

From: [Dunkley, Jim R EMPR:EX](#)
To: ["SUNNYSCHARTERS LTD"; s.22](#)
Cc: [Barcelona, Gerry EMPR:EX](#); [McMillan, Jim EMPR:EX](#); [Southwest Regional Mines Division EMPR:EX](#)
Subject: Kingburne Drive and Thain Road mine sites
Date: July 3, 2018 5:24:24 PM
Attachments: [GT Farms letter July 4 2018.pdf](#)
[CVRD map with streams.pdf](#)

Gordon Truswell and Chuck Farrar,
Please see the attached letter and map.
Should you have any questions please contact myself.

Jim Dunkley, P. Geo

Inspector of Mines
300-1810 Blanshard St
Victoria, BC. V8W 9M9
778 698-7294



July 4, 2018

File: 1610464
0800442

Gordon Truswell
1855 Thain Road
RR #1 Cobble Hill BC
V0R 1L0

Dear Mr. Truswell:

**Re: Notice of Work application for a *Mines Act* permit for Kingburne Drive and
Mines Act permit G-8-169, Thain Road**

Notice of Work application for Kingburne Road

The Agricultural Land Commission (ALC) has determined that your application for a Mines Act permit for the quarry site on Kingburne Road partially lies within the Agricultural Land Reserve (ALR) and thus requires a Notice of Intent to be submitted. No decision on your application will be made until such time as the ALC has satisfied its concerns regarding this site.

In addition, Cowichan Valley Regional District mapping, along with provincial mapping, indicates a stream flowing into, and out of, the smaller pond with which you intend to connect the quarry. This stream is shown on the accompanying map and is known as Heather Banks Brook.

GT Farms Ltd., as the applicant, is therefore required to retain a qualified hydrologist to determine the potential impacts of the proposed works on the stream, including the combining of the pond with the quarry. As well, a qualified professional biologist shall be retained to determine if the stream is fish bearing, and if so, conduct a *Riparian Area Regulations* assessment, if required, and determine the potential impacts of the proposed work on the possible fish habitat, including the combining of the pond with the quarry.

Mines Act permit G-8-169, Thain Road

Authorization to import up to 60,000 m³ of blasted rock material from GT Farms Ltd. farm improvements (the reservoir) was granted on June 24, 2009 by the Senior Inspector of Mines for the purposes of processing at the Thain Road mine site.

The Ministry believes that that volume has been met and exceeded in the time since the authorization was granted. Therefore, the Thain Road mine, Mines Act permit G-8-169, mine number 0800442, may no longer import any rock material for the purposes of processing.



Should GT Farms Ltd. be successful in acquiring a Mines Act permit for the site on Kingburne Road, application can then be made to again import rock material for processing again.

Should you have any questions regarding the above please feel free to contact me.

Sincerely,

Jim Dunkley, P. Geo.
Inspector of Mines



From: Dunkley, Jim R EMPR:EX
To: "SUNNYSCHARTERS LTD"
Cc: Southwest Regional Mines Division EMPR:EX
Subject: RE: Kingburne Drive and Thain Road mine sites
Date: July 4, 2018 10:22:12 AM

Hi Chuck,

The CVRD mapping shows connectivity between the small pond and HB Brook with the pond appearing to drain into the brook if not also being fed by it. I understand the one arm is a drainage ditch, it isn't the part I am worried about.

The stream is the subject of a number of public comments and has come up in communications with First Nations. If there is no connectivity then I will rescind the orders in the letter regarding the hydrologist and biologist.

Jim

From: SUNNYSCHARTERS LTD [mailto:sunnyscharters@shaw.ca]

Sent: Tuesday, July 3, 2018 6:41 PM

To: Dunkley, Jim R EMPR:EX

Cc: Southwest Regional Mines Division EMPR:EX

Subject: Re: Kingburne Drive and Thain Road mine sites

Hi Jim:

I have dropped of a copy of your letter of July 4 2018 to Gord Truswell.

Some of the comments in your letter talk about Heather Bank Brook.

It was the efforts of GT Farms Ltd. many years ago and at great cost that Heather Bank Brook was identified. The project is intended to be independant of Heather Bank Brook.

We will be going thru the historic farm files with regards to the existing Irrigation Reservoir that has the approval (years ago)

Water Licence for 55 Acre Feet which water is essential to the viability of the farm.

As far as hiring Biologists and Hydrologists... that is re-inventing the wheel on this project.

