FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Thursday, April 23, 2026, (Immediately following the FVRHD Open Meeting)
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Pages

1. LAND ACKNOWLEDGEMENT

2. CALL TO ORDER

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

All/Unweighted

MOTION FOR CONSIDERATION
THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of April 23, 2026 be approved;

AND THAT all delegations, reports, correspondence, and other information set to the Agenda be received for information.

4. DELEGATIONS AND PRESENTATIONS

4.1 2025 Audited Fraser Valley Regional District Financial Statements

11 - 48

All/Unweighted

- Presentation by Sean Reid, Partner, KPMG Enterprise
- Staff report dated April 23, 2026 by Beth Klein, Controller/Deputy CFO
- Draft 2025 Consolidated Financial Statements
- Draft 2025 Management Representation letter

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board approve the 2025 Audited Financial Statements of the Fraser Valley Regional District.

4.2 Fraser Basin Council

49 - 56

- Delegation by Cherry Tam, Regional Manager, Fraser Valley, Zita Botelho,

CEO and Terry Robert, Director of Community Resilience *(Zoom)*

- PowerPoint presentation slides

5. BOARD MINUTES & MATTERS ARISING

5.1 Draft Fraser Valley Regional District Board Meeting Minutes - March 26, 2026 57 - 73

All/Unweighted

MOTION FOR CONSIDERATION
THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of March 26, 2026 be adopted.

6. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

6.1 Draft Intergovernmental Relations Committee Open Meeting Minutes - March 17, 2026 74 - 77

6.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - April 9, 2026 78 - 82

6.3 Draft Electoral Area Services Committee Open Meeting Minutes - April 9, 2026 83 - 90

6.4 Draft Flood Resiliency Committee Open Meeting Minutes - April 16, 2026 91 - 93

7. LEGISLATIVE SERVICES

7.1 Election staff remuneration rates for the 2026 general local elections 94 - 97

All/Unweighted

- Staff report dated April 9, 2026 by Jaime Van Nes, Chief Election Officer & Lauren Olynick, Deputy Chief Election Officer

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board establish the following election staff remuneration rates for the purposes of conducting the 2026 general local elections:

Chief Election Officer - 5 days off in lieu of overtime or cash equivalent

Deputy Chief Election Officer - 3 days off in lieu of overtime or cash equivalent (exempt), Cash equivalent for hours worked (union)

Presiding Election Official - $660

Alternate Presiding Election Official - $595

Election Official - $525

Location premium - $125

Training session - $50

8. FINANCE

8.1 2026 Grant-In-Aid Request – Deroche Farmers Market, Electoral Area C and G 98 - 100

All/Unweighted

- Staff report dated April 9, 2026 by Beth Klein, Controller/Deputy CFO
- GIA application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,330, funded from the 2026 Electoral Area C and Electoral Area G grant-in-aid budgets in equal amounts of $1,165, to help offset the cost of operating the Deroche Farmers Market.

8.2 2026 Grant-In-Aid Request – Columbia Valley Fire Department Association, Electoral Area H 101 - 105

All/Unweighted

- Staff report dated April 9, 2026 by Beth Klein, Controller/Deputy CFO
- GIA application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Columbia Valley Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

8.3 2026 Grant in Aid Request – Cultus Lake Fire Department Association, Electoral Area H 106 - 108

All/Unweighted

- Staff report dated April 9, 2026 by Beth Klein, Controller/Deputy CFO
- GIA application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Cultus Lake Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

8.4 2026 Grant-In-Aid Request – Lindell Beach Residence Association, Electoral Area H 109 - 111

All/Unweighted

- Staff report dated April 9, 2026 by Beth Klein, Controller/Deputy CFO
- GIA application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Lindell Beach Residence Association, funded from the 2026 Electoral Area H grant-in-aid budget to support debris removal efforts.

9. BYLAWS

9.1 Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026 112 - 117

All/Unweighted

- Staff report dated March 12, 2026 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw No. 1818, 2026

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026.*

9.2 Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026 118 - 122

All/Unweighted

- Staff report dated February 12, 2026 by Beth Klein, Controller/Deputy CFO
- Draft Bylaw No. 1821, 2026
- Statutory Approval

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026.*

9.3 Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026 123 - 131

Electoral Areas A&B, Hope/Weighted

- Staff report dated April 9, 2026 by Christina Vugteveen, Manager of Parks
- Draft Bylaw No. 1823, 2026

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board postpone consideration of the bylaw cited as *Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026* until a revised bylaw with incremental fee increases is presented at a future meeting*;*

AND THAT the revised bylaw include a fee review process.

9.4 Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026 132 - 144

- Staff report dated April 9, 2026 by Beth Klein, Controller/Deputy CFO
- Consolidated amendment listing 2025
- Draft Bylaw No. 1827, 2026

MOTION FOR CONSIDERATION

MOTION NO. 1

All/Weighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Weighted

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026;*

MOTION FOR CONSIDERATION
MOTION NO. 3

All/Weighted (2/3 Votes Cast)

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026.*

9.5 Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026 — 145 - 148

- Staff report dated April 23, 2026 by Beth Klein, Controller/Deputy CFO
- Draft Bylaw 1834, 2026

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026.*

10. PERMITS

10.1 Commercial Gravel Operations Permit 2026-02 for 13361 Stave Lake Quarry, Electoral Area F — 149 - 286

All/Unweighted

- Staff report dated April 9, 2026 by Aiming Liao, Development Technologist
- Draft Permit
- Quarry Permit (September 4, 2018)
- Evaluation of Noise and Particulate Matter report
- Mine Development Plan
- Hydrology Assessment
- Have Your Say feedback

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-02 to 426969 B.C Ltd. and Fraser Valley Aggregates Ltd. for Stave Lake Quarry located at 13361 Stake Lake Rd, Electoral Area F.

10.2 Commercial Gravel Operation Permit 2026-03 for 10200 Sylvester Road, Electoral Area F — 287 - 400

All/Unweighted

- Staff report dated April 9, 2026 by Aiming Liao, Development Technologist
- Draft Permit
- Soil Removal Permit (January 27, 2009)
- Staff report dated January 5, 2009 by Rick McDermid, Manager of Development Approvals
- Quarry Permit (September 4, 2014)
- Mine Development Plan
- Have Your Say feedback

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-03 as drafted.

11. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

11.1 Athey Rd Shoreline Protection – Rip Rap Supply Amendment — 401 - 402

All/Weighted

- Staff report dated April 23, 2026 by Sterling Chan, Deputy Director of Engineering

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute a change order to the previously signed contract with the Nicomen Island Improvement District for the amount of $575,000 for the supply of rip rap material required to complete the Athey Rd Shoreline Protection works.

11.2 Car Seat Recycling Program Contract Amendment — 403 - 406

All/Weighted

- Staff report dated April 9, 2026 by Ashley Zhu, Environmental Services Technician & Lance Lilley, Manager of Environmental Services

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board support a contract amendment with Reclaim Plastics to expand the current two-year pilot program by $80,000 to allow for the collection and recycling of additional child and infant car seats.

11.3 Relocation of the Mission Air Quality Monitoring Station 407 - 409

All/Weighted

- Staff report dated April 9, 2026 by Elias Ross, Environmental Services Coordinator

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board authorize its signatories to enter into a Licence of Occupation with the Mission School District No. 75 for the relocation of the air quality monitoring station to 7684 Stave Lake Street, Mission.

12. OTHER MATTERS

12.1 2023-2026 Strategic Plan Update – Q1 410 - 420

FOR INFORMATION ONLY

- Staff report dated April 23, 2026 by Jennifer Kinneman, Chief Administrative Officer
- Strategic Plan Snapshot

12.2 Advocacy Plan Update 421 - 436

FOR INFORMATION ONLY

- Advocacy Dashboard - Q1

12.3 Resolution from March 17, 2026 Intergovernmental Relations Committee Meeting 437 - 449

All/Unweighted

- PowerPoint presentation slides *(As presented at the March 17, 2026 Intergovernmental Relations Committee Meeting)*

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board direct staff to work together with the Fraser Basin Council on the creation of a Regional Working Group regarding Illegal Soil Dumping on Agricultural Lands.

12.4 Resolution from March 17, 2026 Intergovernmental Relations Committee Meeting

All/Unweighted

MOTION FOR CONSIDERATION

THAT staff monitor the recent legal case with respect to Aboriginal title on fee simple lands and that this item be added to the advocacy dashboard.

12.5 Tourism Ch'illiwack Municipal & Regional District Tax Renewal 450 - 452

All/Unweighted

- Staff report dated April 9, 2026 by David Urban, Deputy Director of Regional Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board provide support for Tourism Ch'illiwack's application for renewal of their 2027 to 2031 Municipal and Regional District Tax Program.

12.6 2026 Community Resiliency Investment (CRI) FireSmart Community Funding and Supports Grant for FireSmart Activities and Fuel Management Activities Endorsement Amendment Request 453 - 454

All/Unweighted

- Staff report dated April 9, 2026 by Andrew Schellenberg, Emergency Management Coordinator

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board provide an amended endorsement to the 2026 UBCM Community Resiliency Investment Program – FireSmart Community Funding and Supports, Allocation-based Funding stream, for FireSmart activities up to $1,200,000 over two years and confirm that the FVRD will provide overall management of the grant if the application is approved.

12.7 Frontage Waiver and Covenant – 3 Lot Subdivision of 42849 Tait Road, Electoral Area C 455 - 459

All/Unweighted

- Staff report dated April 23, 2026 by Julie Mundy, Planner I
- Draft Subdivision Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board exempt the proposed 3-lot subdivision of 42849 Tait Road, Electoral Area C, from the minimum highway frontage requirements of Section 512 of the *Local Government Act*, and the FVRD *Subdivision and Development Servicing Bylaw*, provided that the panhandle width is not less than 6.0 metres;

AND THAT the Fraser Valley Regional District Board authorize the execution of all legal documents for the proposed 3-lot subdivision of 42849 Tait Road, including the registration of a Section 219 covenant under the *Land Title Act*, to address the geohazard development permit area.

12.8 Lower Fraser Floodplain Coalition 460 - 467

All/Unweighted

- PowerPoint presentation slides *(As presented at the April 16, 2026 Flood Resiliency Committee meeting)*
- Towards Action on Floodplain Resilience in the Lower Mainland Handout

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board support the Lower Fraser Floodplains Coalition Joint Statement for action on floodplain resilience in the lower mainland.

13. ADDENDA ITEMS/LATE ITEMS

14. REPORTS BY STAFF

15. REPORTS BY BOARD DIRECTORS

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

IN PERSON PARTICIPATION

FVRD Board Room

ONLINE PARTICIPATION

Questions can be emailed to info@fvrd.ca before 1 pm, April 22, 2026. Alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

17. RESOLUTION TO CLOSE MEETING

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act.*
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public.
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a

provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

R E C E S S

18. RECONVENE OPEN MEETING

19. RISE AND REPORT OUT OF CLOSED MEETING

20. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of April 23, 2026 be adjourned.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2026-04-23
From: Beth Klein, Controller/Deputy CFO **File No.** 1880-25

Subject: 2025 Audited Fraser Valley Regional District Financial Statements

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve the 2025 Audited Financial Statements of the Fraser Valley Regional District.

BACKGROUND

Section 376 of the Local Government Act and Section 167 of the Community Charter require annual financial statements for the preceding year be presented and approved by the Board. Once approved, the financial statements are required to be submitted to the Inspector of Municipalities by May 15th. The Regional District submits the statements through an online portal called the Local Government Information System (LGIS).

The audit on the financial statements for the Fraser Valley Regional District (FVRD) has now been completed (with some exceptions) by KPMG, the FVRD's appointed independent auditor. The audit process began with an interim audit in December 2025 for items recorded or completed by November 30, 2025 and resumed in March 2026 after all 2025 entries had been completed.

During the audit fieldwork, staff worked with the KPMG team to review processes and implementation of policies, test transactions ensuring compliance with accounting standards, and review comparables to budget and prior years.

DISCUSSION

Representatives from KPMG are now presenting the results of the 2025 audit for the Board's consideration. Prior to releasing the financial statements, the Board must approve the financial statements, and the auditors must perform their subsequent events review. This procedure is a review of any material subsequent events that may have occurred between the financial statement creation for approval and the day of the Board approval.

The preliminary audit opinion determined there were no changes to processes required; however, in the coming year staff will be required to begin work on a new accounting standard. This accounting

standard is to update the existing presentation of our Financial Statements. In addition, one adjustment was required to the staff presented financial statements, as shown in the attached Management Representation Letter. The adjustment was a correction to the amount of depreciation staff calculated on the new Cultus Lake wastewater treatment plant in the first year of operations and has been corrected in the attached draft financial statements.

The FVRD's 2025 Draft Financial Statements are attached to this report for review, and copies of the final version will be available for inspection by the public on the FVRD's website after approval by the Board.

Financial Statement Highlights

The attached Financial Statement package includes the four required consolidated financial statements, with required notes further detailing line items. Overall, the FVRD continues to gain accumulated surplus indicating a stable financial position and continued growth in savings for future projects.

Financial Position

In 2025, surplus grew by $8M compared to 2024: Financial Assets increased by $6M, Financial Liabilities decreased by $1M, and Non-Financial Assets grew by $1.5M.

Financial Assets saw a shift from long-term investments to a more liquid portfolio at the end of 2025. This was mainly due to an intentional change in timing of reinvestments. In 2026, staff will continue to work with our investing partners on further investment plans which will be reported back to the Board through our quarterly treasury updates.

Financial Liabilities remained relatively consistent with 2025, with variances due to continued pay off of debt and a slight increase in our unspent Community Works Funds which is detailed in Note 10 of the financials. Grant Plans continue to evolve through the financial planning process and staff will continue to bring forward any needs to future planning at that time.

Finally, Non-Financial Assets saw a slight increase in prepaid expenses due to the timing of receiving purchases made in 2025, such as for fire trucks. In addition, a change in tangible assets was due to purchase of new park land in 2025. Although there were large capital projects completed in 2025, such as the Cultus Lake wastewater treatment plant, most of those costs were already allocated to this line item under our work in progress category shown in Note 11.

Financial Activities

When looking at the Statement of Financial Activities, the reader will note a significant decrease in revenue from 2024. As shown in Note 11(c), in 2024 the FVRD received a significant government transfer from the District of Hope for the Dan Sharrers Aquatic Centre. In 2025, the government grants and transfers line item is closer to a normalized value, although provincial grants recorded in 2025 were lower due to the completion of grant funding being realized for the Cultus Lake wastewater

treatment plant in 2024. In addition, the FVRD utilized less Community Works Funds in 2025 compared to prior year, resulting in a decrease to Other Revenues.

FVRD expenses continue to be impacted by growth in inflation, construction costs, and contract costs. Aside from growth, changes in expense lines are typically due to new projects which would be reflected in the budget values. Overall, a 12% increase was seen in expenses with the greatest growth in Transportation Services due to increased contract costs with BC Transit, also shown on the FVRD's segmented information (Note 19) under Program Support.

In comparison to the 2025 budget adopted in February 2025, ending surplus saw an 8% difference. The FVRD has an extensive budget amendment process and ensures any new spending is approved by the Board throughout the year for projects above $10k. Although the FVRD has an amendment approval process, current accounting standards do not allow for an amended budget to be included on the financial statements; any projects carried forward from prior years or projects not complete in the current year are not captured in this comparison.

COST

There are no further costs associated with the report's recommendation, and the cost of the annual external audit are within budget.

CONCLUSION

The 2025 Financial Statements are being presented to the Fraser Valley Regional District's Board for approval following the completion of the audit by KPMG.

FRASER VALLEY REGIONAL DISTRICT

CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2025

DRAFT

Management's Responsibility for the Consolidated Financial Statements	**1**
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Notes to the Consolidated Financial Statements	**9**

DRAFT

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of the Fraser Valley Regional District (the "Regional District") are the responsibility of the Regional District's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles established by the Public Sector Accounting Board of the Canadian Institute of Chartered Professional Accountants. A summary of the significant accounting policies are described in the notes to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Regional District's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The Board of Directors meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters.

The consolidated financial statements have been audited by KPMG, LLP independent external auditors appointed by the Regional District. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the Regional District's consolidated financial statements.

DRAFT

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Beth Klein,Controller/Deputy Chief Financial Officer

KPMG LLP
45890 Hocking Ave Suite 302
Chilliwack, BC V2P 1B4
Canada
Tel 604 793 4700
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Fraser Valley Regional District

Opinion

We have audited the consolidated financial statements of Fraser Valley Regional District (the District), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of financial activities for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the District as at December 31, 2025, its consolidated results of financial activities, its consolidated changes in net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

DRAFT

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the District's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

DRAFT

Chartered Professional Accountants

Chilliwack, Canada

DRAFT

Fraser Valley Regional District
Consolidated Statement of Financial Position

December 31, 2025

	2025	2024
Financial Assets		
Cash and cash equivalents *(Note 1)*	$ 34,848,545	$ 19,925,680
Accounts receivable *(Note 2)*	12,673,486	14,246,755
Inventories	30,646	38,462
Investments *(Note 3)*	45,691,474	53,289,728
Investment in Partnership *(Note 4)*	1,488,836	1,444,476
	94,732,987	88,945,101
Financial Liabilities		
Trade payables and accrued liabilities (Note 5)	4,820,652	5,921,400
Accrued interest	119,201	119,009
Due to Local governments	2,677,617	2,529,870
Asset retirement obligations *(Note 6)*	2,446,761	2,426,407
Municipal Finance Authority debentures *(Note 8)*	9,480,457	10,161,890
Development levies and deferred revenue *(Note 9)*	15,318,704	15,337,299
Community Works funds *(Note 10)*	8,064,991	7,433,741
	42,928,383	43,929,616
Net Financial Assets	51,804,604	45,015,485
Non-Financial Assets		
Prepaid expenses	1,186,809	615,242
Tangible Capital Assets *(Note 11)*	89,521,614	88,538,140
Intangible Capital Assets *(Note 12)*	334,675	365,100
	91,043,098	89,518,482
Accumulated Surplus	$ 142,847,702	$ 134,533,967

Contingent Liabilities *(Note 15)*

Approved on behalf of the Board:

_____ Controller/ Deputy Chief Financial Officer

DRAFT

Fraser Valley Regional District
Consolidated Statement of Financial Activities

Year Ended December 31, 2025

	Budget 2025 *(Note 17)*	Actual 2025	Actual 2024
Revenues			
Member requisitions	$ 27,041,260	$ 27,041,263	$ 25,122,447
Government grants and transfers	17,602,310	9,189,672	27,677,197
Utility user fees	2,187,220	2,223,285	1,995,354
Sale of services *(Note 18)*	6,612,310	7,513,818	7,746,352
Other	6,111,410	2,107,415	4,029,884
Interest	581,270	2,228,191	2,329,256
Income from Partnerships	-	44,360	222,260
	60,135,780	50,348,004	69,122,750
Expenses			
General government services	5,391,670	4,771,865	4,673,058
Protective services	20,618,810	11,320,153	10,711,399
Transportation services	7,368,920	7,626,166	6,429,033
Environmental health services	3,793,180	3,324,833	3,037,878
Environmental development services	3,823,270	3,051,116	2,240,068
Recreation and cultural services	7,290,270	7,918,613	6,945,452
Utilities services	2,781,820	4,021,523	3,376,238
	51,067,940	42,034,269	37,413,126
Annual Surplus	9,067,840	8,313,735	31,709,624
Accumulated Surplus, Beginning of Year	134,533,967	134,533,967	102,824,343
Accumulated Surplus, End of Year	$ 143,601,807	$ 142,847,702	$ 134,533,967

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Fraser Valley Regional District
Consolidated Statement of Changes in Net Financial Assets

Year Ended December 31, 2025

	2025	2024
Annual surplus	**$ 8,313,735**	**$ 31,709,624**
Acquisition of tangible capital assets	(4,774,488)	(30,027,386)
Amortization of tangible capital assets	3,743,794	2,766,712
(Gain)/Loss on sale of tangible capital assets	(45,115)	18,925
Proceeds on sale of tangible capital assets	21,300	50,584
Net change in asset retirement obligations	(20,353)	(421,102)
Amortization of intangible capital assets	30,425	30,425
Accretion expenses	91,388	99,663
Change in prepaid expenses	(571,567)	256,057
Change in Net Financial Assets	6,789,119	4,483,502
Net Financial Assets, Beginning of Year	45,015,485	40,531,983
Net Financial Assets, End of Year	$ 51,804,604	$ 45,015,485

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Fraser Valley Regional District
Consolidated Statement of Cash Flows
Year Ended December 31, 2025

	2025	2024
Operating Activities		
Annual surplus	$ 8,313,735	$ 31,709,624
Items not involving cash		
Amortization of tangible capital assets	3,743,794	2,766,712
(Gain)/Loss on sale of tangible capital assets	(45,115)	18,925
Amortization of intangible capital assets	30,425	30,425
Accretion	91,388	99,663
Partnership income	(44,360)	(222,260)
	12,089,867	34,403,089
Change in non-cash operating items		
Accounts receivable	1,573,269	(2,976,972)
Inventories	7,816	(14,497)
Prepaid expenses	(571,567)	256,057
Trade payables and accrued liabilities	(1,100,748)	461,999
Local governments	147,747	18,120
Accrued interest	191	39,144
Development levies and deferred revenue	(18,593)	478,059
Community works fund	631,250	(392,937)
	12,759,232	32,272,062
Investing Activities		
Acquisition of tangible capital assets	(4,774,488)	(30,027,386)
Proceeds on sale of tangible capital assets	21,300	50,584
Decrease/(Increase) in portfolio investments	7,598,254	(8,403,425)
	2,845,066	(38,380,227)
Financing Activities		
Proceeds from debenture debt	-	3,500,000
Repayment of debenture debt	(681,433)	(573,968)
	(681,433)	2,926,032
Change in Cash	14,922,865	(3,182,133)
Cash and cash equivalents, Beginning of Year	19,925,680	23,107,813
Cash and cash equivalents, End of Year	$ 34,848,545	$ 19,925,680
Supplementary cash flow information:		
Interest paid	$ 376,479	$ 320,717
Non-cash transaction:		
Tangible capital asset additions related to asset retirement obligations (note 6)	$ (20,353)	$ (421,102)

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Basis of Presentation

The Fraser Valley Regional District financial statements have been prepared in accordance with the accounting standards of the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Professional Accountants. All material inter-fund transactions have been eliminated.

