

# SCREENINGS



The Publication of the **BC Stone, Sand & Gravel Association**

**SPRING 2021**

RÜS BOZKUŞ / PIXABAY

**“We have always held to the hope,  
the belief, the conviction that  
there is a better life, a better  
world, beyond the horizon.”**

**— Franklin D. Roosevelt**

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**Aggregates Build BC**



## BCSSGA Mission Statement

**THE BRITISH COLUMBIA STONE SAND AND GRAVEL ASSOCIATION** is committed to affordable, sustainable development of BC's aggregate resources, providing information to the public, ongoing input to the province, and maintaining government regulations while fostering positive constructive communications with aggregate industry members and mining related associations across Canada.

## Executive Board 2021/2022

**Dani Miller: President** (Mainland Construction Materials)

**Tyson Craiggs: Past President** (Terus Construction)

**Keith Meldrum: Vice President** (Arthon)

**Barry McLean: Treasurer** (Osprey Equipment)

**Derek Holmes: Director** (Holmes Mining Consultants)

## Elected Board Of Directors

**Jeff Adams** – (FuelEx Energy Ltd.)

**Dan Allard** – (Allard Contractors)

**Barry Chalmers**– (Island Crushing)

**Tyson Craiggs** – (Terus Construction)

**Josh Handysides** – (Malahat Nation)

**Nikki Keith** – (Wilson M. Beck Insurance Services)

**Rick Kovach** – (Kode Contracting Ltd.)

**Barry McLean** – (Osprey Equipment)

**Keith Meldrum** – (Arthon)

**Dani Miller** – (Mainland Construction Materials)

**David Rogalsky** – (Woodbrook Aggregates)

**Jeevan Wadhawa** – (Lafarge)

**Aaron Zukowski** – (Hadean Aggregate Solutions)

## Current BCSSGA Committees

COMMITTEE NAME	CHAIR
Government Relations	Derek Holmes gr@gravelbc.ca
Safety Committee	David Rogalsky safety@gravelbc.ca
Sustainability Committee	Dan Allard sustainability@gravelbc.ca
Membership Committee	Tyson Craiggs membership@gravelbc.ca

## Upcoming Meetings

We continue to monitor the provincial health guidelines and are hopeful that this fall will see a return to in-person meetings. As such we are tentatively looking at the following times for member meetings and we hope to see as many of you as possible in the near future.

### June 2021

Member's Meeting – Virtual Zoom Meeting

### September 2021

Victoria, B.C. – Location TBD

### October/November 2021

Kelowna – Location TBD

### December 2021

Langley Christmas Mixer – Coast Hotel and Convention Centre

### January 2022

Prince George – Courtyard Prince George

## President's Message

Another year, another Zoom AGM. We're almost getting good at this, just in time to see the world open again. Thank you to everyone who took the time to attend and to contribute. I look forward to next year, when I can shake your hand, in person.

Over the last year, our members have overcome once in a generation challenges and even managed to make progress on a number of fronts. We are now recognized as an 'Essential Service'. We know, we are going to be large part of this Province's recovery. Our unique place as a local, low carbon building necessity is being acknowledged and broadcast through the hall of government.

That's all happened thanks to a lot of volunteer hours and experience. Our team worked together to build new educational materials, in two languages, for classrooms and parents home schooling. We curated and shared a massive toolbox of safety procedures, policies, and practices you might need. We researched, drafted and presented changes to the Guarding regulations that, if accepted, will reduce injuries and inspectorate effort while at the same time increasing consistency during inspections across the regions. Thanks to these committees, we're getting better at being good neighbours, we're getting safer and we're managing to keep up on the research and analysis required to challenge, and change the laws that shape our business.

Through BCSSGA advocacy, the biggest hurdle to a strong Provincial recovery is now as clear to the Minister as it has been to us for the last decade. We are aligned in our desires to see low carbon, local, tax efficient infrastructure. The government is funding a Pandemic Recovery Community Infrastructure Program and, we're going to help them make that dollar go farther, with less emissions by fixing the issue that has increased the cost, and the carbon, tied to construction every year.

We know most of the emissions and expense of gravel comes from transportation through trucking. Both those things affect everyone in BC. The farther we must haul, the more pollution, road wear and costs. But permitting challenges

mean we now open fewer, and bigger mines farther from town. A small town of 30,000 people will, consume about 300,000 T of gravel a year in road work, home building and infrastructure. But, to open a mine close to town to serve them efficiently – you would be over 250,000 T / year which at present, triggers a \$2 million dollar Permitting exercise. I say 'would be' – because, nobody will open that mine. It costs more in Permitting than it can make back in a decade of operation.

And so, the big mines eat up the little ones, and we truck a little farther and, charge a little more.

This isn't what's best for the Province, our communities or our industry, and both the Ministry of Mines and, your BCSSGA are going to work together to try and get that back in line with what's best for BC. We will continue to represent you, and focus on removing 'archaic' and 'overreaching' law. We are working with the Province to risk manage and right size regulations so that we are never again, lumped in with a 6000 acre gold mine that builds it's own city and a tailings pond bigger than Vancouver.

To do that, we need volunteers. Please, volunteer for a Committee. Safety, Sustainability and Membership are the key teams that keep us in touch with what's happening, what needs to happen and how to make it happen most efficiently.





Also, I hope, you'll brag a little. I am proud to be a gravel miner, even though, by trade, I'm an environmentalist. You should be too, what we do is the foundation of our entire civilization and we do it well, at low risk and high care for our environment, our teams and our communities. Share you Good news stories, reclamation pictures,

service awards – (@gravelBC on Linked in - or #crushingit) and we will shine a light on the good work you do.