That said, Bruno Blečić and Marlene Caskey from Ministry of Environment who worked on the projects. It took 3 1/2 years and a huge amount of \$\$\$ to drain the farm

as the culvert at Kingburne drive was set about 2 meters to high to accomodate subdivision.

At the time of approval for lowering the culvert (At GT Farms expense, the water licence and determination of the

Location of heather Bank Brook was found. Onsite meeting with Marlene Caskey.

I personally hiked the distance of Heather Bank Brook and took a picture where Heather bank Brook crops 100- straight down into the Koksilah River.

There are no Fish in Heather Bank Brook.

So the intention now is to dig up the boxes of historic files to present to the CVRD and Ministry of Environment or who ever .

I dont expect to see any of the faces that were employed back when the project was approved.

Meanwhile the reservoir has dropped about one meter of water and will be continue to contribute to the farm irrigation program

so no time being lost on permitting right now and no trucks have been in/out of the Reservoir/Quarry since fall of 2017.

Cheers,

Will keep you posted.

Chuck Farrar

s.22

sunnyscharters@shaw.ca

Agent for GT Farms Ltd.

From: "Jim Dunkley" <Jim.Dunkley@gov.bc.ca>

To: "sunnyscharters@shaw.ca sunnyscharters@shaw.ca" <sunnyscharters@shaw.ca>, S.22
S.22

Cc: "Barcelona, Gerry EMPR:EX" <Gerry.Barcelona@gov.bc.ca>, "McMillan, Jim EMPR:EX" <Jim.McMillan@gov.bc.ca>, "SouthwestMinesDivision" <SouthwestMinesDivision@gov.bc.ca>

Sent: Tuesday, July 3, 2018 5:24:23 PM

Subject: Kingburne Drive and Thain Road mine sites

Gordon Truswell and Chuck Farrar,

Please see the attached letter and map.

Should you have any questions please contact myself.

Jim Dunkley, P. Geo

Inspector of Mines

300-1810 Blanshard St

Victoria, BC. V8W 9M9

778 698-7294

From: [SUNNYSCHARTERS LTD](#)
To: [Dunkley, Jim R EMPR:EX](#)
Cc: [Southwest Regional Mines Division EMPR:EX](#)
Subject: Re: Kingburne Drive and Thain Road mine sites
Date: July 4, 2018 3:15:05 PM
Attachments: [FLNR June 19 2018.pdf](#)

Hi Jim:

Please find attached a letter to GT Farms Ltd. dated June 19 2018 from The Ministry of Forests, Lands, Natural resource Operations.

The GT Farms Reservoir/Quarry not only retains winter stored water for essential irrigation of farm crops, the run-off from

the irrigation activities in the grass and corn fields contributes to the water in Heather Bank Brook during the summer months.

The neighbours and first nations and some others are probably not aware that at the expense of GT Farms that the Culvert was finally

lowered at Kingburne Drive years ago . Such 4' diameter corrugated culvert was set irresponsibly too high

by Dept of Highway which backed up the water and destroyed the farming activities. One can only imagine at that time how it

affected the flows into Heather Bank Brook. No one cared but Gord Truswell and family of GT Farms. They need to be commended

for paying for the lowering of the culvert elevation and present contribution to Heather Bank Brook.

I just got off the blower to Gord and the plan is to have an open onsite meeting at the Reservoir/Quarry this Saturday July 7th/18 at 2pm.

Cheers,

Chuck Farrar

s.22

Sunnys Charters Ltd.
sunnyscharters@shaw.ca

Agent for GT Farms Ltd.

From: "Jim Dunkley" <Jim.Dunkley@gov.bc.ca>
To: "sunnyscharters@shaw.ca sunnyscharters@shaw.ca" <sunnyscharters@shaw.ca>
Cc: "SouthwestMinesDivision" <SouthwestMinesDivision@gov.bc.ca>
Sent: Wednesday, July 4, 2018 10:22:10 AM
Subject: RE: Kingburne Drive and Thain Road mine sites

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To: Dunkley, Jim R EMPR:EX
Cc: Southwest Regional Mines Division EMPR:EX
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Chuck Farrar

s.22

sunnyscharters@shaw.ca

Agent for GT Farms Ltd.

