

Cortes Quarry – Proposed expansion

“2385425 Alberta Ltd. is applying to update the tenure holder on the file, **increase the size of the tenure from 1.25ha to 5.16ha** and notify the Ministry of Forests of the application to the Ministry of Mining and Critical Minerals to **approve washing** as a permitted activity, **introduce a concrete plant onsite** and **increase the annual extraction rate to 39,999 tonnes a year.**” (Quote from Management Plan of June 27, 2025).

- [2385425 Alberta Ltd.](#) was incorporated November 2, 2021, in Red Deer, Alberta, and is owned by Howard Nielsen. Island United is a Trade Partner Name of 2385425 Alberta Ltd.
- The proposed expansion would more than quadruple the size of the tenure, which would mean converting 3.9ha (9.7 acres) of forested Crown land to industrial use.
- Allow washing. Raises questions about source and volume of water required as well as disposal of waste water (although the management plan states water tanks would be used).
- Build concrete plant. Raises questions about volume of inputs requiring ferry transport.
- Increase annual extraction rate to 39,999 tonnes per year. [Island United’s website](#) says it has delivered 20,000 tons of aggregate in the 4+ years it has been on the island. At maximum allowable output, 39,999 tonnes per year would represent **an 8.8-times scaleup in volume mined per year**. Elsewhere in the Management Plan it states that production would be 14,545 cubic metres per year, which would represent **a 5.7-times scaleup from current production rates**.

Cortes Quarry – Proposed expansion continued

- The application details on the [BC government website](#) state “*Material is used for construction and infrastructure projects on Cortes Island with an expected annual volume not to exceed 40,000m³*”. At an average of 1.5 tons of gravel per cubic yard, the proposed expansion would be approved for 71,193 tonnes per year maximum, not 39,999 tonnes as noted in the application of 2385425 Alberta Ltd. This maximum production rate would represent a **15.7-times scaleup in volume mined per year**.
- The [Island United website](#) states “*We haul with tandem dump trucks (13-yard capacity) and can deliver across Cortes Island and **to neighbouring islands***”. Maximum approved mine production volume would require **4,024 trips per year to deliver using 13-yard capacity trucks**. The production rate proposed in the Management Plan would require **1,463 trips per year using 13-yard capacity trucks**.
- Although the Island United website states that production would serve areas beyond Cortes, the application details on the [BC government website](#) state it would serve Cortes only.
- The proposed increase in allowable output suggests a several-fold increase in truck traffic, even if maximum output is rarely reached.
- It appears that tenure to the 3.91 hectare area of the proposed expansion has been applied for and granted an A/License on June 12, 2023, which presumably means “Applied for License”. [File 2412932](#) indicates this is for a License of Occupation for the purpose of quarrying 3.91 hectares.

Cortes Quarry – Current production rate, proposed production rate in the management plan, maximum production rate in the actual application, and other statistics

Production rate: current, proposed in management plan and applied for	
Current production rate (tons/year)	5,000
Current production rate (cubic yards/year)	3,333
Current production rate (cubic metres per year)	2,549
Current production rate (tonnes/year)	4,536
Management plan proposed production rate (cubic metres per year)	14,545
Management plan proposed production rate (cubic yards per year)	19,024
Management plan proposed production rate (tonnes per year)	25,888
Management plan proposed production rate (tons per year)	28,536
Management plan stated reserves (cubic metres)	337,400
Management plan stated reserve life (years)	23
Truck trips per year at management plan proposed production rate (13 cubic yard trucks)	1,463
Applied for maximum production rate (cubic metres per year)	40,000
Applied for maximum production rate (cubic yards/year)	52,318
Applied for maximum production rate (tonnes/year)	71,193
Applied for mine life (years)	30
Applied for maximum truck trips per year (13 cubic yard trucks)	4,024
Scaleup from current production rate proposed in management plan	5.7
Scaleup from current production rate applied for	15.7

(data from: June 27, 2025, Aggregate and Quarry Management Plan, 2385425 Alberta Ltd., [Island United website](#), and [Island United facebook page](#); April, 2026)

Cortes Quarry – history of license holdings and applications

GATOR Query Results: Interest Summary

Search Criteria: PIN Number: 739041, Tenure History: On

PIN	Tantalis ID	File #	Document #	Interest	Sur/Under	<u>Effective Date</u>	Location	Status	Area (Ha)
739041	952001	2412932		A/Licence		12-Jun-2023	CORTES ISLAND	Active	3.91
739041	888393	1406069	114181	Licence		31-Dec-2011	CORTES ISLAND	Active	1.23
739041	805708	1406069	109061	Licence		31-Dec-2001	CORTES ISLAND	Inactive	1.23
739041	158864	1406069	103732	Licence		31-Dec-1990	CORTES ISLAND	Inactive	1.23
739041	158865	1406069		A/Licence		27-Dec-1989	CORTES ISLAND	Inactive	1.17

