



FRASER VALLEY REGIONAL DISTRICT

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September 26, 2007

3020-20-B184

Shana Bow
Front Counter BC
200 - 10428 - 153rd Street
Surrey, B.C.
V3R 1E1

Dear Ms. Bow:

Re: Your file 2409323, Argus Aggregates Ltd., Eleven Mile Creek quarry

I am writing in reply to your referral of the above noted application. FVRD's Regional Board considered the referral at its meeting on September 18, 2007 and passed a resolution that FVRD respond to the referral as follows:

- The subject land is zoned L-1 (Limited Use), within which the extraction of aggregate resources is a permitted use. Asphalt batch plants and similar activities are not permitted under the zoning.
- The land is outside the area of applicability of FVRD Soil Removal and Deposit Bylaw No. 0729 and therefore does not require a soil removal permit from FVRD.
- We assume that approval will be required under the Mines Act and that specific design and operational aspects of the quarry will be regulated through that permit process.
- In view of the regional geological context, a geotechnical assessment should be undertaken.
- We note that tree retention and other measures are proposed to reduce visual impacts from Highway 3. FVRD supports these measures. Additional assessment of visual impacts should be required during the Mines Act approval process.
- The proposal states there will be a minimum 70 meter setback from Eleven Mile Creek. The quarry should comply with all applicable environmental and other legislation.
- FVRD understands that a traffic assessment has been completed, which in particular reviewed access from Highway 3 for loaded or turning trucks. The proposed access must be acceptable to the Ministry of Transportation. FVRD would appreciate obtaining a copy of the traffic impact assessment.
- Dust control measures should be instituted.

We appreciate the opportunity to comment on the application. Please do not hesitate to contact me if you have any questions about FVRD's response.

Yours truly,

Richard McDermid
Manager of Development Approvals

cc: Arne Zabell, Director, Electoral Area "B"
Barb Bell, Sunshine Valley Ratepayers Association