From: "Jim Dunkley" <Jim.Dunkley@gov.bc.ca>

To: "sunnyscharters@shaw.ca sunnyscharters@shaw.ca" <sunnyscharters@shaw.ca>, "s.22 s.22

Cc: "Barcelonia, Gerry EMPR:EX" <Gerry.Barcelonia@gov.bc.ca>, "McMillan, Jim EMPR:EX" <Jim.McMillan@gov.bc.ca>, "SouthwestMinesDivision" <SouthwestMinesDivision@gov.bc.ca>

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Should you have any questions please contact myself.

Jim Dunkley, P. Geo

Inspector of Mines

300-1810 Blanshard St

Victoria, BC. V8W 9M9

778 698-7294



June 19, 2018

Dear Water User:

*This correspondence backs up
the need for winter stored
Reservoir water*

*there is a summer contribution to
Heather Bank Brook from the
irrigation activity on GT Farms
Gord Truswell comment*

I am writing to bring to your attention that your water source may be affected by low flow/drought conditions where the aquatic ecosystem may be harmed. As a water user, we are asking for your assistance in avoiding detrimental impacts to the aquatic ecosystem and ensuring adequate water supply for the community of water users. In the body of the letter below I have provided background information and resources related to our regional plan and technical details that you may find useful in your contribution.

Koksilah River is one of several streams on our watch list because it has been identified as being very susceptible to low flows due to significant user demand and certain watershed characteristics.

According to provincial records, you are either the holder of a water licence applicable to the stream identified above or a tributary (branch) of that stream. Alternatively, you may have a well (groundwater user) that accesses a groundwater source (aquifer) that is connected to the stream indicated. The following figure depicts how groundwater pumping influences stream flow.

Copyright

Source: Barlow and Leske (2012)

The purpose of this notice is to inform you of the status of Koksilah River and to provide you with ample opportunity to consider conservation measures that may improve your water security and protect aquatic habitat.

Current Conditions and Regional Plan

Koksilah River is susceptible to a critical low flow threshold, the volume below which significant harm to the aquatic ecosystem is likely to occur; it is the "biological red line". Drying of critically important habitat prevents fish from using these stream areas and limits the

Page 1 of 3

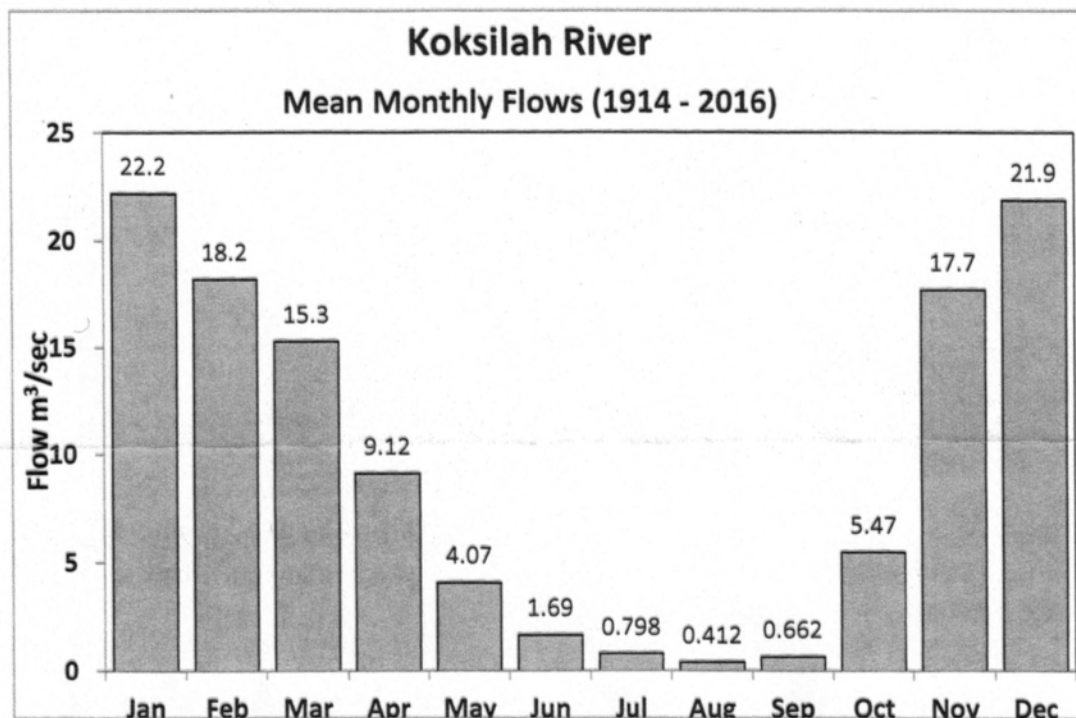
production of insects the fish feed on. When these factors are combined with an increase in stream temperature, it is likely that fish populations will be severely impacted in the lower reaches of the stream.