**Dani Miller**  
[president@gravelbc.ca](mailto:president@gravelbc.ca)

## Past President's Message

*From Rock to Road Article*

Dear Members,

As I reflect over my two years as President and my time on the board with the BCSSGA, I am humbled both personally and professionally. During this time, I have gone from running a family business with one mine and large distribution network running up to 100 trucks day and night, to completely removed from operations into permitting, compliance, and exploration for one of the largest paving and concrete companies in the province – Terus Construction Ltd., a subsidiary of the Colas Group of companies, a world leader in road construction. During this time, I also became a founding member of APAC the Aggregate Producers Association of Canada.

At the beginning of my term in May of 2019, we set out with some goals that we knew were going to be hard to achieve. We wanted to double the membership, strengthen our regional representation by having members in all five mining regions, improve and strengthen our relationships within our Ministry, and push forward with a heavy policy driven agenda. I can proudly say we were able to achieve all of these goals by listening to our membership and acting for the greater good.

The association, as I leave it today, is what I believe to be the strongest it has ever been. It is our Membership that got us here; they are engaged on the issues, and we bring forward real solutions to our Ministry representatives and try to work with

them to resolve issues. We don't go in their offices (or now Zoom or Microsoft Teams calls) and bang on the desk demanding things be changed – we work with them to find real solutions that work for both parties, “a little give and take.”

One of the policy items we were able to get traction on is the revamping of the 5-year Mine Plan Renewal Policy. This isn't over the finish line yet and I won't bore you with all the details, but what I will say is it will streamline the process for the Ministry as well as bring back a common-sense approach to compliance and mining while also reducing some of the fees associated with it. We await our date with the treasury, and I have been assured by The Honorable Minister Bruce Ralston that it will get over the finish line.

To have success, you always need buy in at the top. I started working with Minister Ralston and his team closer when the pandemic hit. I can tell you he is a candid man who was very willing to engage, he always asked how we (our sector) was doing and to me that showed he cared. He was also a strong advocate within his government for our sector, and he proved that when we were declared an essential service – I can tell you we all appreciated that. He always told me he appreciated the way I



gave him the straight goods and I appreciated the relationship, his willingness to listen and I know our members do as well.

As President of an Association like the BCSSGA, you meet all kinds of people from the private sector, to business owners, to government employees. In my time, I have had tough conversations and not agreed on everything but I have never met anyone I didn't like. I can tell you it has humbled me and taught me to appreciate the people and our business much more than I did prior to moving into this role. The business we run is essential to life, there is not a construction job in this world that will not require some form of aggregate. I believe this is a simple but important point to remember and we should spend more time and money educating the public on this. Aggregate is a non-renewable resource and we need to treat it accordingly. I learned early on that this is the beat we needed to march to as an Association if we were ever going to be heard and make real positive change.

As I pass the torch to my successor, I can proudly say she is fantastic and she will be the first ever woman President of the BCSSGA and she has earned every ounce of this role. Dani Miller from Summit Materials has been around our industry for years and has survived many hard roads and has made it to the top spot in BC. She brought

the Association many great ideas and supported me through many ups and downs, and I will be honoured to do the same for her in my Past-President role. She will bring a new vision, a load of experience, knowledge, and of course the attitude of a tiger. I wish her all the best.

I will end by thanking *Rock to Road Magazine* for allowing me the opportunity to write this send off. I would also like to thank all of the members of the BCSSGA, my family, and Terus Construction for supporting me and our agenda during my two years as President. I will continue to be a part of the Association on the Government Relations Committee and I look forward to continuing the work we have only begun. I look forward to getting involved more in APAC as well. So stay tuned...

Kind Regards,



### **Tyson Craiggs**

Past President, BC Stone Sand and Gravel Association

Aggregate Resource Manager BC and the Yukon, Terus Construction Ltd.



# Annual General Meeting Highlights

Thank you to Minister Bruce Ralston and Deputy Minister Fazil Mihar for attending and addressing Members and guests at our Annual General Meeting. We truly appreciate the continued involvement of the Ministry in the Association and working alongside us to strengthen and bolster BC's aggregate industry.



## Deputy Minister's Award

B.C.'s aggregate industry plays an important role in building an affordable and prosperous British Columbia. However, aggregate producers play a much larger part in our communities than purely providing the necessary resources for the construction of homes, public infrastructure, and roads.

Their contribution takes a variety of forms including volunteering labour and equipment for community projects and events and supporting local organizations.

The Deputy Minister's Community Service Award recognizes the outstanding contribution the aggregate industry provides to communities across the province.

The award is presented at the BC Stone, Sand and Gravel Association Annual General Meeting.

Valley Gravel Sales DM Award  
Video Link: <https://youtu.be/pWV1uNQqvca>



gravelbc.ca

April 29, 2020

Ministry of Energy, Mines and Low Carbon Innovation  
Victoria, B.C.

To: Deputy Minister Fazil Mihar

Re: BC Stone Sand and Gravel Association Deputy Minister's Award

Dear Deputy Minister Mihar:

This will be the third consecutive year that the BC Stone Sand and Gravel Association (BCSSGA) recommends the Deputy Minister's Award the "Award" to be given to one of our Members. The Award was conceived by the BCSSGA Sustainability Committee in 2019 to recognize outstanding community service by a member that enhances the profile of aggregate producers throughout the province and sets a positive example for others that can be followed. We, as an Association, place a high priority on community contributions as they build grass roots support for the industry by giving back to communities and people living in them.