Records 1 to 5 of 5

Cortes Quarry – BC assessment information from 2026 property assessment

Total value **\$142,000**

2026 assessment as of July 1, 2025

Land \$142,000

Buildings \$0

Previous year value \$174,000

Land \$174,000

Buildings \$0

Property information

[Are the property details correct? ▾](#)

Year built

Description

Sand & Gravel (Vacant and Improved)

Bedrooms

Baths

Carports

Garages

Land size

3.029 Acres

Legal description and parcel ID

PART NE1/4, SECTION 33, SAYWARD LAND DISTRICT,
PORTION CORTES ISLAND, QUARRYING PURPOSES,
LEASE/PERMIT/LICENCE # 114181

PID:

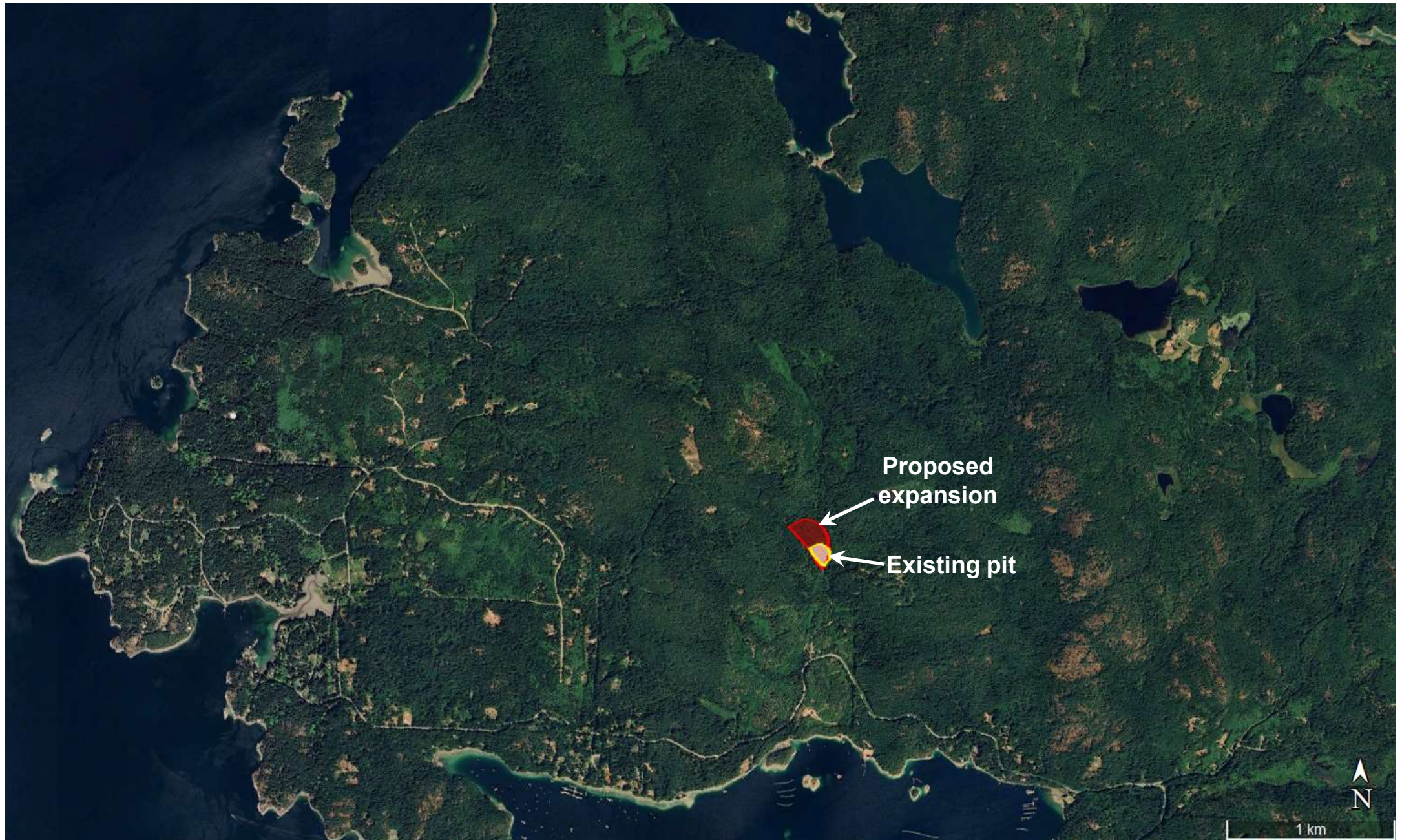
Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Cortes Quarry – Neighbouring properties from BC assessment



Cortes Quarry – Existing and proposed expansion



(data from: Google Earth, April, 2026)

Cortes Quarry – Existing and proposed expansion



(data from: Google Earth, April, 2026)

Cortes Quarry – Distance of nearest dwellings from proposed expansion