Flow monitoring programs on Koksilah River in conjunction with regional forecasting will allow for advance warning of nearing a critical low flow threshold for juveniles of important fish species such as salmon and trout. The juveniles need both cold water areas and sufficient water volumes to maintain connectivity and prevent stranding in isolated pools during dry weather. Such low flow thresholds will be determined for Koksilah River based on the best available scientific data and the current provincial Critical Environmental Flow Threshold guidelines.

If the critical low flow threshold is forecasted, a second notification will be issued that communicates the stream status and requests a voluntary reduction of water use. If the thresholds are exceeded, regulatory action may be triggered including curtailing water use.

Regional streamflow forecasting includes snow survey data, temperature and precipitation records and projections, and data collected from environmental monitoring sites. The average snow pack is 104% of normal as of May 1, 2018. Environment and Climate Change Canada predicts a seasonal forecast from May to July of above normal temperatures across Vancouver Island and below-normal precipitation.

For your reference, the following hydrograph outlines historical average monthly flows for Koksilah River:



Water users may access the current drought and various flow conditions by visiting the following online resources:

British Columbia Drought Information Portal (updated information is pending):

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/drought-flooding-dikes-dams/drought-information>

Water Survey of Canada:

https://wateroffice.ec.gc.ca/google_map/google_map_e.html?search_type=province&province=BC

Should we forecast that stream flows would drop below the critical low flow threshold, we will send a second letter that communicates the stream status and requests a voluntary reduction of water use. If the thresholds are exceeded, regulatory action may be necessary, potentially including curtailing water use.

Benefits of Becoming a Groundwater Licensee

All irrigators, industries, waterworks and others who divert and use groundwater for non-domestic purposes, are required to apply for a water licence. This new requirement was brought in by the *Water Sustainability Act* in February 2016.

Existing users (use began before March 1, 2016) must apply by March 1, 2019 (the application fee will be waived if your application is received before this date). Government will consider when groundwater was first used on your property to establish your first-in-time, first-in-right priority date. This gives your water use precedence over newer users during times of scarcity. For more information on licensing non-domestic groundwater or registering your domestic well, visit www.frontcounterbc.gov.bc.ca/start/ground-water. After March 1, 2019, users who have not applied will be committing an offence under the *Water Sustainability Act*.

Please note that domestic use is exempt from licensing, including household use for a private dwelling, fire prevention, private lawn and garden watering (up to 1000 m²), and domestic animals. Domestic well owners are encouraged to register their well. All registered wells are considered in future allocation decisions, to mitigate well interference for all groundwater users.

When required, the regulation of water use under temporary protection orders (curtailment) occurs according to the date of precedence of licences whereby the oldest licence on the source has first priority to water (*Water Sustainability Act*, Section 22 – Precedence of rights). Unauthorized groundwater users, other than domestic users, are the first to be curtailed under critical low flow conditions.

Ongoing Communications

We will endeavor to keep you informed of the status of Koksilah River in the coming months. We are considering how to best relay future communications and welcome your feedback in this regard. You are encouraged to contact Matt MacDonald, RPF, Licensed Authorizations Officer, should you have any questions or suggestions, at 250 751-7049 or matthew.s.macdonald@gov.bc.ca.

Thank you,



Darryl Slater
Water Manager



August 21, 2018

File: 1610464

Gordon Truswell
GT Farms Ltd.
1855 Thain Road
RR #1 Cobble Hill BC
V0R 1L0

Dear Mr. Truswell:

Dear Mr. Truswell

Re: Kingburne Drive Quarry

This letter is to update you on the status of your Notice of Work application for the above property.

- Requirement listed in the letter of July 4, 2018 regarding potential impacts to Heather Banks Brook are rescinded.
- The need for a Letter of Intent to be submitted to the Agricultural Land Commission (ALC) and for the ALC to be satisfied with the project remains.
- A rock sample from the lower portion of the quarry is to be taken and submitted to a certified lab for testing for potential for acid rock drainage and metal leaching (ARD/ML). Testing is to be done using Acid Base Accounting (ABA) and the results forwarded to the Ministry.