This year, after thoughtful review, we would like to nominate Valley Gravel Sales Ltd. as recipient of the 2021 Award. The application package from the member is attached. After review of the package we feel that the contributions that Valley Gravel has made in terms of reclamation of gravel sites as well as their annual school day that they are an excellent choice.

We would also like to note that in late 2020 Valley Gravel Sales Ltd. was sold to Summit Materials ULC and Valley Gravel's owner, Barry McLean, retired from operations after many successful years at the helm. We feel that Barry's dedication to reclamation and industry education over the years makes him and his family a great success story and legacy in the community.

Sincerely,

BC Stone Sand and Gravel Association  
Sustainability Committee

Attachments (1)



# Valley Gravel Sales wins B.C. Mine Reclamation Award

by Kurt Langmann - Aldergrove Star

A small family-owned gravel mining business in Aldergrove-Abbotsford is celebrating their big win of a provincial award usually reserved for the major mining companies.

On Dec. 4 the British Columbia Technical and Research Committee on Reclamation (TRCR) presented the annual Jake McDonald Mine Reclamation Award to Valley Gravel Sales Ltd. at a ceremony held in Vancouver.

The trophy, a 70 pound piece of jade mounted on a wooden base, now includes the Valley Gravel Sales name alongside major players such as Teck Resources and Highland Valley Copper.

"It's the first time it's been awarded to a small player like ourselves," said Barry McLean, who along with his brother Alan owns the Valley Gravel Sales business. "One of our staff dubbed it the Stanley Cup of land reclamation."

The award is in recognition of Valley Gravel Sales work in reclaiming three Abbotsford gravel pit properties between 2010 and 2013 to a standard where agricultural capability is at least equal or superior to the agricultural capability prior to gravel extraction.

Those three properties in West Abbotsford, totaling 37 acres, were mined over the course of about a dozen years before three years' worth of work was put into the final reclamation process, which wrapped up in 2013.

Three feet of sand and screened topsoil was laid down to create ideal growing medium on the acreages, which have since been sold to farmers who now have it in agricultural production.

More than a million tonnes of gravel was removed before final reclamation. The topsoil had been



Brothers Barry and Alan McLean of Valley Gravel Sales Ltd. with the Jake McDonald Mine Reclamation Award.

stored on the property and the sand was screened from on-site material as well.

Barry and Alan said that approach has been the practice since their late father, Doug McLean started the company in 1973 alongside their older brothers Rod and Norm.

Alan joined the business in 1983, followed by Barry in 1995.

"Dad was a farmer at heart — dairy and beef cattle — and he believed in putting the land back in use for farming, even before the Agricultural Land Commission was created and all the new rules came into effect," said Alan. "Land which is very steep or hilly or rocky can be mined and reclaimed, with the help of agrologists, hydrologists and engineers who assist in how to mine and finish the property. We just have to follow a set of drawings. Screening the topsoil is a lot more expensive but gives the best results."



Valley Gravel Sales supplies customers such as concrete manufacturers with washed sand and rock, mined from their properties in West Abbotsford.

The Metal Mine Reclamation Category Award was presented to Huckleberry Mines Limited for its habitat compensation works in the form of successful remediation of fishways in a local creek in the vicinity of the Huckleberry copper mine near Houston.

“By their successful balancing of job creation with environmental commitment, these companies exemplify B.C.’s dedication to responsible mining. I thank them for the important work they do in ensuring that B.C.’s mining industry earns the community acceptance that is necessary for a successful, sustainable mining industry,” said Bill Bennett, Minister of Energy and Mines and Minister Responsible for Core Review.

“We are very pleased to recognize the innovation that is characterized by the award winners,” said

SUBMITTED PHOTO



*Valley Gravel Sales Ltd. co-owner Alan McLean and consulting agrologist Dave Melnychuk on the reclaimed Valley Gravel Sales land on Huntingdon Road in West Abbotsford, which is now in agricultural production.*

Jonathan Buchanan, Chair of the TRCR. “From reclaimed agricultural land in the Fraser Valley to revitalized water and terrain landscapes at one of B.C.’s metal mines, we are pleased to recognize two leaders in B.C. mine reclamation.”





# Workplace Health Safety and Innovation Award



The Workplace Health, Safety & Innovation Award recognizes a workplace practice, policy, program, process, or tool which demonstrates improvements in the area of health and safety. This includes anything which could be considered proactive, unique, creative or forward thinking.



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## Brief Description *(maximum 250 words)*

1. Description: Summit Crushing, has developed a portable blast shelter that can be easily mobilized across our Quarry floor. The idea for the shelter was brought to the management teams attention by our Drill Prep Foreman. The shelter is designed with a multi-purpose lifting point, so it can be picked up with either a loader or excavator.
2. Effectiveness: During normal operations, the blaster is typically closer to a blast than other employees and requires full protection from the blast. Historically, the blaster would coordinate the blast from inside a company pickup truck. However, risks of damage to vehicles and personnel are still present. The solution developed work to mitigate Health and Safety risks our blasters by providing an adequate shelter.
3. Significance: Our operation currently mines within in two locations in the Quarry. As such, the need for an adequate shelter that could be moved based on equipment in the area drove our operational personnel to innovate an effective solution. The solution is significant in that we can further mitigate risks to the blasters and use whatever available equipment is nearby to ensure the team's safety.
4. Relevance: The solution is relevant as most Quarries have multiple pieces of equipment that can be used to move a blast shelter. A multi-use lifting point built into the shelter, will make it easier for most operating companies to ensure a blast shelter available prior to a blast.
5. Operating area: Quarry Drilling & Blasting

**Please attach images or documentation to help support your nomination**





March 12, 2021

Ministry of Environment and Climate Change Strategy  
 Site Remediation Section  
 525 Superior Street  
 Victoria, B.C.

via email: [site@gov.bc.ca](mailto:site@gov.bc.ca)

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**RE: British Columbia Stone, Sand and Gravel Association Comments, Soil Relocation Intentions Paper**

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Thank you for the invitation to review and comment on the proposed process changes for regulating the relocation of soil under the British Columbia Environmental Management Act. On behalf of members of the British Columbia Stone, Sand and Gravel Association (BCSSGA), our combined comments are presented below.