Basis of Consolidation

The financial statements are presented on a consolidated basis and include the following funds:

(a) Operating Fund

The operating fund reflects the financial activities associated with the provision of general municipal and utility services during the year.

(b) Capital Fund

The capital fund reflects the financial activities associated with the acquisition, construction and funding of capital assets.

(c) Reserve Fund

The reserve fund reflects appropriations of surplus authorized by the Board to be set aside for the funding of future operating or capital expenditures.

Budget Amounts

Budget amounts reflect the statutory annual budget as adopted by the board on February 27, 2025.

Comparative Figures

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted in the current year.

Revenue Recognition

Revenues from member requisitions and grants in lieu of taxes are recognized in the year that they apply. Revenue from sales of services are recognized when the services are provided. Government grants are recognized when they are approved by senior governments and the conditions required to earn the grants have been completed. Development levies are recognized as revenue in the period the funds are expended on a development project. Development levies not expended are recorded as unearned revenue.

Cash and Cash Equivalents

Cash and cash equivalents include cash as well as deposits in term deposits. These investments are highly liquid and are readily convertible to known amounts of cash.

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Financial Instruments

Financial instruments include cash and cash equivalents, investments, accounts receivable, accounts payable and accrued liabilities and debt. Cash and cash equivalents include cash, high interest savings accounts and short-term highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value. Investments are comprised of non-redeemable guaranteed investment certificates, Municipal Finance Authority ("MFA") pooled funds and bonds issued by Canadian chartered banks.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently measured at cost or amortized cost unless the Regional District has elected to carry the financial instrument at fair value. The Regional District has not elected to carry any financial instruments at fair value.

Unrealized changes in fair value would be recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 30, 2024. As a result, the Regional District does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred. Transaction costs incurred on the acquisition of financial instruments recorded at cost or amortized cost are included in the cost. Sales and purchases of investments are recorded on the trade date.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

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Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible Capital Assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Land improvements	3 - 50
Buildings and building improvements	10 - 100
Vehicles	5 - 20
Machinery and equipment	3 - 15
Water and wastewater infrastructure	10 - 100

Landfill sites are amortized using the units of production method based upon capacity used during the year.

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the assets are available for productive use.

Tangible capital assets received as contributions or government transfers are recorded at their fair value at the date of receipt and are also recorded as revenue.

(ii) Intangible Capital Assets

Intangible capital assets are recorded at cost, which includes amounts for the campground license related to the purchase of the Vedder River Campground occupation license. The costs are amortized on a straight-line basis over their estimated useful life as follows:

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Asset	Useful Life - Years
Campground license	20

(iv) Natural Resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

(v) Works of Art and Cultural Historic Assets

Works of art and cultural historic assets are not recorded as assets in these financial statements.

Use of Estimates

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities and at the date of the financial statements, and reported amounts of revenue and expenditures during the reported period. Actual results could differ from those estimates.

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Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all the following criteria are met:

(a) an environmental standard exists;

(b) contamination exceeds the environmental standard;

(c) the Regional District:

(i) is directly responsible; or

(ii) accepts responsibility

(d) it is expected that future economic benefits will be given up; and

(e) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

The Regional District has determined that as of December 31, 2025, no contamination in excess of an environmental standard exists related to land not in productive use for which the Regional District is responsible.

Asset Retirement Obligation

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

(i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
(ii) The past transaction or event giving rise to the liability has occurred;
(iii) It is expected that future economic benefits will be given up; and
(iv) A reasonable estimate of the amount can be made.

The estimate of the asset retirement obligation includes costs directly attributable to the asset retirement activities and is recorded as a liability and increase to the related tangible capital assets if the tangible capital asset is in productive use. The asset retirement obligation is recorded as a liability and expense if the related tangible capital asset is unrecognized or nolonger in productive use.

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1. Cash and cash equivalents

	2025	2024
Cash	$ 29,243,362	$ 8,092,082
Short Term Deposits	5,605,183	11,833,598
	$ 34,848,545	$ 19,925,680

2. Accounts Receivable

	2025	2024
Accrued Interest	$ 972,628	$ 816,527
Local Government	959,541	906,714
Provincial Government	5,493,147	6,906,341
MFA Debt Reserve - Cash	1,938,857	1,926,131
Regional Hospital District	-	(51,523)
Trade Accounts and User Fees	3,309,313	3,742,565
	$ 12,673,486	$ 14,246,755

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3. Investments

The District holds investments in bonds, GICs, and high-interest investment tools.

Investments held at December 31, 2025 are as follows:

		Amount	Effective Interest Rate	Maturity Date
Bonds				
	BNS EXT STEP UP	$ 1,060,000	1.50%	November 21, 2030
	BMO EXT STP UP	4,000,000	1.55%	December 21, 2030
	Discount on purchase of bonds	(12,569)		
GICs				
	BMO GIC	1,000,000	3.88%	April 2, 2026
	BMO GIC	1,333,333	5.04%	May 27, 2026
	BMO GIC	2,500,000	4.80%	July 2, 2026
	CCS GIC	1,000,000	6.00%	August 29, 2026
	CCS GIC	1,700,000	6.05%	September 21, 2026
	BMO GIC	2,000,000	3.81%	October 2, 2026
	CCS GIC	1,000,000	6.05%	November 2, 2026
	ENVISION GIC	5,187,500	5.75%	December 20, 2026
	PROSPERO GIC	3,000,000	5.45%	December 20, 2026
	CCS GIC	1,000,000	3.60%	February 10, 2027
	PROSPERO GIC	1,000,000	5.30%	March 4, 2027
	BMO GIC	3,000,000	4.90%	May 3, 2027
	MERIDIAN GIC	2,000,000	3.40%	April 5, 2027
	BMO GIC	2,631,599	4.65%	June 25, 2027
	SCOTIA GIC	2,000,000	3.50%	October 4, 2027
	CCS GIC	1,000,000	3.30%	October 4, 2027
	SCOTIA GIC	2,291,611	3.63%	June 26, 2028
	SCOTIA GIC	2,000,000	3.50%	October 4, 2028
	SCOTIA GIC	3,000,000	3.50%	October 31, 2028
	SCOTIA GIC	2,000,000	3.83%	December 27, 2028
Total		$ 45,691,474		

Investments held by the Regional District include securities guaranteed for principal and interest by Canada or by a province, and deposits of chartered banks and credit unions.

Investments at December 31, 2025 have a total carrying value of $46,664,205 (2024 - $54,106,358), consisting of amortized cost of $45,691,474 (2024 - $53,289,728) and related accrued interest of $972,731 (2024 - $816,630). The market value of these investments at December 31, 2025 is approximately $46,230,915 (2024 - $53,501,061).

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4. Investment in Government Business Partnership

(a) The District owns a 1/3 partnership share in the Cascade Lower Canyon Community Forest LP "CLCCF" or the "Partnership".

(b) In 2006, the District along with the Yale First Nation and the District of Hope established the CLCCF for the purpose of operating a community forest. The District initially invested $10,000 for 10,000 units in the Partnership. In 2013, the Partnership acquired a license to forest up to 34,300 cubic meters of timber annually. At this time net revenues are anticipated to remain within the Partnership until such time that the CLCCF Board determines that sufficient reserves exist to fund capital needs related to forestry operations. Should the Partnership cease to exist, the District would be entitled to 1/3 of the accumulated equity.

The Partnership has a March 31 year-end. The condensed results for its year end March 31, 2025 are summarized below.

CLCCF Condensed Financial Statements:

Assets	2025	2024
Cash	$ 4,451,392	$ 3,606,470
Other Current Assets	538,848	1,188,264
Tangible Capital Assets	192,801	211,404
	$ 5,183,041	$ 5,006,138
Liabilities		
Accounts Payable	$ 722,462	$ 678,651
Partnership Equity	4,460,579	4,327,487
	$ 5,183,041	$ 5,006,138

	2025	2024
Total Revenue	$ 3,446,902	$ 4,577,873
Total Expenses	3,313,810	3,910,802
Net Income	$ 133,092	$ 667,071

5. Trades Payable and Accrued Liabilities

	2025	2024
Accrued Liabilities	$ 1,119,193	$ 3,066,715
Trade Accounts Payable	1,807,307	1,878,809
Refundable Deposits	1,079,152	975,876
Life Estate Agreement	815,000	-
	$4,820,652	$5,921,400

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6. Asset Retirement Obligation

The Regional District's Asset Retirement Obligation ("ARO") consists of several obligations as follows:

a) Landfill obligation

The Regional District has one active landfill within its boundaries and is responsible for the costs of its closure and post-closure activities. The liability for the closure of operational sites and post-closure care has been recognized under PS 3280 ARO. The Regional District has estimated the costs associated with these activities based on engineering studies required by the Ministry of Environment. The costs were based upon the presently known obligations that will exist at the estimated year of closure of the sites including covering, grading and surface water management. Post-closure activities include leachate and environmental monitoring, maintenance and reporting. Post-closure activities are expected to occur for approximately 32 years. The landfill has an estimated remaining useful life ranging from 14 to 36 years at December 31, 2025.

b) Contractual obligations

The Regional District holds lease arrangements which contain clauses requiring decommissioning of any leasehold improvements at the end of the lease term which have been constructed by the Regional District. Under PS 3280 ARO, the Regional District recognized an obligation relating to the decommissioning of leasehold improvements recognized for any of its lease arrangements at December 31, 2025. The lease arrangements have various terms ranging from 1 to 30 years, of which various numbers of years remain.

c) Buildings obligations

The Regional District owns several buildings throughout its operations that are likely to contain asbestos, which represents a health hazard upon renovation or demolition of the building and there is a legal obligation to remove it. Under PS 3280 ARO, the Regional District recognized an obligation relating to the removal and post-removal care of the asbestos in these buildings as estimated at December 31, 2025. The buildings have estimated remaining useful lives ranging from 2 to 37 years.

Estimated ARO costs totaling $5,285,462 have been discounted using a present value calculation with a discount rate of 3.88%. The timing of these expenditures is estimated to occur between 2026 and 2093 with the regular replacement, renovation, or disposal of assets. No recoveries are expected at this time.

Changes to the asset retirement obligation in the year are as follows:

	Balance at December 31, 2024	Accretion Expense	Change in Estimate	Balance at December 31, 2025
Landfill	$ 1,238,420	$ 48,050	$ -	$ 1,286,470
Contractual obligations	745,328	28,919	-	774,247
Buildings	442,659	14,419	(71,034)	386,044
	$ 2,426,407	$ 91,388	$ (71,034)	$ 2,446,761

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7. Municipal Finance Authority Debt Fund

(a) All funds borrowed by the Regional District are upon its credit at large and will, in event of default, constitute an indebtedness of its member municipalities for which they are jointly and severally liable.

(b) Debenture debt payments (including interest) as at December 31, 2025 are projected for the next five years as follows:

	Member Municipalities	Regional District	Total
2026	$ 8,560,200	$ 1,057,820	$ 9,618,020
2027	8,233,580	1,043,630	9,277,210
2028	6,545,310	1,043,630	7,588,940
2029	5,666,580	976,430	6,643,010
2030	5,654,280	839,730	6,494,010
	$ 34,659,950	$ 4,961,240	$ 39,621,190

8. Municipal Finance Authority Debentures

(a)The Regional District has entered into agreements with member municipalities for the purpose of financing municipal undertakings. Under the terms of these agreements, the municipalities are required to provide for and to pay to the Regional District such amounts as are required to discharge their obligations. Any deficiency that may occur shall be a liability of the municipalities.

(b)Municipal Finance Authority debentures are shown net of debt charges recoverable:

	2025	2024
Debentures	$ 52,134,231	$ 58,786,799
Debt charges recoverable:		
City of Abbotsford	(27,479,539)	(31,945,097)
Village of Harrison Hot Springs	(235,212)	(277,591)
District of Hope	(2,583,493)	(2,854,560)
District of Kent	(782,788)	(866,767)
City of Mission	(11,572,742)	(12,680,894)
Net Municipal Finance Authority Debentures	$ 9,480,457	$ 10,161,890

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9. Development Levies and Deferred Revenue

Development levies represent amounts received from developers for capital infrastructure expenditures required as a result of development projects. As these amounts are expended, the deferred revenue will be reduced and the amount expended will be recorded as revenue in the statement of financial activities, the year in which the amounts are expended. The following development levies are restricted for specified purposes.

	2025	2024
West Popkum Drainage	$ 307,458	$ 295,971
Lakeside Trail	326,524	320,825
Bell Acres Water	23,782	22,893
Parkview Water	86,415	83,186
Area D Water	286,161	271,207
Deroche Water	163,496	157,388
Area C Parks Cash in Lieu	69,915	67,303
Area D Parks Cash in Lieu	124,997	120,327
Area D Parks VCC	80,073	77,082
Area F Parks Cash in Lieu	50,617	48,726
Area H Parks Cash in Lieu	63,534	61,160
	$ 1,582,972	$ 1,526,068

Deferred Revenues represent amounts received in advance for services which have not been provided.

	2025	2024
Deferred Revenue - Utilities	$ 10,243	$ 7,579
Deferred Revenue - Other	781,697	302,480
Deferred Grants - Capital Projects	12,450,820	13,014,528
Deferred Revenue - Vedder Campground	10,789	5,184
Deferred Revenue - Animal Control	343,096	364,070
Deferred Revenue - Hope Recreation	139,087	117,390
	$ 13,735,732	$ 13,811,231
Total development levies and deferred revenue	$ 15,318,704	$ 15,337,299

Within Deferred Grants, the Regional District holds Capacity Funding for Local Government Housing Initiatives provided by the Government of British Columbia to support local governments implementation of the Housing Statutes Amendment Act. This funding will support planning capacity to adopt Local Governement Housing Initiative requirements for small-scale multi-unit housing, pro-active planning, and transit-oriented development areas, as well as adopt finance tools. The balance of this funding is as follows:

	2025
Funding received from Province of BC	$ 203,923
Housing Related Costs	(197,500)
Capacity Funding Grant, End of Year	$ 6,423

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10. Community Works Funds

Community Works Fund Agreement funding is provided by the Government of Canada and use of the funding is established by a funding agreement between the Regional District and the Union of British Columbia Municipalities. Community Works Fund Agreement funding may be used towards designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreement.

Schedule of Receipts and Disbursements of Community Works Agreement Funds

	2025	2024
Opening balance of unspent funds	$ 7,433,741	$ 7,826,678
Add: Amount received during the year	1,013,612	1,013,612
Interest earned	301,314	520,352
Less: Amount spent on projects	(683,676)	(1,926,901)
	$ 8,064,991	$ 7,433,741

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11. Tangible Capital Assets

Cost	Balance at December 31, 2024	Additions	Transfers and Disposals	Balance at December 31, 2025
Land	$ 3,913,183	$ 1,312,816	$ -	$ 5,225,999
Engineering structures	50,111,959	19,950,657	-	70,062,616
Buildings and building improvements	29,570,385	796,850	(65,070)	30,302,165
Vehicles, machinery and equipment	16,184,743	872,266	(40,721)	17,016,288
Assets under construction	23,519,173	440,791	(18,599,464)	5,360,500
Total	$123,299,443	$ 23,373,380	$ (18,705,255)	$ 127,967,568

Accumulated amortization	Balance at December 31, 2024	Disposals	Amortization expense	Balance at December 31, 2025
Engineering structures	$ 14,540,192	$ -	$ 1,728,314	$ 16,268,506
Buildings and building improvements	10,143,550	(40,247)	1,146,435	11,249,738
Vehicles, machinery and equipment	10,077,561	(18,895)	869,044	10,927,710
Total	$ 34,761,303	$ (59,142)	$ 3,743,793	$ 38,445,954

	Net book value December 31, 2024	Net book value December 31, 2025
Land	$ 3,913,183	$ 5,225,999
Engineering structures	35,571,766	53,794,108
Buildings and building improvements	19,426,836	19,052,429
Vehicles, machinery and equipment	6,107,182	6,088,578
Assets under construction	23,519,173	5,360,500
	$ 88,538,140	$ 89,521,614

(a) Assets Under Construction

Assets under construction having a value of $5,360,500 (2024 - $23,519,173) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed Tangible Capital Assets

Contributed capital assets are recognized at fair market value at the date of contribution. There were no contributed assets received during the year (2024 - $773,334).

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11. Property And Equipment (continued)

(c) Government Transfers

Tangible capital assets received as a result of government transfers are recorded at their fair value at the date of valuation receipt. Government transfers in the year have a value of $800,000 (2024 - $13,603,220).

12. Intangible Capital Assets

The campground license relates to the purchase of the Vedder River Campground occupation license.

Cost	Balance at December 31, 2024	Additions	Transfers and Disposals	Balance at December 31, 2025
Campground license	$ 608,500	$ -	$ -	$ 608,500
Total	$ 608,500	$ -	$ -	$ 608,500

Accumulated amortization	Balance at December 31, 2024	Disposals	Amortization expense	Balance at December 31, 2025
Campground license	$ 243,400	$ -	$ 30,425	$ 273,825
Total	$ 243,400	$ -	$ 30,425	$ 273,825

	Net book value December 31, 2024	Net book value December 31, 2025
Campground license	$ 365,100	$ 334,675
	$ 365,100	$ 334,675

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13. Pension Liability

The Regional District and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry- age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The Regional District paid $804,788 (2024 - $760,802) for employer contributions to the plan in fiscal 2025.

The next valuation will be as at December 31, 2027.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

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14. Grants to Assist Local Governments

The Regional District is providing detailed reporting on the following grants from the Provincial Government:

a) Provincial Safe Restart Funds intended to assist local governments' response to the COVID-19 pandemic.

b) Growing Communities Fund (GCF) intended to assist local governments' address their community's unique infrastructure and amenity demands.

A summary of the use of the funds by the Regional District is included with these Financial Statements. Funding received from these grants is recognized as revenue by the District when received or receivable. The funds have been allocated within accumulated surplus as follows:

COVID-19 Safe Restart Fund	2025	2024
COVID Surplus, Beginning of year	$ 51,920	$ 121,556
Less:		
Computer and Other Electronic Technology	(18,251)	-
Other Related Costs	(4,045)	(69,636)
Total COVID-19 Safe Restart Funds Spent	(22,296)	(69,636)
COVID Surplus, End of Year*	**$ 29,624**	**$ 51,920**

** At December 31, 2025, all COVID Surplus has been further allocated.*

Growing Communities Fund	2025	2024
Growing Communities Fund Surplus, Beginning of year	$ 6,660,931	$ 7,531,663
Interest Earned on Prior Year Surplus	324,530	-
Less actual costs spent:		
Animal Control Centre	(129,208)	-
Hope and Area Recreation Centre Heat Recovery	-	(730,663)
FVRD Corporate Capital Improvements	(97,460)	(56,500)
Electoral Area Allocation	(42,032)	(83,569)
Total GCF Funds Spent	(268,700)	(870,732)
	-	-
Growing Communities Fund Surplus, End of Year	**$ 6,716,761**	**$ 6,660,931**

Growing Communities Fund Surplus is allocated as follows:

Animal Control Centre	3,313,413	2,000,000
Regional Parks	-	900,000
FVRD Corporate Office Capital Improvements	177,341	643,500
Electoral Area Allocation	3,226,007	3,117,431
Total GCF Surplus allocated	$ 6,716,761	$ 6,660,931

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15. Contingent liabilities

a) Legal Actions

The Regional District is involved in legal claims through the Regional Districts insurers and other parties. Claims through the Regional Districts insurers have limited financial exposure due to a maximum deductible. Claims outside of the Regional Districts insurers where the amounts are known or can be reasonably estimated are accrued for. At this time, no accrual has been made for these outstanding claims as the outcomes are undeterminable or have limited financial exposure.

b) Municipal Finance Authority Debt Reserve Fund

With respect to amounts financed through the Authority, the Regional District is required to pay into a debt reserve fund administered by the Authority, an amount equal to one-half the average annual installment of principal and interest relative to any borrowing for its own purposes and on behalf of member municipalities. This amount may be paid either in full or in an amount of cash equal to 1% of the principal amount borrowed together with a non-interest bearing demand note for the balance. If, at any time, the Authority does not have sufficient funds to meet payments of sinking fund contributions due on its obligations, the payments or sinking fund contributions shall be made from the debt reserve fund. The demand notes payable to the Authority and receivable from member municipalities are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund.

c) Municipal Insurance Association of B.C.