If you have any questions regarding the above, or any other aspect of your application, please contact me.

Sincerely,

Jim Dunkley, P. Geo.
Inspector of Mines

From: Dunkley, Jim R EMPR:EX
To: "SUNNYSCHARTERS LTD"
Subject: Kingburne Drive quarry application
Date: August 23, 2018 3:01:14 PM
Attachments: GT Farms letter August 23, 2018.pdf

Good afternoon Chuck,
I left you a voice message to let you know about the attached letter.
Let me know if you have any questions.

Jim Dunkley, P. Geo

Inspector of Mines
300-1810 Blanshard St
Victoria, BC. V8W 9M9
778 698-7294



August 21, 2018

File: 1610464

Gordon Truswell
GT Farms Ltd.
1855 Thain Road
RR #1 Cobble Hill BC
V0R 1L0

Dear Mr. Truswell:

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If you have any questions regarding the above, or any other aspect of your application, please contact me.

Sincerely,

Jim Dunkley, P. Geo.
Inspector of Mines

Shaw Webmail

sunnyscharters@shaw.ca

AGAT LABS RESULTS | GT FARMS LTD. / SUNNYS CHARTERS LTD. - GT FARMS LTD RES Project | WO# 18V388108 | INVOICE# 18525509E

From : Angela Bond <Bond@agatlabs.com>
Subject : AGAT LABS RESULTS | GT FARMS LTD. / SUNNYS CHARTERS LTD. - GT FARMS LTD RES Project | WO# 18V388108 | INVOICE# 18525509E
To : sunnyscharters@shaw.ca
Cc : VancouverEnvResults <VancouverEnvResults@agatlabs.com>

Mon, Oct 15, 2018 02:49 PM

5 attachments

Good afternoon Chuck:

Please find attached the analytical and the receipt copy of your approved invoice for the above project. If you have any questions or concerns please don't hesitate to contact me directly.

As AGAT strives to provide Service Beyond Analysis, we encourage you to complete our client review form at <http://www.agatlabs.com/resources/client-forms.cfm>

Thank you for your continued business.

Angela Bond, H. B.Sc.

Operations Manager – Environmental Division

Direct: 778-452-4010

Cell: 778-874-1872

Email: bond@agatlabs.com

[Follow us on LinkedIn](#)


AGAT Laboratories www.agatlabs.com

120 - 8600 Glenlyon Parkway • Burnaby, B.C., V5J 0B6 • P. 778-452-4000

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Transportation, Industrial, Agri-food and Life Sciences sectors.

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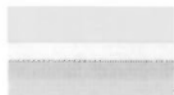


image001.png
289 B



image002.png
783 B



18V388108.pdf
436 KB



18V388108.xls
10 KB



AGAT_Labs_Invoice_18525509E.pdf
105 KB



CLIENT NAME: GT FARMS / SUNNYS CHARTERS, BC V5J0B6

ATTENTION TO: Chuck Farrar

PROJECT: GT FARMS LTD RES

AGAT WORK ORDER: 18V388108

WATER ANALYSIS REVIEWED BY: Angela Bond, Technical Reviewer

DATE REPORTED: Oct 15, 2018

PAGES (INCLUDING COVER): 7

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (778) 452-4000

***NOTES**

VERSION 1: Sample receipt temperature 11°C.

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.

AGAT Laboratories (V1)

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation.

*Results relate only to the items tested and to all the items tested
All reportable information as specified by ISO 17025:2005 is available from AGAT Laboratories upon request*

Page 1 of 7



AGAT WORK ORDER: 18V388108

PROJECT: GT FARMS LTD RES

Unit 120, 8600 Glenlyon Parkway
Burnaby, British Columbia
CANADA V5J 0B6
TEL (778)452-4000
FAX (778)452-4074
<http://www.agatllabs.com>

CLIENT NAME: GT FARMS / SUNNYS CHARTERS

ATTENTION TO: Chuck Farrar

SAMPLING SITE:

SAMPLED BY:

Shake Flask Extraction - Acidity

DATE RECEIVED: 2018-09-21

DATE REPORTED: 2018-10-02

		SAMPLE DESCRIPTION:		Method Blank	Rock Sample
		SAMPLE TYPE:		SFE	SFE
		DATE SAMPLED:			
Parameter	Unit	G / S	RDL	9566068	9566070
Weight of Dry Sample	g			0	250
Volume of DI Water	mL			750	750
Acidity	mg CaCO3/L	2		5	6