Aggregate pits and quarries are the most common form of mine in British Columbia and will likely be the most common type of “high volume receiving site” as defined in the intentions paper. The BCSSGA is disappointed at the apparent lack of inter-agency consultation that occurred during the drafting of the Soil Relocation Intentions Paper (SRIP). It’s clear that the impact to industries regulated under British Columbia Ministry of Energy, Mines and Low Carbon Innovation (EMLI) permits, though perhaps not specifically targeted, will be facing significant consequences if the SRIP is approved.

Throughout the Province, mining and quarrying of aggregates, re-processing and recycling of excavated materials, and import of excavation spoils for mine reclamation forms the backbone of the low-carbon, locally sourced materials for affordable homes and infrastructure for all residents. The aggregate industry strives to reduce its carbon footprint as much as possible year over year working towards permitting and constructing mines in areas with substantial growth, where the aggregate is consumed, and the excavation spoil is generated. Typically, aggregate is removed and excavation spoil is used to reclaim mines and quarries to a higher productivity land class (often farm or park) than prior to mining.

The largest hurdle we face in supplying local, affordable material is the regulatory burden. At present, most mines already require permits from:

- ✓ The Ministry of Energy, Mines and Low Carbon Innovation
- ✓ The Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- ✓ The Local Government (City or Regional District)
- ✓ The Agricultural Land Commission
- ✓ The Ministry of the Environment & Climate Change Strategy
  - (Environmental Assessment for all mines over 250,000T/A – mid size)

Each of these permits already requires detailed environmental review, stakeholder engagement, Indigenous consultation, geotechnical, groundwater, air quality, nuisance noise, sediment control, stormwater management, fuel management, road use study, decommissioning and reclamation plans. Several of our members operating locations even have overlapping requirements for soil removal and deposit permits, further increasing scrutiny for any importation practices that are already underway. Given the interdisciplinary, multi-regulatory conditions we operate under it is well established that the aggregate industry is a very safe, well studied and heavily regulated industry.





This blind spot in the CSR regulation is now extending to mine reclamation. While we appreciate the intent of your proposed regulation - the High Volume Fill Site aspect is unbearable for existing and proposed mine operators and will result in mines never opening or closures of existing mines, potentially without reclamation that will force the Province to step in on behalf of the taxpayer unnecessarily and, in many cases, without adequate security or resources to do so under your proposed regime.

Considering that your requirements appear to be a complete duplication of research, planning and regulation by other regulators, we are asking you to exempt all Provincially Permitted Construction Aggregate (sand and gravel pits and quarries) Mine Sites from the proposed Soil Relocation Regulation.

A thorough review of case law, particularly Cowichan Valley (Regional District) v. Cobble Hill Holdings Ltd., 2016 BCSC 489 (CanLII) may assist you in crafting a response more in keeping with your goal of simplifying, streamlining and clarifying this regulation with respect to Mines in BC.

Thank you for your consideration, please advise a convenient time when we can meet to discuss this important topic further.

Sincerely,

British Columbia Stone, Sand and Gravel Association

A handwritten signature in black ink, appearing to read 'Tyson Craiggs'.

Tyson Craiggs, President

cc: Peter Robb and Matthew MacLean, Ministry of Energy, Mines and Low Carbon Innovation

cc: Agricultural Land Commission

Minister of Infrastructure  
and Communities



Ministre de l'Infrastructure  
et des Collectivités

Ottawa, Canada K1P 0B6

Brent Morrey  
President  
Aggregate Producers Association of Canada  
[bfmorrey@gmail.com](mailto:bfmorrey@gmail.com)

Dear Brent Morrey and Co-signatories:

Thank you for your letter of June 12, 2020, encouraging federal investment in infrastructure to support economic recovery efforts across Canada. Please accept my apologies for the delay in responding.

The Government of Canada is focused on overcoming the greatest health crisis of our time. It is taking strong and quick action to stabilize our economy and support communities across Canada, while protecting the health and safety of all Canadians.

Over the past months, Infrastructure Canada has been working with federal, provincial and territorial counterparts, Indigenous leaders and municipalities to move forward on meeting immediate infrastructure needs, what can be rolled out in the short term to support jobs, and how we will restart our economy as quickly as possible while respecting public safety guidelines. The Department is also continuing to accelerate project funding approvals that create jobs and improve the quality of life for Canadians across the country, and is working diligently to process reimbursement of claims received from its partners so that they will have the funds they need to continue moving projects forward and employing Canadians.