The District is a member of the Municipal Insurance Association which operates under a reciprocal insurance exchange agreement. The main purpose is to pool the risk of third party liability claims against members in order to allow for stable financial planning related to those broad risk management strategies to reduce accidents occurrences against the District. The District is assessed an annual premium based on population, administrative costs, premium tax, and re-insurance oversights by the Provincial government.

d) Letters of Credit

The Regional District issued letters of credit on behalf of the Department of Fisheries and Oceans. Outstanding letters of guarantee total $929,000 (2024 - nil).

16. Contractual Rights

In addition to the debenture charges recoverable from member municipalities as disclosed in note 7(b), the Regional District is entitled to the following payments under contract as at December 31, 2025.

	Total
2026	$ 88,551
2027	88,536
2028	73,723
2029	76,193
2030	60,345
Thereafter	196,154
	$ 583,502

DRAFT

17. 2025 Plan

The budget data presented in these financial statements was included in the Fraser Valley Regional District 2025 - 2029 Financial Plan, adopted through Bylaw No. 1769, 2025 on February 27, 2025. The following table reconciles the approved budget to the budget figures in these consolidated financial statements.

	2025
Revenues:	
Budget	$ 75,473,390
Less:	
Internal Recoveries/Debt servicing paid on behalf of municipalities	(15,337,610)
Budgeted revenues per Statement of Operations	60,135,780
Expenses:	
Budget	62,851,970
Less:	
Internal Recoveries/Debt servicing paid on behalf of municipalities	(11,784,030)
Budgeted expenses per Statement of Operations	$ 51,067,940

18. Related Party Transaction

Included in Sale of services is an administration fee paid by Fraser Valley Regional Hospital District (the "Hospital District"). The Hospital District and the District have the same board of directors. This transaction is in the normal course of operations and is measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

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19. Segmented Information

Segmented information has been identified based upon lines of service provided by the District. District services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide are as follows:

i) General Government:

General Government includes services and activities responsible for the overall direction and monitoring of regional initiatives. These include, but are not limited to legislative services, Board operations and remuneration, regional indigenous relations, fiscal services, information technology, geographic information systems, feasibility studies and overall organizational administration.

ii) Protective Services:

Protective Services includes those services that provide protection to the region's inhabitants and their property. Services include seven (7) Volunteer Fire Departments, Emergency Management, Combined E911, Regional Fire Dispatch, Search & Rescue and Dyking/Flood controls.

iii) Transportation Services:

Transportation Services includes the operation of certain rural transit services, nine (9) Street Lighting Service areas, and the operation of the Hope Airpark.

iv) Environmental Health Services:

Environmental Health Services includes the delivery of the Regional Air Quality and Solid Waste Management programs, Mosquito control program, Noxious Weeds program, four (4) drainage systems, three (3) refuse/recycling collection systems, and the Boston Bar Landfill.

v) Environmental Development Services:

Environmental Development Services includes the delivery of Regional Planning and Electoral Area Planning as well as the administration of the Electoral Area Soil Deposit and removal sites.

vi) Recreation and Culture Services:

Recreation and Culture services includes the Regional Community Parks system and the Fraser Valley Regonal Library (FVRL) in the Electoral Areas. Recreation and Cultural Services also includes the Hope and District Recreation Commission, Almer Carlson Pool, Boston Bar bowling alley, Boston Bar Television, Harrison Lake Boat Launch and Area A & B Heritage Conservation.

vii) Utility Services:

Utilities includes operating of twelve (12) water systems and six (6) sanitary sewer systems.

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19. Segmented Information (continued)

	General Government	Protective Services	Transportation Services	Environmental Health	Environmental Development	Recreation & Culture	Utility Services	2025	2024
Revenues									
Member requisitions	$ 4,171,998	$ 8,251,697	$ 1,784,773	$ 2,703,628	$ 1,938,638	$ 6,286,619	$ 1,903,910	$ 27,041,263	$ 25,122,447
Government grants	474,575	2,313,185	3,099,331	60,651	964,649	1,352,725	924,556	9,189,672	27,677,197
Sales of service	703,843	1,502,829	2,223,447	1,028,539	238,867	1,769,889	2,269,689	9,737,103	9,741,706
Other	1,356,163	1,148,145	203,826	290,151	469,019	609,455	303,207	4,379,966	6,581,400
	6,706,579	13,215,856	7,311,377	4,082,969	3,611,173	10,018,688	5,401,362	50,348,004	69,122,750
Expenditures									
Salaries and benefits	5,635,752	3,621,414	66,524	713,810	1,441,059	2,843,852	1,015,530	15,337,941	14,211,267
Directors expenses	741,694	-	-	-	-	-	-	741,694	721,054
Program support	2,399,889	5,769,161	7,286,369	1,557,463	1,090,377	2,960,850	955,182	22,019,291	19,613,453
Vehicle, Building and Equipment Expenses	306,393	407,568	13,548	528,511	-	381,611	328,653	1,966,284	1,812,554
Internal Services	1,057,200	1,002,272	213,300	366,900	547,400	782,019	191,847	4,160,938	3,592,088
Recoveries from other functions	(5,747,666)	3,800	-	-	(27,720)	(285,900)	-	(6,057,486)	(5,434,090)
Amortization of tangible capital assets	348,178	504,315	45,378	109,005	-	1,232,263	1,504,655	3,743,794	2,766,712
Amortization of intangible capital assets	30,425	-	-	-	-	-	-	30,425	30,425
Accretion	-	11,623	1,047	49,144	-	3,918	25,656	91,388	99,664
	4,771,865	11,320,153	7,626,166	3,324,833	3,051,116	7,918,613	4,021,523	42,034,269	37,413,126
	$ 1,934,714	$ 1,895,703	$ (314,789)	$ 758,136	$ 560,057	$ 2,100,075	$ 1,379,839	$ 8,313,735	$ 31,709,624

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Fraser Valley Regional District

April 23, 2026

KPMG LLP
45890 Hocking Ave
Chilliwack, BC V2P 1B4
Canada

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of Fraser Valley Regional District ("the District") as at and for the period ended December 31, 2025.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated March 6, 2023, and amended on January 26, 2026, including for:

- the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.
- providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:
  - the names of all related parties and information regarding all relationships and transactions with related parties;
  - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of board of directors and committees of the board of directors that may affect the financial statements. All significant actions are included in such summaries.
- providing you with unrestricted access to such relevant information.
- providing you with complete responses to all enquiries made by you during the engagement.
- providing you with additional information that you may request from us for the purpose of the engagement.
- providing you with unrestricted access to persons within the Entity from whom you determined it necessary to obtain audit evidence.
- such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.

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- ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.
- ensuring that internal auditors providing direct assistance to you, if any, were instructed to follow your instructions and that we, and others within the entity, did not intervene in the work the internal auditors performed for you.

Internal control over financial reporting:

2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

3) We have disclosed to you:

- the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- all information in relation to fraud or suspected fraud that we are aware of that involves:
  - management;
  - employees who have significant roles in internal control over financial reporting; or
  - others where such fraud or suspected fraud could have a material effect on the financial statements.
- all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, short sellers, or others.
- all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements or illegal acts, whose effects should be considered when preparing financial statements.
- all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Subsequent events:

4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment, or disclosure, in the financial statements have been adjusted or disclosed.

Related parties:

5) We have disclosed to you the identity of the Entity's related parties.

6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.

7) All related party relationships and transactions/balances have been appropriately accounted for, and disclosed, in accordance with the relevant financial reporting framework.

Estimates:

8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.

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10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Entity's ability to continue as a going concern.

Misstatements:

11) We approve the corrected misstatements identified by you during the audit described in **Attachment II**.

Other information:

12) We confirm that the final version of the Annual Financing Report will be provided to you when available, and prior to issuance by the Entity, to enable you to complete your required procedures in accordance with professional standards.

Non-SEC registrants or non-reporting issuers:

13) We confirm that the Entity is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).

14) We also confirm that the financial statements of the Entity will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Other:

15) We confirm that we have provided you with a complete list of service organizations (SO) and sub-service organizations (SSO) and that the relevant complementary user entity controls (CUECs) related to each SO/SSO have been designed and implemented. For the purpose of this representation, a service organization is one as defined in CAS 402.Yours very truly,

Yours very truly,

_____

Beth Klein, Controller/Deputy Chief Financial Officer

DRAFT

Fraser Valley Regional District

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

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Fraser Valley Regional District

Attachment II – Summary of Audit Misstatements Schedule

Summary of Corrected Audit Misstatements

Increase (decrease)

#	Description	Assets	Liabilities	Annual Surplus	Accumulated Surplus
1	Dr. Tangible capital asset Cr. Amortization expense *To adjust amortization expense relating to the Cultus Lake wastewater treatment plant*	113,782 -	- -	- 113,782	- 113,782
	Total impact	**113,782**	**-**	**113,782**	**113,782**

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Presentation to Fraser Valley Regional District Board

Fraser Basin Council

Partnering on Regional Sustainability Priorities in the Fraser Valley

April 23, 2026

Presenters: Zita Botelho, Cherry Tam, Terry Robert

Fraser Basin Council

Our Strategic Priorities

Fraser Basin Council

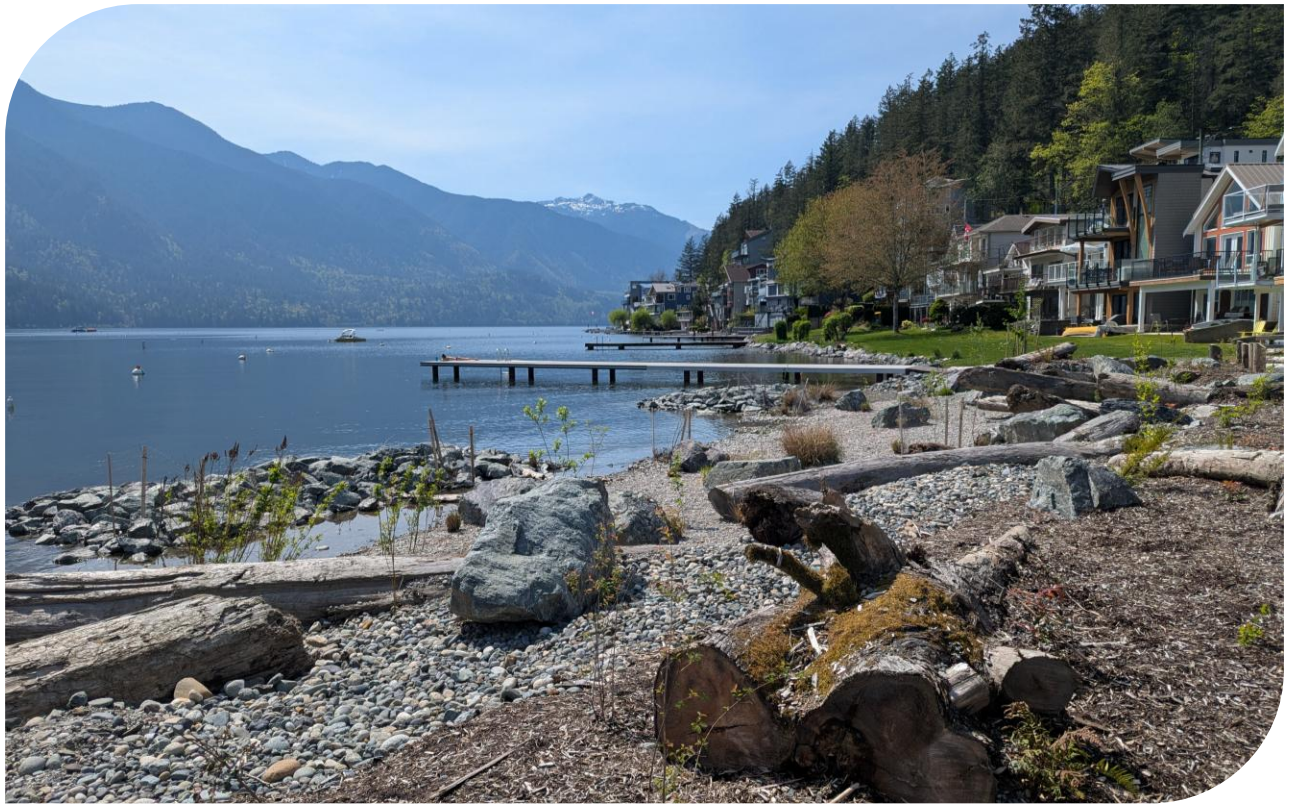
Our work in the Fraser Valley is guided by three priority areas:



FBC in the Fraser Valley

Fraser Basin Council

- Increasing flood risk and need for supporting flood resiliency in the region.
- Ongoing pressures on agricultural land, including soil management and land use conflicts
- Complex watershed and growth-related challenges requiring multi-agency collaboration



Regional Floodplain Mapping



- **Issue:** Increasing flood risk
- **FBC Role:** Program manager coordinating floodplain maps and engaging communities
- **Value:** Support planning, risk reduction, and climate resilience

Vedder River Restoration



- **Focus:** Habitat restoration and community engagement
- **FBC Role:** Strengthening local capacity and partnership coordination
- **Outcome:** Watershed health and stewardship

Plug in BC



- **Focus:** Clean energy transportation and infrastructure
- **FBC Role:** Education and coordinating incentive programs
- **Outcome:** Emissions reductions and air quality improvements

Illegal Soil Dumping Working Group



- **Issue:** Contamination on agricultural land
- **FBC Role:** Convening regional partners
- **Opportunity:** Working with FVRD on a coordinated approach



In Closing: Opportunities for Collaboration

- Facilitate coordinated, multi-agency approaches to complex regional issues (e.g., watershed management, land use, soil impacts)
- Support informed decision-making through data, education, and shared learning
- Deliver programs and initiatives in partnership with FVRD and member jurisdictions.

Fraser Basin Council

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS MEETING

OPEN MEETING MINUTES

Thursday, March 26, 2026
(Immediately following the FVRHD Board Meeting)
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:

Director Sylvia Pranger, District of Kent, Chair
Director Paul Horn, City of Mission, Acting Chair
Director Peter Adamo, Electoral Area B
Director Les Barkman, City of Abbotsford
Director Cory Cassel, Electoral Area G
Director Kelly Chahal, City of Abbotsford
Director Chris Kloot, City of Chilliwack
Director Hugh Davidson, Electoral Area F
Director Bill Dickey, Electoral Area D
Director Taryn Dixon, Electoral Area H
Director Patricia Driessen, City of Abbotsford, *arrived at 6:02pm*
Director Leo Facio, Village of Harrison Hot Springs
Director Simon Gibson, City of Abbotsford
Director Jag Gill, City of Mission
Director Diane Johnson, Electoral Area A
Director Dave Loewen, City of Abbotsford
Director Jason Lum, City of Chilliwack
Director Patti MacAhonic, Electoral Area E
Director Ken Popove, City of Chilliwack
Director Nicole Read, City of Chilliwack
Director Patricia Ross, City of Abbotsford
Director Ross Siemens, City of Abbotsford
Director Victor Smith, District of Hope
Director Mel Waardenburg, Electoral Area C

Staff Present:

Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO
David Urban, Deputy Director of Regional Services

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Bill Ozeroff, Manager of Inspection Services
Trina Douglas, Manager of Protective Services
Melissa Geddert, Manager of Integrated Planning
Sam Piper, Manager of Communications
Alison Stewart, Manager of Strategic Planning (Zoom)
Matthew Fang, Network Analyst II
Amanda Molloy, Administrative Manager *(recording secretary)*

Also Present: 7 members of the public were present in person, 1 member of the public was present online.

1. LAND ACKNOWLEDGEMENT

Chair Ross recognized the homeland of the 31 First Nation communities of the area now called the Fraser Valley Regional District.

2. CALL TO ORDER

The open meeting was called to order at 6:28pm.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By SMITH

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of March 26, 2026 be approved;

AND THAT all delegations, reports, correspondence, and other information set to the Agenda be received for information.

CARRIED
All/Unweighted

4. DELEGATIONS AND PRESENTATIONS

4.1 BC Nature - Municipal Protected Areas Program

A presentation was provided by Molly Tilden, Project Lead, Municipal Protected Areas Program and Andrew Banks, Project Manager, Municipal Protected Areas Program, highlighting the benefits of the municipal protected areas database and how municipalities and regional districts can apply to enter land into the database. Discussion ensued regarding the qualifications of land use and how the data base is used, resulting in the following motion:

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Moved By HORN
Seconded By READ

THAT the Fraser Valley Regional District Board direct staff to work with BC Nature to assess proposed FVRD parklands;

AND THAT staff bring forward a report reporting their findings to a future meeting for the Board's consideration.

CARRIED
All/Unweighted

5. BOARD MINUTES & MATTERS ARISING

5.1 Draft Fraser Valley Regional District Board Meeting Minutes - February 26, 2026

Moved By PRANGER
Seconded By CHAHAL

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of February 26, 2026 be adopted.

CARRIED
All/Unweighted

6. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

6.1 Draft Regional and Corporate Services Committee Open Meeting Minutes - March 12, 2026

6.2 Draft Electoral Area Services Committee Open Meeting Minutes - March 12, 2026

7. FINANCE

7.1 2026 Grant-in-Aid Request – Lake Errock Community Association, Electoral Area C

Moved By WAARDENBURG
Seconded By SMITH

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $3,800 to the Lake Errock Community Association, funded from the 2026 Electoral Area C grant-in-aid budget, to help offset costs associated with community events and the lake stewardship and education program.

CARRIED
All/Unweighted

DRAFT

7.2 2026 Grant-In-Aid Request – Actively Creating an Exceptional Society, Electoral Area C and G

Moved By CASSEL
Seconded By ADAMO

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $3,000 to the Actively Creating an Exceptional Society, $2,000 funded from the 2026 Electoral Area C grant-in-aid budget and $1,000 Electoral Area G grant-in-aid budget, to assist with costs of the ACES Mother Earth Magic Food Forest Garden.

CARRIED
All/Unweighted

7.3 2026 Grant-In-Aid Request - Chilliwack Area Lions Club, Electoral Area H

Moved By DIXON
Seconded By POPOVE

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $2,500 to the Fraser Valley Lions Club, funded from the 2026 Electoral Area H grant-in-aid budget, to assist with costs of running the Cultus Lake Pike Minnow Fishing Derby.

CARRIED
All/Unweighted

7.4 2026 Grant-in-Aid Request – Cultus Lake Community Events and Engagement Committee, Electoral Area H

Moved By DIXON
Seconded By READ

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $4,000 to the Cultus Lake Park Community Events and Engagement Committee, funded from the 2026 Electoral Area H grant-in-aid budget, to help offset the costs of the annual Cultus Lake Day event.