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

Analysis performed at AGAT Vancouver (unless marked by *)

Certified By:

Angela Bond



Quality Assurance

CLIENT NAME: GT FARMS / SUNNYS CHARTERS

AGAT WORK ORDER: 18V388108

PROJECT: GT FARMS LTD RES

ATTENTION TO: Chuck Farrar

SAMPLING SITE:

SAMPLED BY:

Water Analysis

RPT Date:			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits	Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower		Upper	Lower		Upper	Lower

Shake Flask Extraction - Acidity

Acidity	9591925	65	66	1.0%	< 2	104%	90%	110%
---------	---------	----	----	------	-----	------	-----	------

Comments: RPDs are calculated using raw analytical data and not the rounded duplicate values reported.

Rock has Ability to Buffer acid
(and very low - 7.4 neutral in rock)
↳

Certified By:

Angela Bond

Method Summary

CLIENT NAME: GT FARMS / SUNNYS CHARTERS

AGAT WORK ORDER: 18V388108

PROJECT: GT FARMS LTD RES

ATTENTION TO: Chuck Farrar

SAMPLING SITE:

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Weight of Dry Sample			ICP-MS
Volume of DI Water			PH METER
Acidity	INOR-181-6000	Modified from SM 2310	PC TITRATE



AGAT Laboratories

SAMPLE INTEGRITY RECEIPT FORM - BURNABY

Work Order # 18V388108

RECEIVING BASICS:

Received From: ACE VICTORIA

Waybill #: _____

SAMPLE QUANTITIES:

Coolers: 1 Containers: 1

TIME SENSITIVE ISSUES:

Earliest Date Sampled: Not indicated

ALREADY EXCEEDED? Yes No

NON-CONFORMANCES:

3 temperatures of samples* and average of each cooler: (record differing temperatures on the CoC next to sample ID's) *use jars when available

(1) ____ + ____ + ____ = ____ °C (2) ____ + ____ + ____ = ____ °C (3) ____ + ____ + ____ = ____ °C (4) ____ + ____ + ____ = ____ °C

Was ice or ice pack present: Yes No

Integrity Issues:

Account Project Manager: _____ have they been notified of the above issues: Yes No

Whom spoken to: _____ Date and Time: _____

ADDITIONAL NOTES:

From: SUNNYSCHARTERS LTD
To: Dunkley, Jim R EMPR:EX
Subject: GT Farms Ltd Reservoir / Quarry Photo January 11 2019
Date: January 11, 2019 3:11:19 PM
Attachments: GT Farms Ltd Reservoir Quarry being filled for irrigation purposes Photo Jan 11 2019.JPG

Hi Jim:

Please find attached a Photo taken today, Jan 11 2019, showing the GT Farms

Reservoir / Quarry being filled with water for the purpose of irrigation for the 2019 crop season.

Another dry season is anticipated. I will send another Photo for you files when the Reservoir/Quarry is full.

Additional Photos are available which include Heather Bank Brook with high flows on Jan 11 2019.

Cheers,

Chuck Farrar
Sunnys Charters Ltd.

s.22

Agent for GT Farms
and Gordon and Barbara Truswell

Page 25 of 26

Withheld pursuant to/removed as

Copyright



February 25, 2019

File: 1610464

Gordon Truswell
GT Farms Ltd.
1855 Thain Road
RR #1 Cobble Hill BC
V0R 1L0

Dear Mr. Truswell:

Dear Mr. Truswell

Re: Kingburne Drive Quarry

On August 23, 2018 you were sent a letter ordering that a rock sample from the lower portion of the quarry be taken and submitted to a certified lab for testing for potential acid rock drainage and metal leaching (ARD/ML). Testing was to be done using Acid Base Accounting (ABA) and the results forwarded to the inspector.

Results of testing by AGAT Laboratories was forwarded on October 30, 2018. Unfortunately these results indicate that ABA testing was not conducted and instead a shake flask extraction test for acidity was conducted. Please have the lab test the remainder of the sample using ABA. Should the lab not have the sample remainder, a new rock sample will have to be submitted once the water in the pit is drained.

If you have any questions regarding the above, or any other aspect of your application, please contact me.

Sincerely,

Jim Dunkley, P. Geo.
Inspector of Mines