I am aware of the important role that Canada's aggregate producers have to play in infrastructure projects across the country, and I share your desire to ensure that our government is continuing to make significant investments in provincial, territorial and municipal public infrastructure projects as the Canadian economy begins engaging on the path to post-COVID-19 recovery. To that end, in June 2020, the Government of Canada announced that allocations amounting to \$2.2 billion under the federal Gas Tax Fund would be accelerated this year and provided in a single payment to help local governments across the country meet the challenges posed by the COVID-19 pandemic.

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As you may be aware, the Government of Canada has taken a number of steps to accelerate the flow of existing infrastructure dollars. In August 2020, a new COVID-19 Resilience stream was introduced as part of the Investing in Canada Infrastructure Program to deliver more infrastructure projects during the pandemic by increasing the types of eligible projects, increasing the federal cost share, and accelerating project approvals. Under the stream, provinces and territories can transfer up to 10 per cent of their initial funding allocations to the new COVID-19 Resilience funding stream. For example, in the case of Manitoba, this means they could transfer up to \$110 million of their \$1.1-billion allocation. The expanded program is a targeted first step aimed at addressing the current health crisis and supporting economic stability with existing funds and programs.

In addition, Infrastructure Canada has launched the Canada Healthy Communities Initiative, which will provide up to \$31 million in existing federal funding to support communities to deploy innovative ways to adapt spaces and services to respond to immediate and ongoing needs arising from COVID-19 over the next two years.

More recently, the Government has announced a number of new infrastructure funding programs. The Federal Economic Statement announced \$150 million over three years to support better ventilation in public buildings. In December 2020, as part of the Healthy Environment and a Healthy Economy plan to build a better future, the Government announced its intention to invest \$1.5 billion over three years for green and inclusive community buildings. In early February 2021, the federal government also announced a commitment of \$14.9 billion for public transit projects over the next eight years, including permanent funding of \$3 billion per year for Canadian communities beginning in 2026-27.

As we seek out opportunities for further investments to create jobs, tackle climate change, and strengthen social inclusion, collaboration and consultation with key stakeholders will be essential to our long-term success. I hope that you will join me in working to build a brighter future.

Together, we will work to ensure that infrastructure plays a vital role in promoting economic growth, job creation and improving our quality of life in the coming months and years.

Please accept my best regards.  
Sincerely,

The Honourable Catherine McKenna, P.C., M.P.  
Minister of Infrastructure and Communities



May 5, 2021

Honourable Selina Robinson  
Minister of Finance  
Room 153 Parliament Buildings  
Victoria, BC  
V8V 1X4

Via email: [fin.minister@gov.bc.ca](mailto:fin.minister@gov.bc.ca)


Re. BC Speculation and Vacancy Tax - conflict with alternate interim uses

The stated purpose of the Speculation Tax is “to discourage housing speculation and people leaving homes vacant in BC’s major urban centres”. The goal of turning empty homes in to housing for British Columbians and those with foreign income contributing fairly to B.C.’s tax system are in conflict with locals who are living, working, have business in B.C. and who have vacant land with no home yet built on that land. The transitional rules for 2020 and their impact on our industry is in conflict with the goal of this tax.

In July, 2020 we highlighted in a letter to Honourable Carole James the conflict for properties which currently do not have buildings, and that for many of those properties it would be highly inappropriate to build buildings at this time. Minister James indicated in her response to our association that these issues could be resolved by working with the BC Assessment Authority. Both letters are attached.

Our individual members have worked with the BC Assessment Authority over the past months with limited success. BC Assessment Authority staff and the Appeals Panel have indicated to us that certain properties are classified as “01 Residential” essentially by default, regardless of the inappropriateness of building a home at this time. Furthermore, they have instructed us that they have no responsibility for administering the Speculation Tax, however illogical the outcome may appear. Accordingly, there continue to be a number of properties subject to the Speculation Tax in inappropriate circumstances. As a further complication, some of our members are internationally owned public companies, resulting in an additional burden that bears no relation to the goal of the tax.



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In each case these are properties fully permitted by multiple levels of municipal and provincial authorities for current or imminent mining and reclamation. In due course these properties will be reclaimed to approved uses, which would usually include at least one house. In the intervening period, the addition of homes is either impossible or at a minimum would create neighbourhood conflict that no government authority or aggregate producer desires.

The BC Stone Sand and Gravel Association wishes to reiterate its recommendation from July, 2020 that the exemption from the Speculation Tax be extended indefinitely for properties where no home currently exists.

Yours truly,

BC Stone, Sand and Gravel Association

A handwritten signature in black ink, appearing to read 'Derek Holmes'.

Derek Holmes, Executive Director

Cc: Honourable Bruce Ralston

Attachments (2)





July 6, 2020

Honourable Carole James  
Minister of Finance and Deputy Premier  
Room 153 Parliament Buildings  
Victoria, BC V8V 1X4

Via email: [fin.minister@gov.bc.ca](mailto:fin.minister@gov.bc.ca)

Re: BC Speculation and Vacancy Tax

The Provincial Government introduced the BC Speculation and Vacancy Tax in specific areas of the province as one measure to ensure British Columbians had an affordable place to live. For the first two years of the tax implementation there was an exemption for properties that currently have no home. That exemption is set to expire this year.

The BC Assessment Authority uses a system of classifications for properties, and this classification system is used to determine the applicability of the Speculation and Vacancy Tax. The “residential” classification has historically been used to classify property that once had a home or may in the future have a home, even though no home currently exists. There are many such properties in the province that have a component of “residential” classification even though there is currently no home, including many that have sand, stone and gravel mining activity. Where properties are being mined or are planned and permitted to be mined, developing homes in the short term ranges from being impossible to a source of further neighbourhood conflict during the mining process.