CARRIED
All/Unweighted

8. BYLAWS

DRAFT

8.1 Fraser Valley Regional District Volunteer Fire Department Establishment and Regulation Bylaw No. 1803, 2025

Moved By KLOOT
Seconded By CASSEL

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Volunteer Fire Department Establishment and Regulation Bylaw No. 1803, 2025;*

CARRIED
All/Unweighted

Moved By MACAHONIC
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Volunteer Fire Department Establishment and Regulation Bylaw No. 1803, 2025;*

CARRIED
All/Unweighted

Moved By DRIESSEN
Seconded By DIXON

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Volunteer Fire Department Establishment and Regulation Bylaw No. 1803, 2025.*

CARRIED
All/Unweighted (2/3 Votes Cast)

8.2 Fraser Valley Regional District Parcel Tax Roll Bylaw No. 1815, 2026

Moved By READ
Seconded By FACIO

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Parcel Tax Roll Bylaw No. 1815, 2026;*

CARRIED
All/Unweighted

Moved By KLOOT
Seconded By POPOVE

DRAFT

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Parcel Tax Roll Bylaw No. 1815, 2026;*

CARRIED
All/Unweighted

Moved By DRIESSEN
Seconded By PRANGER

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Parcel Tax Roll Bylaw No. 1815, 2026.*

CARRIED
All/Unweighted (2/3 Votes Cast)

8.3 **Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026**

Moved By BARKMAN
Seconded By DIXON

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026;*

CARRIED
All/Unweighted

Moved By WAARDENBURG
Seconded By SMITH

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026.*

CARRIED
All/Unweighted

8.4 **Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1819, 2026**

Moved By DIXON
Seconded By MACAHONIC

DRAFT

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1819, 2026.*

CARRIED
All/Unweighted

8.5 **Fraser Valley Regional District Area D Integrated Water System Service Area Amendment Bylaw No. 1820, 2026**

Moved By DICKEY
Seconded By GILL

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Area D Integrated Water System Service Area Amendment Bylaw No. 1820, 2026.*

CARRIED
All/Unweighted

8.6 **Fraser Valley Regional District Board and Committee Procedures Amendment Bylaw No. 1822, 2026**

Discussion ensued regarding how moving the meeting times may affect the future Directors elected in October 2026, the safety of Directors and staff, as well as potential impacts on public participation at the meetings.

Moved By READ
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Board and Committee Procedures Amendment Bylaw No. 1822, 2026;*

CARRIED
All/Unweighted
(Directors Davidson, Gibson, Gill, Horn and MacAhonic Opposed)

Moved By LOEWEN
Seconded By KLOOT

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Board and Committee Procedures Amendment Bylaw No. 1822, 2026;*

CARRIED

DRAFT

All/Unweighted
(Directors Davidson, Gibson, Gill, Horn and MacAhonic Opposed)

Moved By POPOVE
Seconded By ADAMO
THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Board and Committee Procedures Amendment Bylaw No. 1822, 2026.*

CARRIED
All/Unweighted (2/3 Votes Cast)
(Directors Davidson, Gibson, Gill, Horn and MacAhonic Opposed)

8.7 Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1824, 2026

Moved By DIXON
Seconded By SMITH

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1824, 2026;*

CARRIED
All/Weighted

Moved By FACIO
Seconded By CASSEL

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1824, 2026;*

CARRIED
All/Weighted

Moved By SIEMENS
Seconded By DRIESSEN

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1824, 2026.*

CARRIED
All/Weighted (2/3 Votes Cast)

8.8 Fraser Valley Regional District Sewer Systems Fees and Charges Amendment Bylaw No. 1825, 2026

DRAFT

Moved By READ
Seconded By WAARDENBURG
THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Sewer Systems Fees and Charges Amendment Bylaw No. 1825, 2026;*

CARRIED
All/Weighted

Moved By LUM
Seconded By CHAHAL

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Sewer Systems Fees and Charges Amendment Bylaw No. 1825, 2026;*

CARRIED
All/Weighted

Moved By SIEMENS
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Sewer Systems Fees and Charges Amendment Bylaw No. 1825, 2026.*

CARRIED
All/Weighted (2/3 Votes Cast)

8.9 **Fraser Valley Regional District 2026-2030 Financial Plan Bylaw No. 1826, 2026**

Moved By READ
Seconded By HORN

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District 2026-2030 Financial Plan Bylaw No. 1826, 2026;*

CARRIED
All/Weighted

Moved By FACIO
Seconded By DRIESSEN

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District 2026-2030 Financial Plan Bylaw No. 1826, 2026;*

DRAFT

CARRIED
All/Weighted

Moved By CASSEL
Seconded By LUM

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District 2026-2030 Financial Plan Bylaw No. 1826, 2026.*

CARRIED
All/Weighted (2/3 Votes Cast)

9. PERMITS

9.1 Development Variance Permit 2026-01 to increase the maximum height and lot coverage for a proposed accessory structure at 516 Park Drive, Cultus Lake Park Board, Electoral Area H

Moved By DIXON
Seconded By DICKEY

THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2026-01 to increase the maximum height from 4.0 m to 5.11 m and lot coverage from 60 m^2 to 70.23 m^2 for a proposed accessory structure at 516 Park Drive, Electoral Area H.

CARRIED
EAs/Unweighted

9.2 Development Variance Permit 2026-02 to increase the maximum setback for an accessory dwelling unit at 14770 Sylvester Road, Electoral Area F

Moved By DAVIDSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2026-02 to increase the setback between an Accessory Dwelling Unit and the Principal Dwelling Unit from 30 m to 39.26 m, subject to consideration of any comments or concerns raised by the public.

CARRIED
EAs/Unweighted

9.3 Development Variance Permit 2026-03 to vary accessory dwelling unit regulations at 36936 McKamie Road, Electoral Area G

DRAFT

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2026-03 to vary the regulations for an accessory dwelling unit at 36936 McKamie Road by 1) increasing the maximum gross floor area from 125m^2 to 140m^2 and 2) waiving the requirement to share a driveway with the principal residential use, subject to consideration of any comments or concerns raised by the public.

CARRIED
EAs/Unweighted

10. OTHER MATTERS

10.1 FVRD Parks and Trails 2050 Plan: Phase 2 Engagement Strategy

Moved By KLOOT
Seconded By LUM

THAT the Fraser Valley Regional District Board endorse the Phase 2 Engagement Strategy for the Fraser Valley Regional District Parks and Trails 2050 Plan.

CARRIED
All/Unweighted

10.2 City of Chilliwack Regional Context Statement Acceptance

Moved By POPOVE
Seconded By READ

THAT the Fraser Valley Regional District Board, in accordance with Section 866 (1) of the *Local Government Act*, formally accept the City of Chilliwack's Regional Context Statement as part of the adoption and implementation of the *Fraser Valley Future 2050* Regional Growth Strategy.

CARRIED
All/Unweighted

10.3 City of Mission Regional Context Statement Acceptance

Moved By KLOOT
Seconded By PRANGER

DRAFT

THAT the Fraser Valley Regional District Board, in accordance with Section 866 (1) of the *Local Government Act*, formally accept the City of Mission's Regional Context Statement as part of the adoption and implementation of the Fraser Valley Future 2050 Regional Growth Strategy.

CARRIED
All/Unweighted

10.4 Development Approval Process Improvement - Terms of Reference for Endorsement

Moved By HORN
Seconded By BARKMAN

THAT the Fraser Valley Regional District Board endorse the Terms of Reference for the following technical reports, as FVRD policy for use in development application review processes:

1. Snow Shedding Safety Reports
2. Fire Protection Studies
3. Form and Character Reports
4. Hydrogeological Reports
5. Lindell Beach Development Permit Area Reports
6. Noise and Vibration Studies
7. Servicing Feasibility Reports
8. Servicing Studies
9. Archaeological Assessment Reports
10. Site Circulation and Traffic Impact Assessments
11. Tree Management Plans
12. Wildfire Assessments
13. Stormwater Management Plan and Site Grading Reports
14. Environmental Impact Assessments.

CARRIED
All/Unweighted

10.5 Electoral Area Telecommunications Antenna System Policy

Discussion took place regarding the federal regulations and established boundaries governing telecommunication antenna systems in the area. Feedback from residents of Area F was acknowledged.

Moved By DAVIDSON
Seconded By ADAMO

DRAFT

THAT the Fraser Valley Regional District Board adopt the *Electoral Area Telecommunications Antenna System Policy.*

CARRIED
All/Unweighted

10.6 Deployment of Fire Departments for Out-of-Region Wildfire Events

Moved By MACAHONIC
Seconded By ADAMO

THAT the Fraser Valley Regional District Board provide pre-approval for its Electoral Area fire departments to assist the Province as required, during the 2026 wildfire season, subject to confirmation that adequate resources remain available to respond to local emergencies.

CARRIED
All/Unweighted

10.7 Tourism Harrison Municipal & Regional District Tax Renewal

Moved By FACIO
Seconded By SMITH

THAT the Fraser Valley Regional District Board provide support for Tourism Harrison's application for renewal of their 2027 to 2031 Municipal and Regional District Tax Program;

AND THAT this support reflects the results of the anticipated April 2026 referendum on the establishment of the Hemlock Valley Resort Association.

CARRIED
All/Unweighted

11. ADDENDA ITEMS/LATE ITEMS

No items.

12. ITEMS FOR INFORMATION

12.1 Regional Planning Lab Series – Project Launch and Spring Session

The staff report dated March 12, 2026 by Theresa Alexander, Planner I, was provided for information.

12.2 BC Transit 2026 Budget and Service Plan Notification

DRAFT

Discussion addressed disappointment regarding the postponement of the North Fraser transit system, despite significant funding announcements over the past decade. Concerns were raised about ongoing population grown and housing targets contributing to increased highway congestion and safety issues in the absence of adequate transit options. The following motions were then brought forward:

Moved By HORN
Seconded By CASSEL

THAT the Fraser Valley Regional District Board refer this item to the Intergovernmental Relations Committee;

AND THAT staff request a meeting with the Minister of Transportation and Transit at UBCM to discuss the 2026 Budget and Service Plan Notification.

CARRIED
All/Unweighted

12.3 2025 FVRD Flood Recovery Plan

The March 12, 2026 PowerPoint presentation slides were provided for information.

13. ITEMS FOR CORRESPONDENCE

13.1 Letter from Barbara Roden, Chair, Thompson Nicola Regional District RE Support for City of Kamloops Heritage Conservation Act resolution (March 5, 2026)

13.2 Letter from Ross Siemens, Mayor, City of Abbotsford to UBCM Member Municipalities and Regional Districts RE Request for Support - 2026 Proposed UBCM Resolutions (March 3, 2026)

Moved By SIEMENS
Seconded By POPOVE

THAT the Fraser Valley Regional District Board provide a letter of support to the City of Abbotsford regarding their proposed 2026 UBCM resolutions.

CARRIED
All/Unweighted

14. REPORTS BY STAFF

No items.

15. REPORTS BY BOARD DIRECTORS

DRAFT

Director Kloot thanked staff for their work in the recent EOC addressing the emergencies in Electoral Area E. Director Kloot also addressed the impact of the recent provincial budget cut to the Agricultural Land Commission and subsequent layoffs at the organization. Discussion ensued resulting in the following motion:

Moved By KLOOT
Seconded By CASSEL

THAT the Fraser Valley Regional District Board send a letter to the Lower Mainland Local Government Management Association (LMLGA) Executive requesting that they bring forward an emergency resolution related to the announcement of funding cuts within the Agricultural Land Commission (ALC).

CARRIED
All/Unweighted

Director Smith reported that the District of Hope recently donated a retired fire truck to the Chowéthel First Nation with the intent that they will continue to train volunteer members and help maintain the fire truck for use in future joint fire fighting.

Director MacAhonic recognized the efforts of the local first responders, FVRD staff, and residents of the Chilliwack River Valley in their response to the resent EOC.

Director Horn reported a recent pipeline reassessment of federal institutions near the City of Mission that will have a significant financial impact on municipal funding, possibly retroactively. Director Horn also reported an ongoing concern at the Mission Healthy Community Council regarding a potential influx of unhoused individuals originating from Vancouver as a result of the upcoming World Cup Soccer Championship, and noted the importance for each community impacted to report these concerns to the Ministry.

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Two members of the public asked a question with respect to item 10.5.

17. RESOLUTION TO CLOSE MEETING

Moved By GIBSON
Seconded By READ

THAT the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;

DRAFT

- Section 90(1)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public.

CARRIED
All/Unweighted

18. RECONVENE OPEN MEETING

The open meeting reconvened at 8:24pm.

19. RISE AND REPORT OUT OF CLOSED MEETING

3.2 Land Acquisition - 6491 Sumas Mountain Road and Covenant with Fraser Valley Conservancy

Moved By KLOOT
Seconded By LOEWEN

THAT the Fraser Valley Regional District Board accept the land donation for 6491 Sumas Mountain Road (PID: 013-353-551);

AND THAT the Fraser Valley Regional District Board approve the covenant for 6491 Sumas Mountain Road (PID: 013-353-551) to be held with the Fraser Valley Conservancy;

AND THAT the Fraser Valley Regional District cover the cost of the transfer of land title to a maximum cost of $7,500;

AND FURTHER THAT the Fraser Valley Regional District issue a tax receipt to the estate of Mr. Godfrey Lynum in the amount of $1,370,000 as per the appraisal report dated November 12, 2025.

CARRIED
All/Weighted

20. ADJOURNMENT

Moved By CASSEL
Seconded By READ

DRAFT

THAT the Fraser Valley Regional District Board Open Meeting of March 26, 2026 be adjourned.

CARRIED
All/Unweighted

The Fraser Valley Regional District Board open meeting of March 26, 2026 adjourned at 8:24pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

INTERGOVERNMENTAL RELATIONS COMMITTEE

OPEN MEETING MINUTES

Tuesday, March 17, 2026
10:00 am
In person - FVRD Boardroom, 4th Floor
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present: Director Patricia Ross, City of Abbotsford, Chair
Director Peter Adamo, Electoral Area B *(Zoom)*
Director Chris Kloot, City of Chilliwack
Director Jason Lum, City of Chilliwack
Director Paul Horn, City of Mission *(Zoom- departed at 10:33am)*
Director Taryn Dixon, Electoral Area H

Staff Present: Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Lauren Olynick, Deputy Corporate Officer
Sam Piper, Manager of Communications
Jennifer Kitsul, Building and Bylaw Clerk

Others Present: Cherry Tam, Fraser Basin Council, Regional Manager, Fraser Valley
Terry Robert, Fraser Basin Council, Director of Community Resilience

Also Present: One member of the public in person

1. LAND ACKNOWLEDGEMENT

Chair Ross provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

Chair Ross called the meeting to order at 10:00am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By KLOOT
Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Intergovernmental Relations Committee Open Meeting of March 17, 2026 be approved;

DRAFT

AND THAT all delegations, reports, correspondence, and other information set to the Agenda be received for information.

CARRIED

4. DELEGATIONS AND PRESENTATION

4.1 Fraser Basin Council - Illegal soil dumping discussion

Cherry Tam, Regional Manager, Fraser Valley provided a PowerPoint presentation highlighting the following:

- FBC's mandate and vision
- Key Roles
- Strategic Priorities
- Illegal Soil Dumping Issue (FBC's Role, Proposed Working Group)
- Proposed Objectives
- Proposed Outcomes (short, medium and long term)
- Potential Output Examples
- Potential Collaborators (local governments, provincial agencies, First Nations, community organizations, industry representatives and Enforcement partners)
- Next Steps

Discussion ensued regarding the proposed working group including the composition and value of having provincial stakeholders and Metro Vancouver involved. Work to be linked to an advocacy strategy.

Moved by LUM
Seconded by KLOOT

THAT the Fraser Valley Regional District Board direct staff to work together with the Fraser Basin Council on the creation of a Regional Working Group regarding Illegal Soil Dumping on Agricultural Lands.

CARRIED

Moved by KLOOT
Seconded by DIXON

THAT the agenda for the March 17, 2026 meeting of the Intergovernmental Relations Committee be amended to include a new item 7. Public Question Period For Items Relevant To The Agenda.

CARRIED

DRAFT

5. MINUTES/MATTERS ARISING

5.1 Draft Intergovernmental Relations Committee Meeting Minutes - November 19, 2025

Moved By DIXON
Seconded By LUM

THAT the minutes of the Intergovernmental Relations Committee Open Meeting of November 19, 2025 be adopted.

CARRIED

6. NEW BUSINESS

6.1 Long-Term Care Provincial Funding Delay

Jennifer Kinneman, Chief Administrative Officer provided a verbal update, advising that the province has put a pause on further development of seven long-term care projects in the province, including two projects in Abbotsford and Chilliwack.

Discussion ensued regarding advocacy approaches and the importance of this item, resulting in the following motion being brought forward:

Moved By KLOOT
Seconded By LUM

THAT staff be directed to explore options for utilizing Hospital District health care needs assessment funding to address provincial funding delays with respect to the Abbotsford and Chilliwack long-term care housing projects.

CARRIED

6.2 Advocacy Plan Update

Sam Piper, Manager of Communications provided an overview of the advocacy dashboard and sought feedback from the committee.

Discussion ensued amongst committee members regarding prioritization of initiatives and potential to remove/shelve items from the dashboard.

Discussion ensued with respect to the addition of an item to the advocacy dashboard resulting in the following motion:

Moved by KLOOT

DRAFT

Seconded by DIXON

THAT staff monitor the recent legal case with respect to Aboriginal title on fee simple lands and that this item be added to the advocacy dashboard.

CARRIED

7. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Karen Virtue, President of the Yale Ratepayers Association asked a question regarding illegal soil dumping.

8. ADJOURNMENT

Moved By ADAMO
Seconded By DIXON

THAT the Intergovernmental Relations Committee Open Meeting of March 17, 2026 be adjourned.

CARRIED

The Intergovernmental Relations Committee meeting of March 17, 2026 adjourned at 11:14am.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

REGIONAL AND CORPORATE SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, April 9, 2026
10:00 am
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:
Director Patricia Ross, City of Abbotsford, Chair
Director Chris Kloot, City of Chilliwack, Vice Chair
Director Cory Cassel, Electoral Area G
Director Bill Dickey, Electoral Area D
Director Leo Facio, Village of Harrison Hot Springs
Director Paul Horn, City of Mission
Director Jason Lum, City of Chilliwack
Director Patti MacAhonic, Electoral Area E
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Victor Smith, District of Hope
Director Mel Waardenburg, Electoral Area C

Regrets:
Director Ross Siemens, City of Abbotsford

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Director of Regional Services/Deputy CAO
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO
David Urban, Deputy Director of Regional Services
Sam Piper, Manager of Communications
Tina Mooney, Manager of Human Resources
Lance Lilley, Manager of Environmental Services
Trina Douglas, Manager of Protective Services
Ashley Zhu, Environmental Services Technician *(Zoom)*
Olu Fanoiki, Business Analyst *(Zoom)*
Riley Smith, Planner I *(Zoom)*
Lucas Thompson, Network Analyst III
Jennifer Kitsul, Executive Assistant
Amanda Molloy, Administrative Manager *(recording secretary)*

DRAFT

1. LAND ACKNOWLEDGEMENT

Chair Ross provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 10:00am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By SMITH

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of April 9, 2026 be approved;

AND THAT all delegations, reports, correspondence, and other information set to the Agenda be received for information.

CARRIED

4. MINUTES/MATTERS ARISING

4.1 Draft Regional and Corporate Services Committee Meeting Minutes - March 12, 2026

Moved By MACAHONIC
Seconded By POPOVE

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of March 12, 2026 be adopted.

CARRIED

5. FINANCE

5.1 Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026

Moved By SMITH
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026*.

DRAFT

CARRIED

6. REGIONAL SERVICES

6.1 ENVIRONMENTAL SERVICES

6.1.1 Car Seat Recycling Program Contract Amendment

Discussion ensued regarding the success of the program and if the current funding increase will cover the program costs to the July 2027 pilot program end date. Staff noted the funding increase was based on past trends of the program and that the program is funded using tipping fees and is not taxpayer funded. The current advertising efforts of the program have been successful across all locations.

Moved By KLOOT
Seconded By CASSEL

THAT the Fraser Valley Regional District Board support a contract amendment with Reclaim Plastics to expand the current two-year pilot program by $80,000 to allow for the collection and recycling of additional child and infant car seats.

CARRIED

6.1.2 Relocation of the Mission Air Quality Monitoring Station

Moved By HORN
Seconded By POPOVE

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a Licence of Occupation with the Mission School District No. 75 for the relocation of the air quality monitoring station to 7684 Stave Lake Street, Mission.

CARRIED

6.2 REGIONAL PARKS

6.2.1 Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026

Moved By SMITH
Seconded By KLOOT

DRAFT

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026;*

AND THAT the Fraser Valley Regional District Board appoint the Manager of Parks as the designated Airpark Manager under the Bylaw.

Discussion ensued regarding the significant increase in fees and if there is an opportunity to increase the fees incrementally over a number of years, rather than increasing fees effective immediately. Further discussion resulted in the following motion:

Moved By HORN
Seconded By CASSEL

THAT the Fraser Valley Regional District Board postpone consideration of the bylaw cited as *Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026* until a revised bylaw with incremental fee increases is presented at a future meeting*;*

AND THAT the revised bylaw include a fee review process.

CARRIED

7. ADDENDA ITEMS/LATE ITEMS

No items.

8. REPORTS BY STAFF

No items.

9. REPORTS BY DIRECTORS

No items.

10. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

There were no members of the public attending the meeting and no written correspondence was received.

