

18. **Quarry Licence, District Lots 573 and 589, Texada Island**

THAT the Board concur with the recommendation of the Planning Committee to advise the Integrated Land Management Bureau that the Powell River Regional District has the following comments, concerns and recommendations pertaining to the application for a 30 year licence over District Lots 573 and 589, Texada Island Land District for the purpose of aggregate quarrying:

1. Texada Island Zoning Bylaw No. 99, 1982 permits the quarry operation and the use of the upland and foreshore for a conveyor system and barge loading facility; however, an application for rezoning or alternatively an application to the Board of Variance for a waiver of Section 10.1 of the bylaw which states, "*No building or structure shall be sited less than 15 metres from the natural boundary of any watercourse*" will be required.
2. Public use of the roads that cut through Lehigh's private property has been at the discretion of Lehigh. If approval is granted for the load out facility the Board is very concerned that public access will be curtailed to the Davie Bay foreshore, the island containing the conveyor, the 66 ft. strip of Crown land fronting District Lot 235 and the existing UREP fronting District Lot 303. The Board recommends that ILMB negotiate a land exchange with Lehigh, in consultation with the Powell river Regional District, where-by the island under application and the 66 ft. strip of Crown land fronting District Lot 235 are exchanged for an equivalent amount of District Lot 303 fronting the existing UREP along with the construction of an access road to this site.
3. That public access through Lehigh's property to Shingle Beach and the hydro substation should be formalized.
4. That the Ministry of Energy Mines and Petroleum Resources provide strict enforcement of provincial regulations governing the development, operation and termination of major mining projects, with particular regard for those related to environmental protection, site reclamation and public safety.
5. The Powell River Regional District believes that the caves in this area are an "island jewel" and emphatically requests that a karst assessment be carried out by a qualified karst professional to identify any direct and indirect impacts that may result from the quarry operation and to determine what actions could be taken to prevent or mitigate these impacts and that public access to the caves and cave areas not be curtailed.
6. The applicant should be encouraged or required to retain as much of the upland adjacent to Davie Bay (including the 66 ft. of strip of Crown land fronting District Lot 235) as identified by the Sensitive Ecosystem Inventory, in its natural state.
7. If future production levels of the proposed quarry exceed the levels specified in the application, the local government and the community would like an opportunity to review and comment on the change.

ILMB Land File No. 2410273

Voting: A-D directors; unweighted.

Motion passed at Powell River Regional District Meeting, December 2009