The stated purpose of the Speculation Tax is *‘to discourage housing speculation and people from leaving homes vacant in B.C.’s major urban centers’*. Applying this tax to properties that are being used for the benefit of the local economy and that provide the basic materials required to build new housing would be totally contrary to the affordability goals the Province is seeking to attain.

The BCSSGA recommends that the Speculation and Vacancy Tax exemption for properties with no current home be extended indefinitely.

Yours truly,

BC Stone, Sand and Gravel Association

A handwritten signature in black ink, appearing to read 'Tyson Craiggs'.

Tyson Craiggs, President

Cc: Honourable Bruce Ralston, Minister of Energy, Mines and Petroleum Resources



August 4, 2020

392712

Tyson Craiggs, President  
BC Stone and Gravel Association  
PO Box 1004  
Aldergrove, BC V4W 2V1

Dear Mr. Craiggs:

Thank you for your thoughtful letter sent on July 6, 2020, regarding the speculation and vacancy tax. I appreciate you taking the time to share your ideas and feedback with me.

For the purposes of the *Speculation and Vacancy Tax Act* (SVTA), "residential property" includes a parcel or portion of a parcel of land that is class 1 property with or without improvements. It does not include property with an assessed value of equal to or less than \$150,000. If a portion of land is assessed as class 1, and the rest of the property falls under another class of land, the owner will only be responsible for the tax on the part of their land which is class 1, and only if it's greater than \$150,000.

As you noted in your letter, the exemption for residential property without a residence is available for the 2018 and 2019 calendar year, however, Division 5 of the SVTA has several exemptions for residential properties under construction or renovation, including one for phased developments. I encourage you to review these exemptions to determine if any would be applicable to the situation you described.

At this time, there is no plan to extend the residential property without a residence exemption; however, your idea has been noted for future consideration.

To assist owners of residential property in BC who are not exempt from the tax, we have provided non-refundable tax credits. More information about these credits can be found here:

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Ministry of Finance

Office of the Minister  
and Deputy Premier

Mailing Address:  
PO Box 9048 Stn Prov Govt  
Victoria BC V8W 9B2  
Telephone: 250 387-3751  
Facsimile: 250 387-5594

Location:  
501 Belleville Street  
Parliament Buildings, Victoria  
website:  
[www.gov.bc.ca/fin](http://www.gov.bc.ca/fin)



- 2 -

<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/speculation-and-vacancy-tax/tax-credits>.

The British Columbia Assessment Authority (BCA) is the body that determines property values and classification for tax purposes. If there is concern that the property is incorrectly classified as residential, then all issues related to property values and classification should be directed to BCA. An annual appeal process is offered by BCA.

Thank you again for taking the time to write. Your comments are important to us and I appreciate your input on how we can build a better BC.

Sincerely,



Carole James  
Minister and Deputy Premier

## Membership

### ***Welcome new members in 2021:***

Canyon Gold and Gravel, Hope  
R.E. Postill & Sons Ltd., Coldstream  
Nicola Valley Aggregates Ltd., Merritt  
Jake Jay Holdings (2006) Ltd., Revelstoke  
Evergreen Solutions, Coquitlam  
Rolling Mix Concrete (BC) Ltd., Prince George  
UAViation aerial Solutions Ltd., Coquitlam  
Coast Range Concrete Ltd., Lillooet  
SLR Consulting (Canada) Ltd.  
Vancouver Island Marble Quarries, Duncan  
Westrek Geotechnical Services Ltd., Kamloops



# Committee Updates

## *Government Relations Committee*

I would like to thank the Government Relations Committee for the many hours of meetings, background research and stakeholder engagement this past year that has been one of the most effective campaigns in BCSSGA history. We continue to work hard on issues that are important to Members and always invite feedback, input and commentary on the work we do that helps strengthen our place as an organization relevant to all Producers in BC. Our committee has regional representation from the 5 mining districts and we meet monthly to discuss matters and follow up with governments in the process. Here are some of the topics of focus:

Streamlining permitting and five-year mine plan renewals (policy for which has been drafted) which is almost across the finish line waiting for Treasury to approve and Mines to implement. Minister Ralston touched on the timing for this during the AGM and we expect to see this complete before summer.

Barry McLean and Derek Holmes having been participating in the Mines Standardization and Service Improvement Project which aims to look at the issues further and “initiate a business improvement project focused on the intake process” for Notices of Work. The current system involving Front Counter review and duplication with the Mines review is slow, costly and doesn’t improve applications or reviews.

Local government overreach has been a continued topic of discussion as local government bylaws come in to conflict with provincially issue Mine permits. Legal challenges in the District of Highlands and City of Prince George have put a spotlight on the issue that the Association will be pushing hard to resolve. The Attorney General is reviewing policy and we are suggesting amendments to the Mines Act to add clarity to the law. We encourage Members to share similar

experiences so we can help the government fully understand the effect this has on business and the sustainability of the industry as a whole.

The Mines accompaniment clause was implemented last year and we have been working with Mines to review and provide clarification of the information provided to the membership as well as processes and procedures for Inspectors to follow as well as dispute and resolution mechanisms.

Ongoing efforts in the Code Review Committee by Dani Miller look at updating and revisions to the Mine Health Safety and Reclamation Code for Mines in BC to stay current and relevant. Dani is focused on ensuring that all Producers in BC, large and small, are able to understand and comply with regulations that are developed and represents sand and gravel producers and sits at the table with various stakeholders include large metal mines, unions, First Nations and the Ministry. Guarding has been a recent focus and our Committee is working closely with the Safety Committee on this matter.