11. RESOLUTION TO CLOSE MEETING

Moved By FACIO
Seconded By SMITH

DRAFT

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act.*

CARRIED

12. RECONVENE OPEN MEETING

The open meeting reconvened at 10:26am.

13. RISE AND REPORT OUT OF CLOSED MEETING

No items.

14. ADJOURNMENT

Moved By KLOOT
Seconded By PRANGER

THAT the Regional and Corporate Services Committee Open Meeting of April 9, 2026 be adjourned.

CARRIED

The Fraser Valley Regional District Regional and Corporate Services Committee Open meeting of April 9, 2026 adjourned at 10:26am.

MINUTES CERTIFIED CORRECT:

…….. ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, April 9, 2026
12:00 pm
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present: Director Cory Cassel, Electoral Area G, Chair
Director Taryn Dixon, Electoral Area H, Vice Chair
Director Peter Adamo, Electoral Area B
Director Hugh Davidson, Electoral Area F
Director Bill Dickey, Electoral Area D
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E
Director Mel Waardenburg, Electoral Area C

Staff Present: Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Lauren Olynick, Deputy Corporate Officer
Beth Klein. Controller/Deputy CFO
Sterling Chan, Deputy Director of Engineering Services
David Urban, Deputy Director of Regional Services
Katelyn Hipwell, Manager of Planning
Sam Piper, Manager of Communications
Bill Ozeroff, Manager of Inspection Services
Trina Douglas, Manager of Protective Services
Tarina Colledge, Manager of Emergency Management
Lance Lilley, Manager of Environmental Services *(Zoom)*
Julie Mundy, Planner I *(Zoom)*
Louise Hinton, Bylaw Enforcement Officer *(Zoom)*
Lucas Thompson, Network Analyst III
Jennifer Kitsul, Executive Assistant
Amanda Molloy, Administrative Manager *(recording secretary)*

Also Present: 2 members of the public via zoom.

1. LAND ACKNOWLEDGEMENT

DRAFT

Chair Cassel provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 12:00pm.

3. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Cassel provided a brief report on the Regional and Corporate Services Committee meeting held earlier in the day.

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By ADAMO
Seconded By DAVIDSON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of April 9, 2026 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

5. DELEGATIONS AND PRESENTATIONS

5.1 Bylaw Enforcement Policy

Bill Ozeroff, Manager of Inspection Services continued the PowerPoint presentation from the March 26, 2026 committee meeting. Further discussion included historical data and outlining how the new policy will address escalation paths and explain the lifecycle of the bylaw complaint process, including all relative timelines. Mr. Ozeroff plans to bring the draft policy to the committee next month.

6. MINUTES/MATTERS ARISING

6.1 Draft Electoral Area Services Committee Meeting Minutes - March 12, 2026

Moved By ADAMO
Seconded By DIXON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held March 12, 2026 be adopted.

CARRIED

DRAFT

7. LEGISLATIVE SERVICES

7.1 Election staff remuneration rates for the 2026 general local elections

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board establish the following election staff remuneration rates for the purposes of conducting the 2026 general local elections:

Chief Election Officer - 5 days off in lieu of overtime or cash equivalent
Deputy Chief Election Officer - 3 days off in lieu of overtime or cash equivalent (exempt), Cash equivalent for hours worked (union)

Presiding Election Official - $660
Alternate Presiding Election Official - $595
Election Official - $525
Location premium - $125
Training session - $50

CARRIED

8. FINANCE

8.1 2026 Grant-In-Aid Request – Deroche Farmers Market, Electoral Area C and G

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,330, funded from the 2026 Electoral Area C and Electoral Area G grant-in-aid budgets in equal amounts of $1,165, to help offset the cost of operating the Deroche Farmers Market.

CARRIED

8.2 2026 Grant-In-Aid Request – Columbia Valley Fire Department Association, Electoral Area H

Moved By DIXON
Seconded By DICKEY

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Columbia Valley Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

CARRIED

DRAFT

8.3 2026 Grant in Aid Request – Cultus Lake Fire Department Association, Electoral Area H

Moved By DIXON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Cultus Lake Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

CARRIED

8.4 2026 Grant-In-Aid Request – Lindell Beach Residence Association, Electoral Area H

Moved By DIXON
Seconded By DICKEY

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Lindell Beach Residence Association, funded from the 2026 Electoral Area H grant-in-aid budget to support debris removal efforts.

CARRIED

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Commercial Gravel Operations Permit 2026-02 for 13361 Stave Lake Quarry, Electoral Area F

Discussion ensued regarding the dust control plans for such operations in general. Staff noted that dust mitigation and other nuisance concerns are expected to be addressed on a regular basis and are an operational requirement.

Moved By DAVIDSON
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-02 to 426969 B.C Ltd. and Fraser Valley Aggregates Ltd. for Stave Lake Quarry located at 13361 Stake Lake Rd, Electoral Area F.

CARRIED

9.2 Commercial Gravel Operation Permit 2026-03 for 10200 Sylvester Road, Electoral Area F

DRAFT

Moved By DAVIDSON
Seconded By DICKEY

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-03 as drafted.

CARRIED

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 EMERGENCY MANAGEMENT

10.1.1 2026 Community Resiliency Investment (CRI) FireSmart Community Funding and Supports Grant for FireSmart Activities and Fuel Management Activities Endorsement Amendment Request

Discussion ensued regarding future funding for the program. Staff noted different funding opportunities available and that they are working with UBCM to ensure the most successful path forward.

Moved By ADAMO
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board provide an amended endorsement to the 2026 UBCM Community Resiliency Investment Program – FireSmart Community Funding and Supports, Allocation-based Funding stream, for FireSmart activities up to $1,200,000 over two years and confirm that the FVRD will provide overall management of the grant if the application is approved.

CARRIED

11. ELECTORAL AREA ADVOCACY

11.1 Advocacy Plan Update

A Q1 update was provided by Sam Piper, Manager of Communications, including planned responses to the recently released provincial budget, including arranging meetings with Fraser Health to discuss the impacts on health care and long-term health care facilities being paused or delayed. Staff also noted the Fraser Basin Council has offered to create a regional committee to address issues such as illegal fill operations in rural areas.

12. OTHER MATTERS

12.1 Tourism Ch'illiwack Municipal & Regional District Tax Renewal

DRAFT

Moved By WAARDENBURG
Seconded By ADAMO

THAT the Fraser Valley Regional District Board provide support for Tourism Ch'illiwack's application for renewal of their 2027 to 2031 Municipal and Regional District Tax Program.

CARRIED

13. ADDENDA ITEMS/LATE ITEMS

No items.

14. REPORTS BY STAFF

Jennifer Kinneman, Chief Administrative Officer, introduced a new member of the Legislative Services team, Jennifer Kitsul, Executive Assistant.

15. REPORTS BY ELECTORAL AREA DIRECTORS

Director MacAhonic thanked staff and first responders for their work in the aftermath of the recent state of local emergency in Electoral Area E. Director MacAhonic also reported there will be a community volunteer recognition event on April 20.

Director Johnson reported attending several community events discussing the upcoming fire season as well as roundtables with different local community groups.

Director Adamo reminded residents and visitors to Area B to be mindful of the wildfire risk while enjoying time in the backcountry.

Director Waardenburg reported attending a retirement celebration for the Chief of the Hemlock Valley Fire Department, and also the local Lions Club garage sale fundraiser.

Director Dixon reported celebrating Easter events in the community, and thanked all services, including the Ministry of Transportation and Transit, for repairing the roadways in Electoral Area H.

Director Cassel reported attending the North Fraser Fire Department volunteer appreciation event, and also attending the local Lions Club garage sale, which was a huge success for the organization.

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

DRAFT

No questions were asked by members of the public attending online, and no written submissions were received.

17. RESOLUTION TO CLOSE MEETING

Moved By JOHNSON
Seconded By DAVIDSON

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public.

CARRIED

The open meeting recessed at 1:24pm.

18. RECONVENE OPEN MEETING

The open meeting reconvened at 1:32pm.

19. RISE AND REPORT OUT OF CLOSED MEETING

No items.

DRAFT

20. ADJOURNMENT

Moved By DIXON
Seconded By WAARDENBURG

THAT the Electoral Area Services Committee Open Meeting of April 9, 2026 be adjourned.

CARRIED

The Fraser Valley Regional Electoral Area Services Committee meeting of April 9, 2026 adjourned at 1:32pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Cory Cassel, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

FLOOD RESILIENCY COMMITTEE

OPEN MEETING AGENDA

April 16, 2026
10:30 am
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:
Director Jason Lum, City of Chilliwack, Chair
Director Cory Cassel, Electoral Area G *(Zoom)*
Director Patricia Ross, City of Abbotsford *(Zoom)*
Director Ross Siemens, City of Abbotsford *(Zoom)*
Director Victor Smith, District of Hope

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Graham Daneluz, Director of Planning
Lauren Olynick, Deputy Corporate Officer
Sterling Chan, Deputy Director of Engineering
Tarina Colledge, Manager of Emergency Management
Sam Piper, Manager of Communications
Jenn Kitsul, Executive Assistant

Also Present:
Director Patti MacAhonic, Electoral Area E
Deborah Carlson, Staff Lawyer, West Coast Environmental Law
One member of the public in person

1. LAND ACKNOWLEDGEMENT

Chair Lum provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The meeting was called to order at 10:39am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By SMITH
Seconded By CASSEL

DRAFT

THAT the Agenda, Addenda and Late Items for the Flood Resiliency Committee Open Meeting of April 16, 2026 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

4. MINUTES

4.1 Draft Flood Resiliency Committee Meeting Minutes - April 17, 2025

Moved By ROSS
Seconded By SMITH

THAT the Minutes of the Flood Resiliency Committee Open Meeting held April 17, 2025 be adopted.

CARRIED

5. DELEGATIONS AND PRESENTATIONS

5.1 Lower Fraser Floodplain Coalition

Deborah Carlson, Staff Lawyer, West Coast Environmental Law provided a PowerPoint presentation highlighting:

- Lower Fraser Floodplains Coalition Overview
- History: First gathering in Summer of 2022 followed by six additional forums
- Five developed principles
- Joint statement for Action on Flood Resilience

Discussion ensued resulting in the following motion:

Moved By CASSEL
Seconded By SMITH

THAT the Fraser Valley Regional District Board support the Lower Fraser Floodplains Coalition Joint Statement for action on floodplain resilience in the lower mainland.

CARRIED

DRAFT

6. NEW BUSINESS

6.1 Lower Mainland Local Government Association (LMLGA) Flood Resolutions

Chair Lum advised that flood related resolutions will be coming forward to the LMLGA and requested that Directors attending provide support for the resolutions being presented.

6.2 Snow Survey and Water Supply Bulletin

The Snow Survey and Water Supply Bulletin was provided for information.

7. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

No questions were asked and no written correspondence was received.

8. ADJOURNMENT

Moved By SMITH
Seconded By ROSS

THAT the Flood Resiliency Committee Open Meeting of April 16, 2026 be adjourned.

CARRIED

The Flood Resiliency Committee meeting of April 16, 2026 adjourned at 11:17am.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Jason Lum, Chair Corporate Officer/Deputy

DRAFT

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09

From: Jaime Van Nes, Chief Election Officer
Lauren Olynick, Deputy Chief Election Officer

Subject: Election staff remuneration rates for the 2026 general local elections

Reviewed by: Beth Klein, Controller/Deputy Chief Financial Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board establish the following election staff remuneration rates for the purposes of conducting the 2026 general local elections:

Chief Election Officer	5 days off in lieu of overtime or cash equivalent
Deputy Chief Election Officer	3 days off in lieu of overtime or cash equivalent (exempt) Cash equivalent for hours worked (union)
Presiding Election Official	$660
Alternate Presiding Election Official	$595
Election Official	$525
Location premium	$125
Training session	$50

BACKGROUND

At the February 26, 2026 meeting, the Board appointed the Chief Election Officer ('CEO'), and three Deputy Chief Election Officers ('deputy CEOs'). The CEO and deputy CEOs are responsible for the conduct of all matters pertaining to the general local elections scheduled for Wednesday, October 7 - Advanced Voting and Saturday, October 17, 2026 - General Voting. The CEO is also responsible for conducting election services for rural school trustees within the FVRD's Electoral Areas under agreement with the respective School Districts. Cost sharing agreements with the School Districts will recover the costs of election day services, including a portion of election staff costs.

The CEO is responsible for appointing and training election staff required for administering and conducting the election process at the various voting places. On the assumption that there are no acclamations (being elected by virtue of being the only candidate), the following elections will be conducted:

- Eight (8) elections for Electoral Area Director (Electoral Areas A through H)
- Three (3) elections for School District trustee for School District 78 (Fraser-Cascade)
- One (1) election for School District trustee for School District 75 (Mission)

Elections for School District trustee for School District 33 (Chilliwack) are administered directly by City of Chilliwack staff.

Historically, there have been between three and four voting places established for Advanced Voting and between 10 and 11 voting places for General Voting. These voting places are located throughout the FVRD's Electoral Areas.

Based on the anticipated voter turnout and the number of ballots being conducted at each voting place, the CEO will work to place one Presiding Election Official, one Alternate Presiding Election Official and between one and two Election Officials, for a total of between three and four staff per voting place. It should be noted that the minimum number per voting place allowed under the *Local Government Act* is two.

The *Local Government Act* does not establish rates to be paid to election staff. Rather, it is left up to each jurisdiction to determine and set its own rates.

DISCUSSION

The recommended rates for the CEO and deputy CEOs are intended to recognize some of the significant increases in their workloads during the months leading up to elections and the months following general voting day. This increased workload must be managed on top of existing workloads, and the proposed rates reflect those increased responsibilities.

In order to competitively attract experienced election staff for the voting locations, the following rates (less deduction of income taxes) are being recommended:

Presiding Election Official	$660
Alternate Presiding Election Official	$595
Election Official	$525

Election staff play a critical role in ensuring voting is delivered accurately and consistently across the various voting places of the FVRD. The proposed rates acknowledge the extensive time commitment involved on election day, which can be up to 15 and 18 hours, as well as the challenging nature of this work. Election staff are required to travel to remote community facilities and are required to bring and

prepare their own meals. The recommended rates reflect requirements under the *Employment Standards Act*, and the value of this work while supporting continued recruitment and retention.

The location premium of $125 is applied for voting locations which require extended travel time to locations as far as 110 kilometers from the FVRD's Chilliwack office (for example: Boston Bar in Electoral Area A, or Yale/Sunshine Valley in Electoral Area B).

Training Session Attendance

Comprehensive training for election staff is provided by the CEO and deputy CEOs. All election staff are required to attend an approximate two-hour mandatory training session in order to work as election staff on either voting day. Election staff are also required to read and study a comprehensive training manual on their own time. In recognition of this additional training time, staff recommend a rate of $50 for the mandatory one-time attendance at an election training session.

Upcoming Information about Elections

Staff will be working over the coming months to engage with the public and candidates on information about upcoming general local elections through the FVRD website, social media, and the *Have Your Say FVRD* page. Staff will also be organizing information sessions for candidates focusing on the role of Electoral Area Director, as well as information sessions on conduct during election days and what to expect on election night.

In the meantime, it is important to note the following dates:

Election period begins:	January 1, 2026
Expense limits published:	May 31, 2026
Pre-campaign period begins:	July 20, 2026
Nomination period begins:	September 1, 2026
Close of nominations:	September 11, 2026
Campaign period begins:	September 19, 2026
Advanced Voting Opportunity:	October 7, 2026
General Voting Opportunity:	October 17, 2026
Elections BC disclosure statement deadline:	January 15, 2027
Elections BC late filing deadline:	February 16, 2027

COST

The costs of election staff will be allocated from Budget 102 (Electoral Area Administration) and is included in the 2026-2030 Financial Plan. Where there are School District elections held in Electoral Areas, the cost of election staff is shared with the associated school district which helps offset the election costs charged to the Electoral Area Administration budget.

CONCLUSION

The 2026 general local elections are scheduled to take place on Wednesday, October 7 and Saturday, October 17, 2026. The *Local Government Act* requires that the FVRD appoint a Chief Election Officer to be responsible for the conduct of all matters with respect to the elections in FVRD's eight Electoral Areas. In addition, the FVRD's CEO is responsible for the conduct of rural school trustee elections within FVRD's Electoral Areas.

The CEO is responsible for appointing and training election staff for administering and conducting the election process at various voting places.

Election staff play a critical role in ensuring voting is delivered accurately and consistently across the various voting places of the FVRD. The proposed rates acknowledge the extensive time commitment involved on election day, which can be up to 15 and 18 hours, as well as the challenging nature of this work. Election staff are required to travel to remote community facilities and are required to bring and prepare their own meals. The recommended rates reflect requirements under the *Employment Standards Act*, and the value of this work while supporting continued recruitment and retention.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09
From: Beth Klein, Controller/Deputy CFO **File No.** 1850-01

Subject: 2026 Grant-In-Aid Request – Deroche Farmers Market, Electoral Area C and G

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,330, funded from the 2026 Electoral Area C and Electoral Area G grant-in-aid budgets in equal amounts of $1,165, to help offset the cost of operating the Deroche Farmers Market.

BACKGROUND

The Fraser Valley Regional District (FVRD) Electoral Area Grant-in-Aid program is available to nonprofit or community groups who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form, including support from the Electoral Area Director and approval by the Board.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

DISCUSSION

The Deroche Farmers Market is a non-profit community group that hosts a weekly farmer's market in Deroche, BC. The Society's purpose is to provide local communities of Deroche, Dewdney, Lake Errock and Harrison Mills with the opportunity to showcase local items and produce.

The Deroche Farmers Market is requesting $2,325 to help offset the cost of advertising and replacement of damaged signs, replenishment of reusable shopping bags to be sold at the market, and replacing of tents and equipment. The applicant has demonstrated financial and administrative soundness through the submission of all necessary documentation.

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports have not been requested as the application is under $4,000. Further, there are no application restrictions noted with this request as these costs are not responsibilities of senior levels of government and there is no funding used for remuneration.

This request for funding is eligible under the Electoral Area Grant-in-Aid policy as "activities/programs which are accessible to a large portion of the electoral area" option and "promotion of volunteer participation and citizen involvement" option.

This report is seeking approval for total grant funding of $2,330. Director Cassel provided support for $1,165 from Electoral Area G and Director Waardenburg provided support for $1,165 from Electoral Area C.

COST

The $2,330 cost will be funded in equal amounts of $1,165 from the 2026 Electoral Area C and G grant-in-aid budgets. Both budgets have sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from Deroche Farmers Market to help offset the cost of operating the Deroche Farmers Market. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and Electoral Area Directors are supportive of the full amount.

March 11, 2026

FVRD Grant-in-Aid Application for: Deroche Farmers Market Society

The Deroche Farmers Market Society is a non-profit organization managed and operated by volunteers. We have retained our Board membership of 5 executives. Our Market has grown to include over 100 regular vendors with varying products from produce and baking to soaps and handcrafted arts.

In our 11th year we continue to provide our local communities of Deroche, Dewdney, Lake Errock and Harrison Mills with the opportunity to showcase and purchase local "make, bake and grow" items. Five years ago we launched a Junior Entrepreneur program to encourage the kids of our communities to showcase their creativity and hard work, we will continue to offer this opportunity as it is has been successful with multiple applications. Our growing popularity has attracted vendors from all over the lower mainland and has become a favourite stop for many travellers. Being the small and unique community that we are, we feel that having this weekly market event will continue to provide an opportunity to develop both economically and socially.

The Deroche Farmers Market will run every Saturday from June 20th to Sept 5th, 2026 and will continue to comply with current Public Health Orders. We will also have one special event planned for May 9th.

Our main focus with the grant money this year will be adding to our advertising efforts as usual. We have a plan to replace damaged signage from last year, this is expected every year. With some of our equipment aging, we will need to replace another tent and some equipment required for the market. We would also like to replenish our stock of reusable shopping bags that are made with our logos. The bags will be sold as a fundraiser to further support the Markets weekly supply needs, they have been a huge success over the past few years, folks now come to get the new colour to add to their collection!

We would like to request aid in the amount of $2325. This amount includes funds for the rental policy fee for use of the FVRD parking lot in Deroche.

Your consideration is greatly appreciated.

Alisha Trottier
President, DFMS
Deroche Farmers Market
Ph: 604-556-4930
Email: derochefarmersmarket@gmail.com
Mail: PO Box 178 , Lake Errock, BC V0M 1N0

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09
From: Beth Klein, Controller/Deputy CFO **File No.** 1850-01

Subject: 2026 Grant-In-Aid Request – Columbia Valley Fire Department Association, Electoral Area H

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Columbia Valley Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

BACKGROUND

The Fraser Valley Regional District (FVRD) Electoral Area Grant-in-Aid program is available to nonprofit or community groups who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form, including support from the Electoral Area Director and approval by the Board.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

DISCUSSION

The Columbia Valley Fire Department provides fire and rescue services for all areas south of Cultus Lake, throughout Columbia Valley. The department's operational costs are supported through the FVRD's Financial Plan, which is funded by the properties benefiting from these services. In addition, the fire service has a membership association with the primary purposes of supporting its membership outside of the regular firefighting duties.

