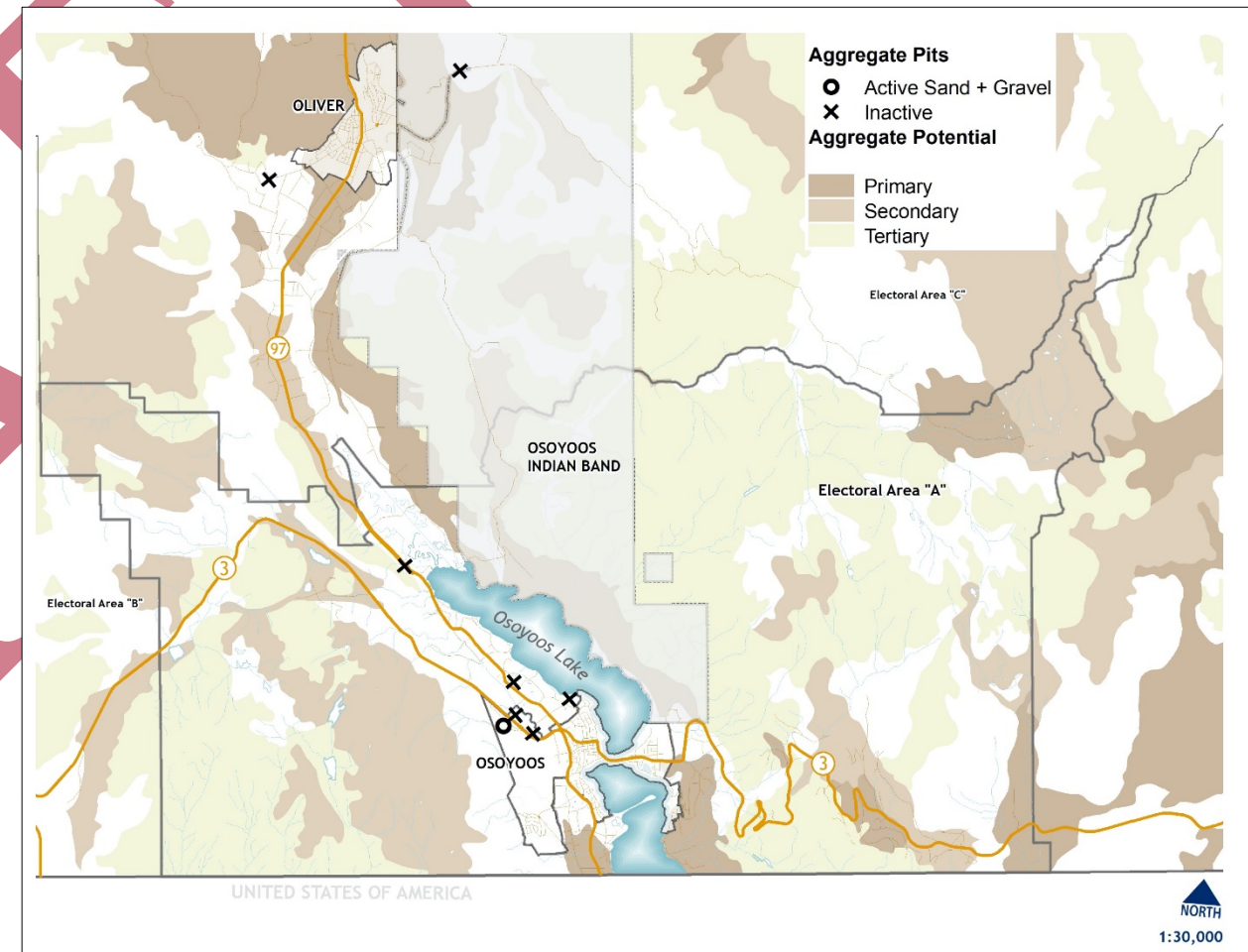


Figure 1: Resource Extraction Potential

10.4 Aggregate and Mineral Resources Objectives

- .1 To protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .2 To designate areas capable of long-term aggregate processing as industrial.
- .3 To minimize conflicts between sand and gravel processing operations and adjacent land uses.

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands with recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.

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<p>.4 To support the Province to require rehabilitation and reclamation of resource extraction sites.</p>	<p>.4 Support the Province to require rehabilitation and remediation of resource extraction sites. .5 Direct sand and gravel extraction proposals toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.</p>
<p>10.5 Aggregate and Mineral Resources Policies</p> <p>The Regional Board:</p> <p>.1 The Province is encouraged to refer mineral exploration proposals to the Regional District for comments and give due consideration to the impact of resource extraction activities on surrounding land uses and developments.</p> <p>.2 Will consider rezoning applications for the processing of aggregate resources on the basis of a variety of criteria, including:</p> <ul style="list-style-type: none"> a) extent of visual screening, and other mitigation works proposed; b) type of processing proposed; c) prevailing wind direction, and the potential for noise and dust; d) compatibility with adjacent land uses; e) environmental sensitivity of the site, and adjacent lands as shown on Schedule ‘C’; f) accessibility; and g) characteristics of aggregate deposits and groundwater resources. <p>.3 Encourages the Province not to issue new surface leases and permits for mineral processing near designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.</p> <p>.4 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.</p> <p>.5 Will consider permitting sand or gravel extraction or processing if the land is located in the Agricultural Land Reserve only when in conformity with a decision of the Agricultural Land Commission.</p> <p>.6 Will consider implementing conditions set by the Agricultural Land Commission to mitigate the impact of aggregate extraction and processing sites.</p> <p>.7 Will consider the utilization of recoverable deposits prior to subsequent development in areas where recoverable deposits are located.</p>	<p>20.3 Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.</p> <p>.2 Will consider the use of land designated Resource Area (RA) for sand and gravel extraction, where the uses will not cause a significant visual, environmental, or cultural resource disturbance.</p> <p>.3 Will consider rezoning applications for the processing of aggregate resources based on any or all the following criteria:</p> <ul style="list-style-type: none"> a) extent of visual screening, and other mitigation works proposed; b) type of processing proposed; c) prevailing wind direction, and the potential for noise and dust; d) compatibility with adjacent land uses; e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site; f) accessibility; and g) characteristics of aggregate deposits and groundwater resources. <p>.4 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.</p> <p>.5 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.</p> <p>.6 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.</p> <p>.7 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in residential foundations could import radon gas that could persist indoors for centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.</p> <p>.8 Does not support the exploration and mining of uranium within the Plan Area.</p>

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| | <p>.9 Will not issue temporary use permits for aggregate processing activities or asphalt plants within 600 metres of a Residential Designation or Small Holdings designation.</p> <p>.10 Supports timely reclamation of aggregate resource extraction sites on private land.</p> |
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