Environmental Assessment (EA) thresholds continue to push proponents into designing mines that are just below the thresholds to prevent costly (time and money) EA’s. The BCSSGA produced a position paper to the Environmental Assessment Office that highlights the differences between stripping ratios for large metal and coal mines and sand and gravel/quarry operations. We feel that the regulations were based on these ratios of stripping to “pay dirt” and that for a sand and gravel pit or quarry where surface disturbance is much lower because of little stripping involved that the thresholds for an EA trigger should be six times higher than currently legislated. We also spoke to the gap in the EA thresholds, namely area of disturbance (60 ha. or 60 km), 380,000 tonnes/year of greenhouse gas emission, full time employment of 250 workers that furthers our case. After recent

meetings, we will now be focusing our efforts on working with the Ministry of Mines (EMLI), Peter Wijkamp, A/Executive Director of Policy, Legislation & Issues Resolution and Peter Robb, ADM.

We are also following and developing strategies to fight “illegal mining” in municipalities. We define this as the use of development permits issued by local government that allow mining and the sale of that material without a Mines permit. Because permits with the province take so long to get and often require expensive consultant reports,

companies are using development permits to mine and sell material to the market at much lower cost than Producers that apply for and are issued a Mines permit for the same use.

We value your input and thoughts on these and other matters of importance to you and look forward to hearing from you.

Sincerely,

**Keith Meldrum and Committee**  
**[gr@gravelbc.ca](mailto:gr@gravelbc.ca)**

## ***Safety Committee***

Firstly I would like to thank this past year’s safety committee for all of the hard work and regular meetings that have contributed to our success.

- Jeff Adams with FuelEx
- Rick Kovach from Kode Contracting
- Mike Wikdahl with Elrus
- Nikki Keith from WM Beck Insurance
- Jeevan Wadhawa with Lafarge
- Victoria Holmes from BCSSGA

I also would like to thank Ed Lingel from Daequip and Dani Miller from Mainland for their help on the guarding front.

Any new members should check out the BCSSGA Safety Toolkit and the Safety Section on our website **[www.gravelbc.ca](http://www.gravelbc.ca)**. It is a good resource for small operations to draw from and is something that I would like to see expanded this coming year.

Guarding: I have been getting quite a few questions on where we are with this. We had set up a site tour with Chief Inspector Herman Henning and Jorge Freitas on the Valley Gravel site back in December to discuss the issues in person around interpretation of the Code and lack of consistency in enforcement. It was a very useful exercise and shed light on the different viewpoints held by the different parties. We have also put together an information package with points taken from different regions and jurisdictions on how they handle equipment

guarding. MSHA being a standout because of their practical approach and the amount of data that is available in regards to guarding and injury statistics. This package and our recommendations for simplifying the HSRC guarding sections is now currently with Dani Miller who sits on the Code Review committee.

### ***BCSSGA Safety Award-Sponsored by Fuel Ex:***

Jeff Adams has very generously sponsored this award and he and Victoria have been the driving force behind getting it off the ground. This is the second iteration and allows for much more flexibility in nominating and broadens the scope of what is eligible. Safety on our sites is often driven by innovative “outside the box” thinking to solve problems and often gets unnoticed. This award recognizes and celebrates those small things that can have a huge impact on the safety of our worksites and well-being of our staff.

Some of the runners-up include:

- Beet Juice for dust suppression on crushing plants during cold weather
- Safety Tip Tuesday
- Speed Feedback signs

Stay Safe!

**David Rogalsky**

Chair, Safety Committee  
**[safety@gravelbc.ca](mailto:safety@gravelbc.ca)**



***From the Sustainability Committee:***

The sustainability committee for 2021-22 will be focusing on pushing forward with the grade 5 education package - which is currently in its first classroom - with a fall launch to get it into as many classrooms as we can.

At the top of our list of new priorities for this year, we plan to build out the education package for high school classrooms and we will be aiming for a fall 2022 launch. In conjunction, we'll be working to put together a list of locations in our communities that once were gravel pits or related uses - Lafarge Lake and Butchart Gardens are two great examples, but we're going to be looking to you, our members, to help fill out the list with as many places as possible. Our goal is to have a resource for all members to show how our industry is truly a part of the history and fabric of our communities.

We will be sending out a few messages this year by email with specific requests, so if you see one of these come your way please take a few moments to ask around, especially amongst the older members of your crews, to see what people remember. We look forward to a productive year of creating resources to connect our industry and our communities - Sustainability is built on the foundation of our relationships with our neighbours, and we hope to give you the tools to help you strengthen those bonds.

If you have any questions, comments or suggestions, and especially if you have any connections to your local schools, please don't hesitate to contact me and the committee at [sustainability@gravelbc.ca](mailto:sustainability@gravelbc.ca)

Sincerely,  
**Dan Allard**

**BCSSGA Member Highlight – Valley Gravel Sales Ltd.**

***By Dan Allard***

Barry McLean was the last of his brothers to join the gravel business in 1995 – 22 years after his father Doug began his foray into gravel mining. Doug was a farmer at heart, and Barry and his brother Alan have kept that in mind over the years as they have mined and reclaimed several properties, in particular spending 3 years to prepare 37 acres of land in Abbotsford for crop production, using sand and screened topsoil to create an ideal growing medium for farming. This work resulted in Valley Gravel winning the Jake McDonald Mine Reclamation Award. from the BC Technical and Research Committee on Reclamation – an award generally won by much larger mining operations. The McLeans' commitment to reclamation is a great example set for family mining operations in BC, and the dedication that Barry and his family have for our industry has been showcased for the

past several years as Barry has been an invaluable member of the BCSSGA, serving as treasurer for more than a decade.