A grant application was received on behalf of the Columbia Valley Fire Department Association requesting a $1,000 grant-in-aid to assist with activities or items intended to show appreciation for the dedication and time of its members. These funds would not be used towards the fire services

operations. There are no application restrictions noted with this request and these costs are not the responsibility of senior levels of government.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the "promotion of volunteer participation and citizen involvement" option.

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were not provided as the application is not greater than $4,000.

Director Dixon is in support of the full requested amount.

COST

The $1,000 cost will be funded from the Electoral Area H grant-in-aid budget for the 2026 taxation year.

CONCLUSION

A grant-in-aid application has been received on behalf of the Columbia Valley Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget, to assist with activities or items intended to show appreciation for the dedication and time of its members. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and the Electoral Area Director is supportive of the full amount.

FRASER VALLEY REGIONAL DISTRICT POLICIES AND PROCEDURES

POLICY:	Electoral Area Grant in Aid Guidelines and Application
Date Issued: January 1, 2012	**Date Amended:** October 27, 2015

Purpose

To provide a framework whereby financial assistance can be provided to groups or individuals who provide services or a benefit to the community, or any aspect of the community.

Application

This guideline shall apply to all electoral area grant-in-aid requests being considered for funding from the individual Electoral Area Grant-In-Aid budgets. This policy does not provide any guidelines for Regional Grants-In-Aid, those guidelines are set out in the Fraser Valley Regional Board Grant-In-Aid Policy and Procedure dated October 26, 1999.

Authority

***Local Government Act* Section 263(1)(c):** the corporate powers of a Regional District Board allow for the provision of assistance for the purpose of benefiting the community, or any aspect of the community.
***Local Government Act* Section 380(2)(g):** a grant may be charged to the electoral area benefiting from the assistance.

Eligibility Criteria

Who Can Apply:

a. The applicant must be a registered non-profit organization or community group of the benefiting electoral area;
b. The registered non-profit organization or community group must be locally based in the electoral area, or must otherwise provide services or benefits to the electoral area issuing the Grant-In-Aid. The Grant-In-Aid requested must provide a specific service or benefit to the community, or any aspect of the community;
c. The registered non-profit organization or community group must be financially and administratively sound.
d. The applicant must not be excluded from applying for a grant due to not meeting the reporting requirement for a previously provided grant.

Eligible Funding Options:

a. Promotion of volunteer participation and citizen involvement
b. Use of net approaches/techniques in solving community challenges
c. Activities/programs which are accessible to a large portion of the electoral area
d. Start-up costs for new organizations or new programs

e. Volunteer training opportunities

Application Restrictions:

a. Industrial, commercial, and/or business organizations are not eligible to apply.

b. Grant-In-Aid may not be used to subsidize activities that are the responsibilities of senior levels of government;

c. Grant-In-Aid may not cover any of the following expenses:
   i) remuneration;
   ii) capital improvements to rented or leased premises; and/or
   iii) private enterprise.

d. Grant-In-Aid cannot be used for political purposes or to fund groups or organizations whose primary purpose is of a political nature.

Application Process

1. All qualifying organizations and individuals are required to complete the Grant-In-Aid application form. Applications should include a summary of how the Grant-In-Aid will be used if granted. It should be noted that organizations may be required to make a presentation or provide further documentation to the Fraser Valley Regional District Board before any decisions are made.
2. Incomplete applications will not be accepted and will be returned to the applicant.
3. All applicants will receive notification on the status of their application once reviewed by the Fraser Valley Regional District Board.
4. The Fraser Valley Regional District Board reserves the right to request a full accounting of any and all expenditures of authorized Grant-In-Aid funds.

Financial Accountability & Reporting

1. The Fraser Valley Regional District should be recognized as a funding agency through signage, event literature and/or program websites.
2. Grants over $1,000 require follow up with the Fraser Valley Regional District upon completion of the capital project or event. Follow up to include a letter to FVRD regarding usage of funds and their success, including pictures of the project/event and any other supporting information.
3. Grants over $4,000 require submission of financial statements/reports for the applicant to be included with the funding application.

Approval Criteria

The following criteria will be used in evaluating and prioritizing the applications for assistance under Section 263 (1)(c) of the *Local Government Act:*

a. Confirmation that the applicant is eligible to apply for grant funds pursuant to this Grant-In-Aid guideline;

b. Purpose for which funding is requested;

c. Overall benefit to the community as a whole, or any aspect of the community;

d. Amount of the grant requested;

e. Whether or not there is an opportunity for individuals to make direct contributions;

f. Whether or not there is support from the Electoral Area Director; and

g. Whether or not there is available funding for the grant requested.

ELECTORAL AREA GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: Columbia Valley Fire Department

Mailing Address: 1202 Kosikar Road
Lindell Beach, BC V2R 4X6

Email Address: cvfc@fvrd.ca

Contact:

Rich Robinson [redacted]
Name Telephone/Fax Number

Statement as to eligibility to apply for Electoral Area Grant-In-Aid Funds (Please attach a separate sheet if required):

A grant in aid in appreciation of the dedication and time of the members of the Columbia Valley Fire Department.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

Any activity or items intended to show appreciation or thanks to the members of the CVFD. It could also be used to purchase items to enhance their service to the community.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

These members give selflessly of their time. Any show of appreciation can help to say, "thank you," and can build morale and positive relationships with all those connected to CVFD. It may also encourage others to join the department.

Amount of Grant Requested: $1000.00

**Please note: grants over $4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Taryn Dixon
_____

FVRD Director - Area H
Signature of Authorized Signatory and Title

Amount Approved: _____

Date: _____

_____
Signature of Electoral Area Director

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info.finance@fvrd.ca; or to your Electoral Area Director.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee
Date: 2026-04-09
From: Beth Klein, Controller/Deputy CFO
File No. 1850-01

Subject: 2026 Grant in Aid – Cultus Lake Fire Department Association, Electoral Area H

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Cultus Lake Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget.

BACKGROUND

The Fraser Valley Regional District (FVRD) Electoral Area Grant-in-Aid program is available to nonprofit or community groups who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form, including support from the Electoral Area Director and approval by the Board.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

DISCUSSION

The Cultus Lake Fire Department provides fire and rescue services in Cultus Lake Park, neighbouring Electoral Area H residential areas, and Soowahlie First Nation. The department's operational costs are supported through the FVRD and Cultus Lake Parks' Financial Plan, which are funded by the properties benefiting from these services. In addition, the fire service has a member association with the primary purpose of supporting its membership outside of the regular firefighting duties.

A grant application was received on behalf of the Cultus Lake Fire Department Association requesting a $1,000 grant-in-aid to assist with activities or items intended to show appreciation for the dedication and time of its members. These funds would not be used towards the fire services operations. There are no application restrictions noted with this request and these costs are not the responsibility of senior levels of government.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the "promotion of volunteer participation and citizen involvement" option.

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were not provided as the application is not greater than $4,000.

Director Dixon is in support of the full requested amount.

COST

The $1,000 cost will be funded from the Electoral Area H grant-in-aid budget for the 2026 taxation year.

CONCLUSION

A grant-in-aid application has been received on behalf of the Cultus Lake Fire Department Association, funded from the 2026 Electoral Area H grant-in-aid budget, to assist with activities or items intended to show appreciation for the dedication and time of its members. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and the Electoral Area Director is supportive of the full amount.

ELECTORAL AREA GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: Cultus Lake Fire Department

Mailing Address: 4165 Columbia Valley Road
Cultus Lake BC, V2R 5B5

Email Address: [redacted]

Contact:

Warren Mazuren [redacted]
Name Telephone/Fax Number

Statement as to eligibility to apply for Electoral Area Grant-In-Aid Funds (Please attach a separate sheet if required):

A grant in aid in appreciation of the time and dedication of the Cultus Lake Fire Fighters.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

Any activity or items intended to show appreciation or thanks to members of CLFD for serving their community, or to enhance service to their community.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

Showing appreciation builds morale and helps to develop positive attitudes. It may also encourage others to join the department. It will also continue to help build positive relationships with all those connected with the Area H Fire Departments.

Amount of Grant Requested: $1000.00

**Please note: grants over $4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Taryn Dixon
FVRD Director Area H
Signature of Authorized Signatory and Title

Amount Approved: _____

Date: _____

_____
Signature of Electoral Area Director

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info.finance@fvrd.ca; or to your Electoral Area Director.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09
From: Beth Klein, Controller/Deputy CFO **File No.** 1850-01

Subject: 2026 Grant-In-Aid Request – Lindell Beach Residence Association, Electoral Area H

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Lindell Beach Residence Association, funded from the 2026 Electoral Area H grant-in-aid budget to support debris removal efforts.

BACKGROUND

The Fraser Valley Regional District (FVRD) Electoral Area Grant-in-Aid program is available to nonprofit or community groups who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form, including support from the Electoral Area Director and approval by the Board.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

DISCUSSION

The Lindell Beach Residence Association (LBRA) within Electoral Area H holds a non-exclusive foreshore lease for maintenance and safety of Lindell Beach at Cultus Lake and has requested funding of $1,000 to support clean up efforts after the December 2025 atmospheric river. The event built up debris and wood along the shore and the Association will be working towards removal. Staff received confirmation that funds will not be used to cover remuneration and will go towards fees for dumping, bins, and contracted machinery that may be required.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the "use of net approaches/techniques in solving community challenges" option, the Association is responsive to questions and is soliciting volunteers or donations; therefore, there are no application restrictions

noted. In addition, as the lake shore at Lindell Beach is open to the general public, there is a public benefit from this initiative.

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were not provided as the application is not greater than $4,000.

Director Dixon is in support of the full requested amount.

COST

The $1,000 cost will be funded from the Electoral Area H grant-in-aid budget for the 2026 taxation year.

CONCLUSION

A grant-in-aid application has been received from the Lindell Beach Residences Association, funded from the 2026 Electoral Area H grant-in-aid budget, to assist with clean up activities as a result of the December atmospheric river. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and the Electoral Area Director is supportive of the full amount.

ELECTORAL AREA GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: LBRA Lindell Beach Residence Association

Mailing Address: 1975 Vera Road

[redacted]

Email Address: [redacted]

Contact:

Vicki Warner [redacted]

Name Telephone/Fax Number

Statement as to eligibility to apply for Electoral Area Grant-In-Aid Funds (Please attach a separate sheet if required):

LBRA is an association within the Electoral Area H. We are responsible, by way of the foreshore lease we hold with the BC Government, for the maintenance and safety of Lindell Beach at Cultus Lake.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

For the clean up and debris removal of the wood left on the beach as a result of the December atmospheric river that occurred.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

The Lindell Beach Residence association is responsible for the beach clean up and safety. The Lindell Beach is use by the whole community.

Amount of Grant Requested: $1000.00

**Please note: grants over $4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

[redacted]

Amount Approved: _____

Date: _____

_____

Signature of Electoral Area Director

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info.finance@fvrd.ca; or to your Electoral Area Director.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-03-12

From: Brett Dyck, Engineering, Utilities and Community Services Technologist

Subject: Bylaw No. 1818, 2026 Popkum Storm Drainage Local Service Area Amendment

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third readings to the bylaw cited as *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026.*

BACKGROUND

Staff have received a validated petition from a property owner requesting that the Popkum Storm Drainage Service Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 53003 Bunker Road has submitted a valid petition package to amend the boundaries of the Popkum Storm Drainage Service Area. The property owner wishes to develop the second phase of a phased development and participation in the storm drainage service area is one requirement for this development to proceed.

COST

The FVRD will be responsible for the drainage infrastructure installed along the Bunker Road frontage of the subject property. The cost to own and maintain this additional infrastructure will be borne by the Popkum Drainage service area.

CONCLUSION

Staff have received a validated petition for the Popkum Storm Drainage Service Area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1818, 2026

A bylaw to amend the boundaries of the Popkum Storm Drainage Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Popkum Storm Drainage Service Area established by *Fraser Valley Regional District Popkum Storm Drainage Service Area Merger and Establishment Bylaw No. 1789, 2025*;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026.*

2) ENACTMENTS

a) *Fraser Valley Regional District Popkum Storm Drainage Service Area Merger and Establishment Bylaw No. 1789, 2025* is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1818-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 1789, 2025 is hereby replaced by Schedule 1818-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area D as shown on Schedule 1818-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Popkum Storm Drainage Service Area shall henceforth apply to those lands outlined on Schedule 1818 – B of this bylaw.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	25th	day of	February, 2026
READ A FIRST TIME THIS	26th	day of	March, 2026
READ A SECOND TIME THIS	26th	day of	March, 2026
READ A THIRD TIME THIS	26th	day of	March, 2026
ADOPTED THIS		day of	

_____ _____

Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

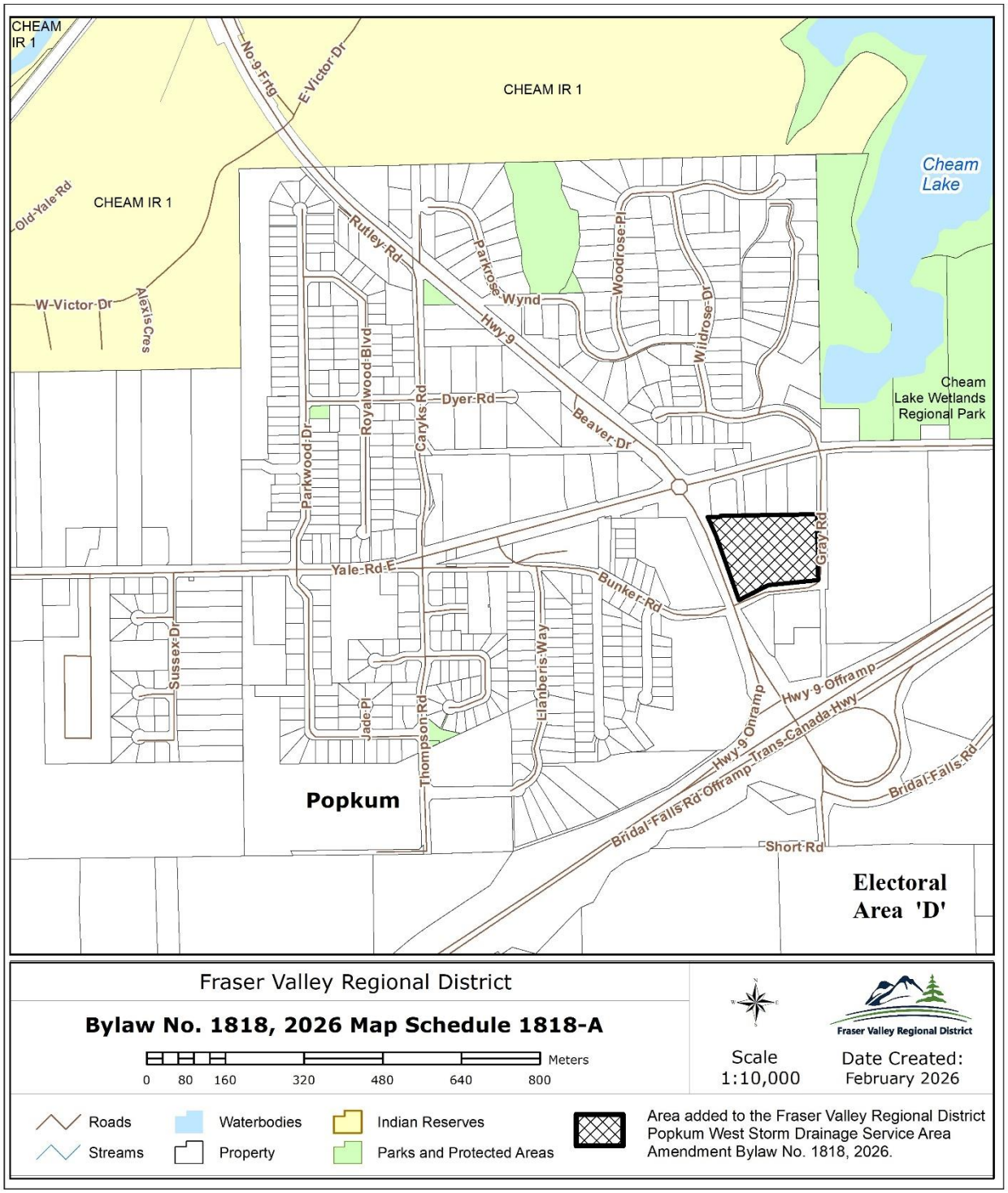
I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

_____

Corporate Officer/Deputy

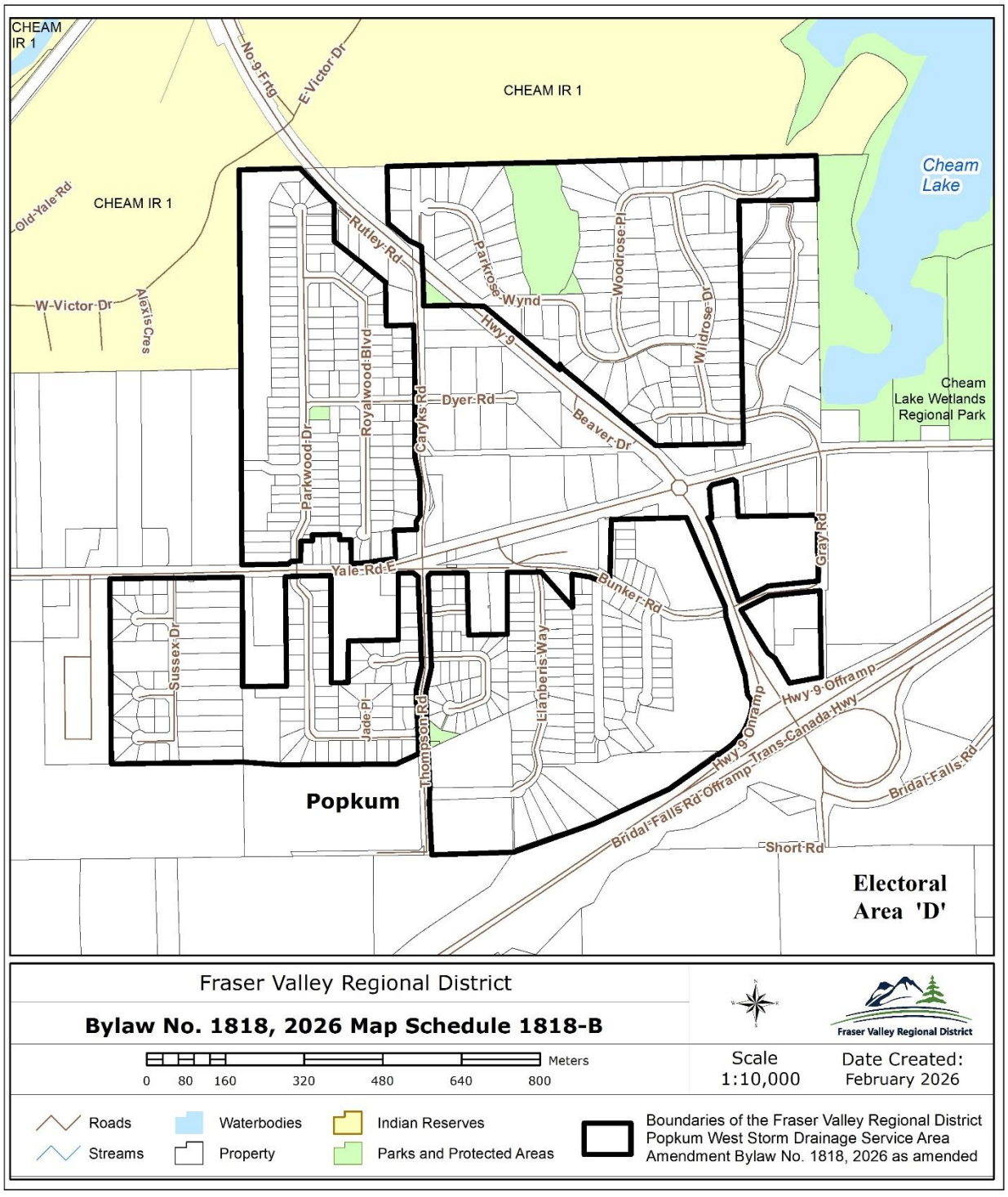
FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1818, 2026
Schedule 1818-A



This is map 1 of 1 constituting Schedule 1818-A attached to and forming part of *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026*

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1818, 2026

Schedule 1818-B



This is map 1 of 1 constituting Schedule 1818-B attached to and forming part of *Fraser Valley Regional District Popkum Storm Drainage Service Area Amendment Bylaw No. 1818, 2026*.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee
Date: 2026-02-12
From: Beth Klein, Controller/Deputy CFO
File No.