## About the Association and Benefits of Membership

The BC Stone Sand and Gravel Association (BCSSGA) is a professional Association that represents all of the Aggregate Producers in British Columbia. Our members are Aggregate Producers, Associates who work with and supply to Producers, and we focus our efforts on issues that matter most to our members: government relations, sustainability and safety/training.

The aggregate industry is highly regulated with legislation and government policy developing quickly. Our strength is in our direct line of communication with the various levels of government who consult with our association whenever changes are considered in the Ministry of Energy, Mines and Petroleum Resources (MEMPR) affecting mining in the province. We also engage with local governments on behalf of our members to help municipalities understand the challenges our industry faces and lobby for regulations that work for Producers.

Sustainability is not a new concept in the BCSSGA but has been re-branded to reflect how we are perceived in public and push initiatives that build a grassroots knowledge of the value of aggregates in our schools. The Sustainability Committee also manages the Deputy Minister's award that recognizes outstanding community relations by aggregate producers in the Province.

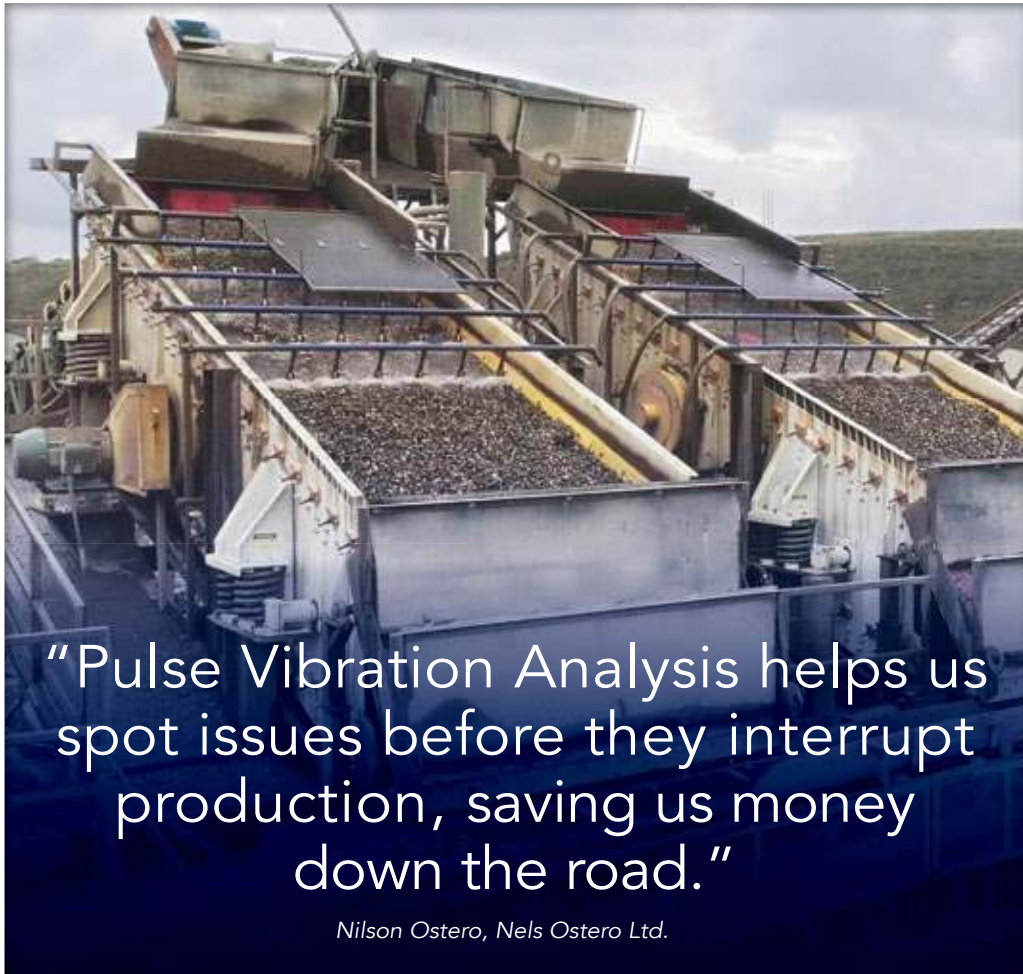
Safety and training are foundations of the aggregate industry and the Association makes sure that we inform our members about changes to the Health Safety and Reclamation Code for Mines in BC. We have a seat at the table of the Code Review Committee to ensure that the Code works for all mines in BC, not just the large metal mines which only account for a small number of overall provincial permits. The safety committee is also dedicated to providing resources for small operators to ensure their business has the latest and most up to date information available for their safety program.

Becoming a member in the Association ensures we have the numbers and resources to stay relevant with government and non-government entities. Producers benefit by having a strong industry voice advocating for them so they can stay focused on their business and regular updates and meetings to share and learn from others. We have government representatives attend and speak at every one of our meetings. Associates benefit from the networking opportunities and meetings hosted by the BCSSGA during the year with access to key decision makers in the organization and the ability to advertise their business.

For more information please contact  
**[victoria@gravelbc.ca](mailto:victoria@gravelbc.ca)**  
 or **778-571-2670**



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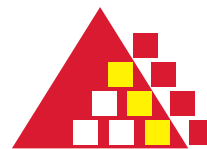
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