Subject: 2026 Requisition Maximum Bylaw Updates

Reviewed by: Jaime Van Nes, Director of Legislative Services
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1819, 2026*;

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Area D Integrated Water System Service Area Amendment Bylaw No. 1820, 2026*;

AND THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026*.

BACKGROUND

As part of the Financial Planning process, the FVRD sets tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions. Annually, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

DISCUSSION

As part of the 2026 Financial Planning process, an initial administrative review of requisition levels has been conducted to ensure Service Area Establishment bylaws have adequate taxation limits. Staff are proposing revisions to maximum taxation levels based on the 2026 draft Financial Plan. The following bylaws require an amendment to the maximum requisition:

- Yarrow/Ryder Lake Fire Protection Service Area Bylaw No. 0230, 1998
- Electoral Area D Integrated Water System Service Area Bylaw No. 0861, 2011
- Electoral Area C Community Parks Service Area Bylaw No. 1604, 2020

Both the Yarrow/Ryder Lake Fire Protection and Electoral Area D Integrated Water are utilizing an exemption for inspector approval, as the updated maximums for both areas are equal or less than 25% of an increase from the current bylaw baseline. Both services are seeing inflationary growth in the draft 2026-2030 Financial Plan.

Electoral Area C Community Parks will require inspector approval prior to adoption, as the current maximum bylaw was adopted in 2025 and would not be eligible for an exemption. This service area is seeing a service expansion in the draft 2026 Financial Plan, requiring an increase to the maximum requisition over and above what was anticipated last year.

Updates to the attached bylaws are as follows:

- Yarrow/Ryder Lake Fire Protection updated maximum is based on a property value rate of $0.70/$1,000 to allow for growth in the service area. Using the 2026 Completed Roll values, the maximum in 2026 is $21,270.
- Area D Water utilized an updated flat rate of $125,000 following the structure of the previous bylaw, allowing for the growth in the full 5-year Financial Plan.
- Area C Community Parks updated maximum is based on a property value rate of $0.14/$1,000 to allow for growth in the service area. Using the 2026 Completed Roll values, the maximum in 2026 is $175,470.

COST

These bylaw changes are administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Actual annual taxation is based upon the annually approved Financial Plan.

CONCLUSION

As a step in the financial planning process, there are bylaws proposed to be amended, increasing the maximum requisition based on draft 2026 Financial Plan. One of the three bylaws will require inspector approval prior to adoption.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1821, 2026

A Bylaw to increase the requisition limit of the Electoral Area C Community Parks Service Area

---

WHEREAS *Fraser Valley Regional District Electoral Area C Community Parks Service Area Merger and Amendment Bylaw No. 1604, 2020* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on December 16, 2020;

AND WHEREAS the maximum annual requisition for the Area C Community Parks Service Area is currently a property value tax rate of $0.10/$1000;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 1604, 2020;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026.*

2) ENACTMENTS

That *Fraser Valley Regional District Electoral Area C Community Parks Service Area Merger and Amendment Bylaw No. 1604, 2020* is amended by deleting Section 2(e) in its entirety and substituting the following:

"The maximum amount that may be requisitioned annually for the service established by this bylaw shall be an amount equal to that which could be raised by a property value tax rate of $0.14/$1,000 applied to the net taxable value of the land and improvements within the service area."

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS	26th	day of	February, 2026
READ A SECOND TIME THIS	26th	day of	February, 2026
READ A THIRD TIME THIS	26th	day of	February, 2026
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this	26th	day of	March, 2026
ADOPTED THIS	day of		

_____ _____

Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area C Community Parks Amendment Bylaw No. 1821, 2026* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

_____

Corporate Officer/Deputy

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 349

of the Local Government Act

I hereby approve Bylaw No. 1821

of the Fraser Valley Regional District ***,***

a copy of which is attached hereto.

Dated this 26th day

of **March** ***, 2026***



Deputy Inspector of Municipalities

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2026-04-09

From: Christina Vugteveen, Manager of Parks

Subject: Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026

Reviewed by: Stacey Barker, Director of Regional Services/Deputy CAO
Beth Klein, Controller/Deputy CFO
Lauren Olynick, Deputy Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026;*

AND THAT the Fraser Valley Regional District Board appoint the Manager of Parks as the designated Airpark Manager under the Bylaw.

BACKGROUND

The Fraser Valley Regional Airpark in Hope is a grass turf airpark, approximately 106 acres in size, and is a short distance from local mountains as well as the Fraser River. In addition to the turf runway, the Airpark includes many features such as

- Available lease land for aviation, groundside commercial development, and agriculture
- Flight Centre building featuring washrooms, public lounge area, Wi-Fi, and observation deck
- Rental tie-down areas that accommodate approximately 8 aircraft
- Aviation fuel sales including fuel dispensing facilities for Jet A and Aviation Gas 100 low lead gas, including an automated or card-lock system
- Gliding membership and lessons available from airpark tenant, Vancouver Soaring Association

Flights landing at the Airpark are typically for recreation purposes, for emergencies such as ambulance and firefighting purposes, as well as for industry.

Bylaw No. 1823, 2026 was prepared to establish clear operational and user requirements at the Airpark, enable consistent administration of agreements, and to consolidate and update fees and charges. These operational regulations and the accompanying fee schedule provide a framework to support compliance and risk management at the Airpark.

DISCUSSION

The preparation of the bylaw included a review of other comparable Airpark bylaws, a legal review, and discussions with stakeholders. *Bylaw No. 1823, 2026* establishes user obligations for aircraft, including use of designated tie-down facilities, payment of applicable fees, maintaining aircraft in an airworthy condition, and compliance with applicable aviation laws.

This bylaw appoints an Airpark Manager to oversee operations, maintenance, management, and compliance and includes the tools to support safe and orderly operations to align with federal aviation requirements.

As a part of this review, fees and changes were reviewed as the existing ones have been in place since 2016. This review included looking at the fees and charges of comparable Airparks and facilities, and staff recommends the following fee schedule:

- Daily tie-down (more than 4 hours): $15.00 + GST
- Weekly tie-down: $60.00 + GST
- Monthly tie-down: $120.00 + GST
- Annual tie-down: $600.00 + GST
- Airpark Flight Centre meeting room (hourly): $26.50 + GST
- Airpark Flight Centre meeting room (day rate — more than 4 hours): $130.00 + GST

These rates provide a clear, standardized fee framework which is updated to 2026 comparable rates. This new bylaw repeals *Bylaw No. 1394, 2016*, as amended (Airpark Fees and Charges), to ensure fees and charges are maintained under a single, current authority.

As a next step, staff will bring forward a proposed amendment to the *Bylaw Offense Notice Enforcement Bylaw No. 1415, 2017* which will allow for fines (tickets) to be issued for noncompliance with new regulatory provisions at the Airpark.

COST

Fees and charges support cost recovery associated with Airpark operations. Adoption of *Bylaw No. 1823, 2026* will help to fund Budget 301 which is a sub-regional service jointly funded by the District of Hope, and Electoral Areas A & B.

CONCLUSION

The proposed Airpark bylaw will allow for clear operational guidelines and enable staff to effectively manage noncompliance issues. Staff recommend that the Fraser Valley Regional District Board give three readings and adoption to *Bylaw No. 1823, 2026* and appoint the Manager of Parks as the Airpark Manager.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1823, 2026

A bylaw to establish regulations, fees and charges for the Fraser Valley Regional Airpark

WHEREAS the Fraser Valley Regional Airpark in Hope B.C., is a regional district service continued by the *Fraser Valley Regional District Hope and Boston Bar Airport Operation and Maintenance Local Service Area Conversion Bylaw No. 0195, 1998*;

AND WHEREAS the Fraser Valley Regional Board of Directors ("the Board") has deemed it advisable to establish regulations, fees and charges for the Fraser Valley Regional Airpark.

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be officially cited as *Fraser Valley Regional District Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026.*

2. DEFINITIONS

In this bylaw the following definitions apply:

"**Airpark**" means the Fraser Valley Regional Airpark at 62720 Airport Rd, Hope, BC, V0X 1L2;

"**Airpark Manager**" means the person appointed under section 3.1 of this bylaw and includes their designate;

"**Airworthy**" means an aircraft that:

(a) is able to fly and may be operated in flight and on the ground without significant hazard to aircrew, ground crew, passengers or to third party; and

(b) holds a current and valid Certificate of Airworthiness;

"**Aviation Laws**" means all laws, regulations, rules, and directives relating to aviation in Canada, including the *Aeronautics Act* and the *Canadian Aviation Regulations* as amended from time to time;

"**Certificate of Airworthiness**" means a certificate issued by Transport Canada certifying that the aircraft meets the relevant airworthiness requirements under the applicable Aviation Laws;

"**Night**" has the same meaning as defined in the *Canadian Aviation Regulations*, SOR/96-433;

"**FVRD**" means the Fraser Valley Regional District;

"**Tie-Down Agreement**" means an agreement with the FVRD to tie an aircraft down in a specific location at the Airpark

"**User**" means a person who ties down an aircraft at the Airpark;

"**Warehouser**" means a person who provides the service of transporting, towing or storing goods.

3. AIRPARK MANAGER

3.1 The Board may appoint an Airpark Manager to be responsible for:

(a) the operation, maintenance, and management of the Airpark in accordance with FVRD bylaws and policies;

(b) administering Tie-Down Agreements; and

(c) ensuring compliance with this bylaw.

4. USE OF AIRPARK

4.1 No person shall do any of the following at the Airpark:

(a) injure, deface, or remove any flowers, plants, trees, shrubs, runway, road or any building or structure upon the Airpark;

(b) takeoff or land an aircraft at Night;

(c) run or test an aircraft's engine at Night;

(d) bring onto the Airpark an aircraft that is not Airworthy, except for an emergency.

4.2 Every User shall:

(a) tie-down their aircraft in the designated tie-down facilities;

(b) pay all applicable tie-down fees imposed by the FVRD;

(c) enter into a Tie-Down Agreement;

(d) maintain their aircraft in an Airworthy condition;

(e) comply with all applicable Aviation Laws relating to the airworthiness of aircraft;

(f) ensure that their aircraft is registered with Transport Canada as provided by applicable Aviation Laws;

(g) ensure that maintenance of their aircraft is properly recorded and performed in accordance with applicable Aviation Laws;

(h) in conducting any repair of their aircraft:

(i) provide and receive approval from the Airpark Manager for a schedule specifying the days, times and nature of the repair work, including the date by which the aircraft will obtain a Certificate of Airworthiness;

(ii) only conduct repairs in accordance with an approved schedule; and

(iii) not conduct any repairs in a manner that interferes with the operation of the Airpark, the maintenance of the Airpark and the use of the Airpark by others;

(i) ensure that the exterior of their aircraft is kept clean and that the tie-down area of their aircraft is tidy and free of hazards;

(j) ensure the safety and the security of their aircraft and the tie-down area of the aircraft, while the aircraft is on the premises of the Airpark, including by performing all safety and security measures prescribed by applicable Aviation Laws;

(k) when parking or storing their aircraft, employ the standard three-point system; and

(l) remove their aircraft within 30 days of receipt of a notice under section 4.4 of this bylaw.

4.3 In response to an emergency or if an aircraft is impacting the Airpark operations, the FVRD may relocate any aircraft located on the premises of the Airpark.

4.4 The Airpark Manager may require, in their sole discretion and at any time, by notice in writing, that a User remove their aircraft from the Airpark within 30 days. Without limiting the generality of this section, and to make space available for others, the Airpark Manager may require that a User remove their aircraft from the Airpark, if the User has used the Airpark to tie-down the aircraft for 11 consecutive months.

4.5 If a User has paid tie-down fees for twelve months and is required to remove their aircraft for reasons other than non-compliance with this bylaw before the twelve-month period has ended, the User may request a refund of the pro-rated amount of tie-down fees paid.

4.6 The FVRD may remove and impound any aircraft that is left in the Airpark and is not the subject of a Tie-Down Agreement.

4.7 The FVRD may, within 5 days of written notice to the User, remove and impound an aircraft subject to a Tie-Down Agreement, if the Airpark Manager determines that:

(a) the User's aircraft has failed to be in an Airworthy condition for six consecutive months;

(b) the tie-down fees in respect of the aircraft are three months overdue; or

(c) repairs are not being performed in accordance with the schedule provided to FVRD pursuant to section 4.2(h).

4.8 If the FVRD removes and impounds an aircraft in accordance with section 4.6 or 4.7:

(a) the FVRD may dispose of the aircraft if the Airpark Manager determines that the aircraft is likely abandoned and the market value of the aircraft is less than or equal to the expected cost charged by a Warehouser for the removal and impoundment for a minimum of three days; or

(b) the FVRD may have the aircraft removed by and deposited with a Warehouser subject to the *Commercial Liens Act*, as amended from time to time; and

(c) the User and the owner of the aircraft will be joint and severally responsible for all costs of removal and storage incurred by FVRD, including any costs that may be recovered by the Warehouser from FVRD.

4.9 Posting a written notice of removal and impoundment of an aircraft on the aircraft that is the subject of the notice will constitute proper notice under section 4.7.

5. FEES AND CHARGES

There are hereby imposed the fees and other charges at the Airpark as set out in Schedule 1823-A attached hereto and forming an integral part of this bylaw.

6. OFFENCES AND ENFORCEMENT

6.1 Every person who:

(a) fails to comply with a requirement under section 4.1 or 4.2 of this bylaw;

(b) performs, consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw; or

(c) neglects or refrains from doing anything required by a provision of this bylaw;

commits an offence, and each day during which the contravention continues constitutes a new and separate offence.

6.2 A person who commits an offence under this bylaw is liable, upon summary conviction, to a fine not exceeding $50,000 and not less than $1,000, and, in the case of a continuing offence, is liable to pay such fine for each day that the offence continues.

6.3 This bylaw may be enforced by bylaw notice issued under the *Local Government Bylaw Notice Enforcement Act*.

7. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

8. REPEAL

Fraser Valley Regional District Hope Airpark and Boston Bar Airstrip Fees and Other Charges Establishment Bylaw No. 1394, 2016, as amended, is hereby repealed.

9. READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

_____ _____

Chair/Vice-Chair Corporate Officer/Deputy

10. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Airpark Regulations, Fees and Charges Establishment Bylaw No. 1823, 2026* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/Deputy

SCHEDULE 1823-A – FEES AND CHARGES

Item	Rate
Daily Tie Down*	$15.00 + GST
Weekly Tie Down	$60.00 + GST
Monthly Tie Down	$120.00 + GST
Annual Tie Down	$600 +GST

*more than 4 hours

Item	Rate
Airpark Flight Centre Meeting Room (Hourly Rate)	$26.50/hour +GST
Airpark Flight Centre Meeting Room (Day Rate)*	$130/day +GST

*more than 4 hours

STAFF REPORT

To: Regional and Corporate Services Committee
From: Beth Klein, Controller/Deputy CFO

Date: 2026-04-09
File No.

Subject: Financial Plan 2025-2029 Amendment Bylaw

Reviewed by: Lauren Olynick, Deputy Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026* .

BACKGROUND

Fraser Valley Regional District's 2025-2029 Financial Plan Bylaw No. 1769, 2025 was adopted by the Board on February 27, 2025 and as noted in the risks to the Financial Plan, a budget is a point-in-time and may need amendments throughout the year. Section 374 (2) of the *Local Government Act,* allows for amendments to be made to a Financial Plan by bylaw at any time. Staff use a threshold of $10,000 to guide materiality levels of items that would prompt an amendment and bring forward any requests throughout the year for approval, prior to adopting a consolidated Financial Plan bylaw.

When preparing the 2025-2029 Financial Plan, some information was considered outstanding during preparation and consequently not included in the Plan. Common examples of this are projects that span two or more years, or new grants/funding received after the Financial Plan is adopted. Within this report, the term "carry forward" refers to the shift of a project from one year to the next.

DISCUSSION

Throughout 2025, staff obtained board approval for 39 individual amendments to the budget, over $10,000 through resolution. Attached to this report, is a full listing of amendments which were supported in 2025.

As a final step in the 2025–2029 Financial Plan process, the attached bylaw compiles all amendments for final adoption. For reference, all items that have been amended are highlighted in the bylaw line items, which include any amendments made below the $10,000 threshold.

COST

There are no further costs associated with these amendments as amendments have been previously approved throughout 2025 with the intention of returning to the Board for formal bylaw adoption.

CONCLUSION

As a result of circumstances arising, amendments have been made to the Five-Year Financial Plan throughout 2025. Staff have received the appropriate authority to incur expenditures required to effectively manage FVRD services and are now compiling these approvals into the final 2025-2029 Financial Plan amendment bylaw.

Approval Date	Name	Amount	
April 2025	Popkum Streetlighting Upgrade Project	$	93,000
April 2025	Boston Bar Water Leak Detection Project	$	50,000
April 2025	Hemlock Valley Transfer Station Capital Improvements	$	20,000
April 2025	North Fraser Fire Exhaust Ventilation System	$	150,000
April 2025	North Fraser - Back up Generator Hall II and III	$	120,000
April 2025	Boston Bar Fire - Exhaust ventilation system	$	60,000
April 2025	Boston Bar Fire - Back up Generator Hall I	$	60,000
April 2025	Columbia Valley Fire - Exhaust ventilation system	$	71,000
April 2025	Yale Fire - Exhaust ventilation system	$	70,000
April 2025	Chilliwack River Valley Fire - Interior staircase	$	80,000
April 2025	Chilliwack River Valley - Exhaust ventilation system	$	160,000
April 2025	CEDAR Network Phase III	$	10,000
April 2025	QTPOD Aviation Fuel Station	$	50,000
April 2025	Updated FVRD Brand Guidelines	$	20,000
April 2025	Elbow Creek Community Trail	$	60,000
April 2025	Shannon Community Park Playground Installation	$	60,000
April 2025	Island 22 Boat Launch Feasibility	$	20,000
April 2025	Destination Development Fund (DDF) Campground Project	$	208,000
April 2025	Fraser Canyon Complete Community Study	$	44,000
April 2025	Harrison Rise Development	$	44,000
April 2025	Development Approvals Process Review	$	50,000
April 2025	Area A/B Geohazard Mapping	$	27,000
April 2025	Radio Grounding	$	32,000
April 2025	Hope Recreation Server Room Replacement	$	80,000
April 2025	Backup Server Replacement	$	27,000
April 2025	Kiosk Signs	$	11,000
April 2025	Morris Valley Lift Station VFD Replacement	$	20,000
April 2025	Area C Garbage - Operations Update	$	11,910
April 2025	UBCM Community to Community Program (Sts'ailes)	$	10,000
April 2025	Data Centre Refresh	$	15,000
April 2025	Arena Emergency Doors Lifecycle	$	30,000
May 2025	Indigenous Engagement Requirements Fund Grant Y2	$	65,000
June 2025	Sunnyside campground pump replacement	$	60,000
July 2025	Boston Bar Landslide Hazard Assessment	$	345,440
September 2025	Area B Curbside Cart Purchase	$	160,000
September 2025	CRV Replace 1999 Ford Squad	$	70,000
November 2025	SCBA Packs and Masks	$	16,100
November 2025	Squad Truck Replacement increase cost	$	33,380
November 2025	Forcemain Upgrades - Detailed Design	$	30,000
<$10k Transactions	Housekeeping Individual Transactions each less than $10k	$	23,200

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1827, 2026

A bylaw to amend the 2025 – 2029 Financial Plan.

WHEREAS certain expenditures will take place that were not anticipated when the annual financial plan was adopted;

AND WHEREAS the Board of Directors of the Fraser Valley Regional District ("the Board") must therefore amend the annual financial plan as adopted by *Fraser Valley Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 as amended*;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026*.

2) ENACTMENTS

Schedules A and B attached hereto and an integral of this bylaw are hereby declared to be the 2025-2029 Amended Financial Plan of the Fraser Valley Regional District.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

DRAFT

Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District 2025-2029 Financial Plan Amendment Bylaw No. 1827, 2026* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C.

Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule A of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Revenue					
Member Requisition	$27,041,260	$29,299,480	$30,844,820	$32,994,940	$34,462,350
Government Grants	18,220,750	9,396,490	4,872,870	4,967,380	5,238,100
Sales of Service	8,843,680	9,697,640	10,201,930	10,696,330	11,059,110
Other Revenue	22,067,650	25,574,280	17,993,010	16,134,670	15,587,820
Investment Income	581,270	518,750	496,840	467,300	449,510
Developer Contributions	394,000	-	-	-	-
Total Revenue	77,148,610	74,486,640	64,409,470	65,260,620	66,796,890
Expenses					
General Government Services	16,364,240	16,216,720	16,527,420	15,828,310	15,814,980
Protective Services	21,102,440	16,477,370	12,717,360	13,324,930	13,980,250
Transportation Services	7,368,920	9,375,900	9,820,520	10,359,430	11,007,600
Environmental Health Services	3,808,990	3,845,420	3,932,860	3,997,020	4,163,210
Environment Dev. Services	4,479,280	3,040,890	3,102,790	2,976,820	3,127,920
Recreation & Cultural Services	7,617,830	7,965,420	8,116,440	8,330,820	8,461,330
Utilities	2,781,820	2,756,710	2,860,750	2,961,110	3,023,360
Total Expenses	63,523,520	59,678,430	57,078,140	57,778,440	59,578,650
Net Surplus (Deficit)	13,625,090	14,808,210	7,331,330	7,482,180	7,218,240
Financial and Reserve Activities					
Prior Year Surplus	4,055,370	2,032,860	1,820,140	745,880	501,670
Proceeds from Debenture Debt	-	-	-	-	-
Reserve Fund Transactions (net)	(544,530)	(2,140,280)	(2,898,870)	(1,223,520)	(1,976,150)
Principal on Long Term Debt	(4,082,180)	(3,959,930)	(3,722,900)	(3,159,630)	(2,636,320)
Capital Acquisitions	(13,053,750)	(10,740,860)	(2,529,700)	(3,844,910)	(3,107,440)
Total Financing Reserve Fund Activities	(13,625,090)	(14,808,210)	(7,331,330)	(7,482,180)	(7,218,240)

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
General Government					
Revenue					
Member Requisition	$4,171,620	$4,416,840	$4,557,650	$4,722,540	$4,809,450
Government Grants	304,500	109,010	102,530	103,330	104,290
Sales of Service	34,050	22,200	10,200	10,200	10,200
Other Revenue	15,639,600	15,652,010	15,710,940	14,389,730	13,815,020
Investment Income	12,700	12,810	12,920	13,040	13,160
Total Revenue	20,162,470	20,212,870	20,394,240	19,238,840	18,752,120
Expenses					
Salaries & Benefits	6,133,540	6,425,030	6,803,300	7,201,890	7,522,160
Directors Expense	728,660	754,580	779,430	806,100	834,880
Services and Supplies	8,032,410	7,487,590	7,398,560	6,249,970	5,932,940
Vehicle, Bldg. & Equip Expenses	372,430	415,120	400,930	414,150	443,300
Internal Services	1,097,200	1,134,400	1,145,200	1,156,200	1,081,700
Total Expenses	16,364,240	16,216,720	16,527,420	15,828,310	15,814,980
Net Surplus (Deficit)	3,798,230	3,996,150	3,866,820	3,410,530	2,937,140
Financial and Reserve Activities					
Prior Year Surplus	798,150	63,080	120,950	(127,530)	(151,270)
Reserve Fund Transactions (net)	(272,200)	(400,300)	(423,900)	(337,800)	127,300
Principal on Long Term Debt	(3,553,580)	(3,431,330)	(3,203,570)	(2,640,300)	(2,136,570)
Capital Acquisitions	(770,600)	(227,600)	(360,300)	(304,900)	(776,600)
Total Financing Reserve Fund Activities	(3,798,230)	(3,996,150)	(3,866,820)	(3,410,530)	(2,937,140)

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Protective Services					
Revenue					
Member Requisition	$8,251,730	$9,436,770	$9,995,460	$11,098,570	$11,878,910
Government Grants	10,162,790	4,834,440	243,490	245,570	247,680
Sales of Service	1,653,930	1,975,800	2,038,380	2,122,230	2,208,570
Other Revenue	4,492,440	9,035,030	1,439,250	1,072,130	1,064,830
Investment Income	62,950	50,810	47,440	45,590	44,450
Total Revenue	24,623,840	25,332,850	13,764,020	14,584,090	15,444,440
Expenses					
Salaries & Benefits	4,109,980	4,548,990	4,785,350	5,008,210	5,211,780
Services and Supplies	15,217,860	9,991,070	5,852,440	6,103,570	6,450,540
Vehicle, Bldg. & Equip Expenses	627,600	641,080	657,510	688,500	688,320
Internal Services	1,147,000	1,296,230	1,422,060	1,524,650	1,629,610
Total Expenses	21,102,440	16,477,370	12,717,360	13,324,930	13,980,250
Net Surplus (Deficit)	3,521,400	8,855,480	1,046,660	1,259,160	1,464,190
Financial and Reserve Activities					
Prior Year Surplus	1,034,340	435,140	475,310	190,010	30,520
Reserve Fund Transactions (net)	31,120	(32,470)	(619,690)	502,710	(629,830)
Principal on Long Term Debt	(43,420)	(43,420)	(34,150)	(34,150)	(34,150)
Capital Acquisitions	(4,543,440)	(9,214,730)	(868,130)	(1,917,730)	(830,730)
Total Financing Reserve Fund Activities	(3,521,400)	(8,855,480)	(1,046,660)	(1,259,160)	(1,464,190)

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Transportation Services					
Revenue					
Member Requisition	$1,784,790	$2,035,150	$2,257,120	$2,558,770	$2,879,400
Government Grants	2,995,010	3,820,310	3,962,530	4,163,780	4,420,730
Sales of Service	2,361,350	2,813,050	3,177,010	3,474,520	3,612,190
Other Revenue	101,880	3,880	3,880	3,880	3,880
Investment Income	156,560	126,350	112,850	98,930	87,990
Total Revenue	7,399,590	8,798,740	9,513,390	10,299,880	11,004,190
Expenses					
Salaries & Benefits	65,890	71,150	76,250	81,470	87,360
Services and Supplies	7,062,430	9,012,840	9,405,650	9,898,130	10,495,390
Vehicle, Bldg. & Equip Expenses	27,300	28,110	28,920	29,730	30,550
Internal Services	213,300	263,800	309,700	350,100	394,300
Total Expenses	7,368,920	9,375,900	9,820,520	10,359,430	11,007,600
Net Surplus (Deficit)	30,670	(577,160)	(307,130)	(59,550)	(3,410)
Financial and Reserve Activities					
Prior Year Surplus	340,430	595,560	335,830	88,570	32,750
Reserve Fund Transactions (net)	(88,260)	96,590	16,430	6,270	(23,890)
Capital Acquisitions	(282,840)	(114,990)	(45,130)	(35,290)	(5,450)
Total Financing Reserve Fund Activities	(30,670)	577,160	307,130	59,550	3,410

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Environmental Health					
Revenue					
Member Requisition	$2,703,640	$2,796,410	$2,897,370	$3,008,430	$3,111,970
Government Grants	57,400	57,660	57,920	58,180	58,440
Sales of Service	902,790	851,020	843,980	837,390	831,370
Other Revenue	144,000	4,000	4,000	4,000	4,000
Investment Income	111,390	110,800	108,000	105,850	104,700
Total Revenue	3,919,220	3,819,890	3,911,270	4,013,850	4,110,480
Expenses					
Salaries & Benefits	866,060	856,300	903,750	953,880	996,650
Services and Supplies	2,289,060	2,280,940	2,289,470	2,266,520	2,370,050
Vehicle, Bldg. & Equip Expenses	268,460	290,430	298,040	314,880	323,070
Internal Services	385,410	417,750	441,600	461,740	473,440
Total Expenses	3,808,990	3,845,420	3,932,860	3,997,020	4,163,210
Net Surplus (Deficit)	110,230	(25,530)	(21,590)	16,830	(52,730)
Financial and Reserve Activities					
Prior Year Surplus	377,370	160,010	140,680	128,790	185,200
Reserve Fund Transactions (net)	(97,600)	(59,480)	(70,510)	492,090	(132,470)
Capital Acquisitions	(390,000)	(75,000)	(48,580)	(637,710)	-
Total Financing Reserve Fund Activities	(110,230)	25,530	21,590	(16,830)	52,730

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Environmental Development					
Revenue					
Member Requisition	$1,938,640	$2,039,590	$2,147,660	$2,270,340	$2,399,000
Government Grants	1,350,270	71,900	142,100	22,200	22,300
Sales of Service	101,200	105,200	120,200	127,200	138,200
Other Revenue	478,070	404,430	416,870	300,540	309,170
Developer Contributions	44,000	-	-	-	-
Investment Income	8,000	8,000	7,000	6,000	4,000
Total Revenue	3,920,180	2,629,120	2,833,830	2,726,280	2,872,670
Expenses					
Salaries & Benefits	1,933,860	2,042,970	2,151,750	2,135,200	2,231,760
Services and Supplies	1,996,270	394,620	305,040	175,720	191,360
Vehicle, Bldg. & Equip Expenses	1,750	-	-	2,000	-
Internal Services	547,400	603,300	646,000	663,900	704,800
Total Expenses	4,479,280	3,040,890	3,102,790	2,976,820	3,127,920
Net Surplus (Deficit)	(559,100)	(411,770)	(268,960)	(250,540)	(255,250)
Financial and Reserve Activities					
Prior Year Surplus	559,100	411,770	268,960	250,540	255,250
Reserve Fund Transactions (net)	-	-	-	-	-
Capital Acquisitions	-	-	-	-	-
Total Financing Reserve Fund Activities	559,100	411,770	268,960	250,540	255,250

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Recreation & Cultural Services					
Revenue					
Member Requisition	$6,286,930	$6,592,180	$6,892,460	$7,177,540	$7,190,590
Government Grants	1,957,070	488,950	350,080	360,100	370,440
Sales of Service	1,603,140	1,662,200	1,661,660	1,691,440	1,746,550
Other Revenue	1,061,660	474,930	418,070	364,390	390,920
Investment Income	229,670	209,980	208,630	197,890	195,210
Developer Contributions	350,000	-	-	-	-
Total Revenue	11,488,470	9,428,240	9,530,900	9,791,360	9,893,710
Expenses					
Salaries & Benefits	3,159,310	3,308,380	3,464,770	3,629,110	3,745,060
Services and Supplies	2,965,950	3,143,140	3,026,330	3,079,270	2,977,070
Vehicle, Bldg. & Equip Expenses	641,250	581,640	655,650	604,950	673,360
Internal Services	851,320	932,260	969,690	1,017,490	1,065,840
Total Expenses	7,617,830	7,965,420	8,116,440	8,330,820	8,461,330
Net Surplus (Deficit)	3,870,640	1,462,820	1,414,460	1,460,540	1,432,380
Financial and Reserve Activities					
Prior Year Surplus	587,320	289,440	401,440	141,350	76,170
Reserve Fund Transactions (net)	(62,090)	(653,720)	(618,340)	(652,610)	(13,890)
Capital Acquisitions	(4,395,870)	(1,098,540)	(1,197,560)	(949,280)	(1,494,660)
Total Financing Reserve Fund Activities	(3,870,640)	(1,462,820)	(1,414,460)	(1,460,540)	(1,432,380)

FRASER VALLEY REGIONAL DISTRICT

2025-2029 FINANCIAL PLAN

Schedule B of Bylaw No. 1827, 2026

	2025 Financial Plan	2026 Financial Plan	2027 Financial Plan	2028 Financial Plan	2029 Financial Plan
Utilities					
Revenue					
Member Requisition	$1,903,910	$1,982,540	$2,097,100	$2,158,750	$2,193,030
Government Grants	1,393,710	14,220	14,220	14,220	14,220
Sales of Service	2,187,220	2,268,170	2,350,500	2,433,350	2,512,030
Other Revenue	150,000	-	-	-	-
Total Revenue	5,634,840	4,264,930	4,461,820	4,606,320	4,719,280
Expenses					
Salaries & Benefits	1,015,530	1,061,070	1,108,710	1,158,460	1,210,430
Services and Supplies	1,298,410	1,198,310	1,223,980	1,249,820	1,228,650
Vehicle, Bldg. & Equip Expenses	292,880	298,930	310,460	322,030	333,880
Internal Services	175,000	198,400	217,600	230,800	250,400
Total Expenses	2,781,820	2,756,710	2,860,750	2,961,110	3,023,360
Net Surplus (Deficit)	2,853,020	1,508,220	1,601,070	1,645,210	1,695,920
Financial and Reserve Activities					
Prior Year Surplus	358,660	77,860	76,970	74,150	73,050
Reserve Fund Transactions (net)	(55,500)	(1,090,900)	(1,182,860)	(1,234,180)	(1,303,370)
Proceeds from Debenture Debt	-	-	-	-	-
Principal on Long Term Debt	(485,180)	(485,180)	(485,180)	(485,180)	(465,600)
Capital Acquisitions	(2,671,000)	(10,000)	(10,000)	-	-
Total Financing Reserve Fund Activities	(2,853,020)	(1,508,220)	(1,601,070)	(1,645,210)	(1,695,920)

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2026-04-23

From: Beth Klein, Controller/Deputy CFO

Subject: 2026 Requisition Maximum Bylaw Update

Reviewed by: Jaime Van Nes, Director of Legislative Services
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026.

BACKGROUND

As part of the Financial Planning process, the FVRD sets tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions.

DISCUSSION

As part of the 2026 Financial Planning process, a review of requisition levels has been conducted to ensure Service Area Establishment bylaws have adequate taxation limits for the 2026 year. Staff are proposing revisions to maximum taxation levels based on the adopted 2026 Financial Plan, prior to taxation. The bylaw requiring amendment is the Area A Garbage Disposal and Collection Conversion and Amendment bylaw.

The amended bylaw will require inspector approval prior to adoption, as the current maximum bylaw was adopted in 2025 and would not be eligible for an exemption. This service area is seeing contract cost increases in the 2026 Financial Plan, requiring an increase to the maximum requisition over and above what was anticipated in the initial review.

The attached bylaw is updated based on a property value rate of $5.00/$1,000 to allow for service cost increases. Using the 2026 Revised Roll values, the maximum in 2026 is $606,210.

COST

The bylaw change is administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Actual annual taxation is based upon the annually approved Financial Plan.

CONCLUSION

As a step in the financial planning process, a bylaw amendment is proposed, increasing the maximum requisition based on adopted 2026 Financial Plan. This bylaw will require inspector approval prior to adoption.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1834, 2026

A Bylaw to increase the requisition limit for the Area A Garbage Disposal Service Area

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WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Area A Garbage Disposal and Collection Conversion and Amendment Bylaw No. 0440, 2001* as adopted on March 27, 2001;

AND WHEREAS the maximum annual requisition for the Area A Garbage Disposal Service Area ("the Service Area") is currently a property value tax rate of $3.50/$1000 applied to the net taxable value of the land and improvements within the Service Area;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw No. 0440, 2001;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026.*

2) ENACTMENTS

That *Fraser Valley Regional District Area A Garbage Disposal and Collection Conversion and Amendment Bylaw No. 0440, 2001* be amended by deleting Section 2 (e) in its entirety and substituting the following:

> "(e) The maximum that may be requisitioned annually for the service established by this bylaw is an amount equal to that which could be raised by a property value tax rate of $5.00/$1000 applied to the net taxable value of the land and improvements within the Service Area."

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES THIS day of

ADOPTED THIS day of

_____ _____
Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1834, 2026* as read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

_____
Corporate Officer/Deputy

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-23

From: Aiming Liao, Development Technologist **File No.** 4530-20 2026-02

Subject: Commercial Gravel Operations Permit 2026-02 for 13361 Stave Lake Quarry, Electoral Area F

Reviewed by: Katelyn Hipwell, Manager of Planning;
Graham Daneluz, Director of Planning and Development | Emergency Management;
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-02 to 426969 B.C Ltd. and Fraser Valley Aggregates Ltd. for Stave Lake Quarry located at 13361 Stake Lake Rd, Area F.

FOR INFORMATION:

Appendix A: FVRD Commercial Gravel Operation Draft Permit 2026-02

Appendix B: British Columbia Ministry of Mining and Critical Minerals Permit G-7-078

Appendix C: Evaluation of Noise Emissions Associated with Aggregate Operations in the FVRD

Appendix D: 5-Year Mine Development Plan

Appendix E: Hydrogeology Assessment for Aquifer Protection Stave Lake Quarry, Miracle Valley, B.C.

Appendix F: What We Heard Report

BACKGROUND

Stave Lake Quarry is an existing aggregate mine operation located at 13361 Stave Lake Road, owned by 426969 BC Ltd., northeast of the City of Mission, BC. The subject quarry is located in Hatzic Valley, approximately 10 km north of Highway 7 at Sylvester Road.

Stave Lake Quarry was initially authorized by the Ministry of Mines under Mines Act Permit (Q-7-123) in July 1993. A new Mines Act Permit (Q-7-78) was issued in September 2002 to reflect amendments to the approved mining areas. The most recent amendment was issued in September 2018 to update the permittee to the 426969 BC Ltd.

The subject quarry is operated to supply aggregates to the local construction market over an estimated 50-year operating life, with an annual extraction rate of approximately 136,000 m^3 and a remaining extractable volume of about 5,681,000 m^3. Between 2020 and 2025, the total extracted volume was approximately 419,598 m^3. Based on current extraction rates and remaining reserves, the mine closure is expected to occur in 2065. The proposed final land use is R1 Residential.

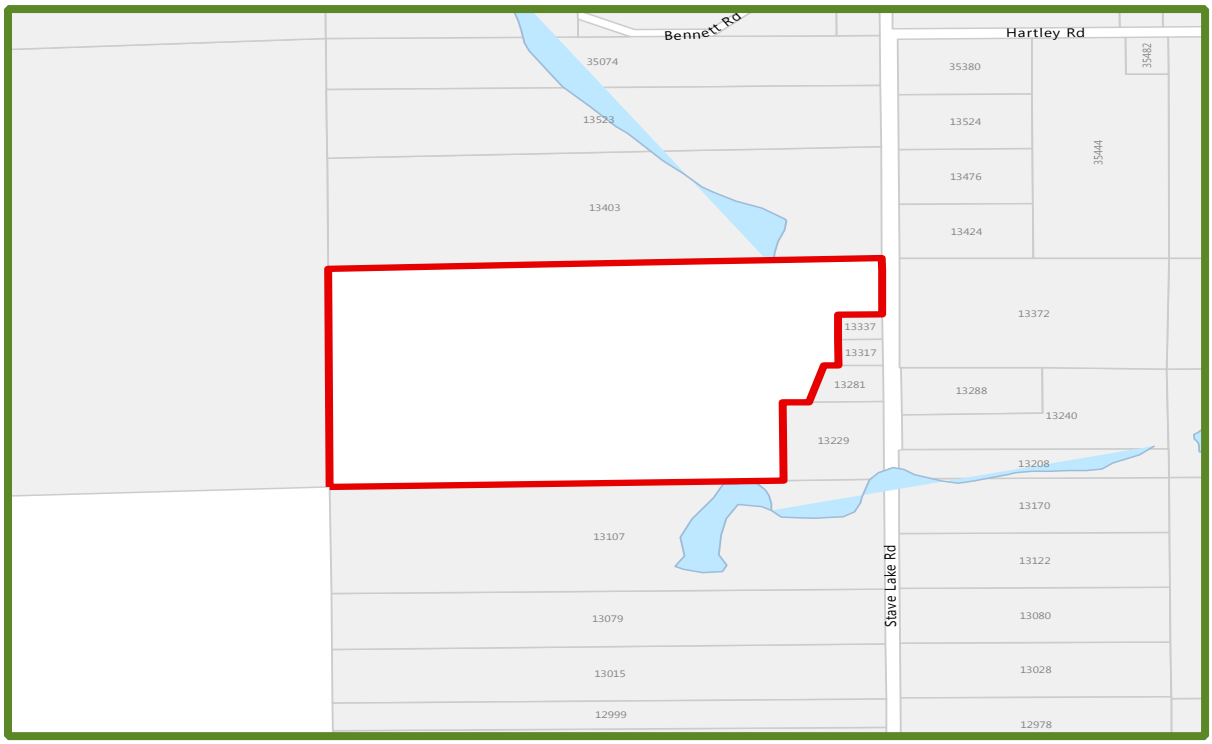
Quarry development has occurred in the northwestern portion of the lands and is expected to shift toward the southwestern areas over the next five years, before progressing southeast into the 25-year mining phase (approx. 2.44 ha), followed by a future phase covering approximately 1.69 ha. A large, vegetated buffer (approx. 8.33 ha) will be retained in the eastern portion of the mine site, which is adjacent to the site entrance. Upon completion of the mining, the stockpiled topsoil and overburden will be re-distributed across the quarry floor and seeded with grass and other native plant species. However, no reclamation activities have been performed to date, and none are expected in the next five years, as final grades and setbacks will not be achieved in that timeframe.

The proponent of Stave Lake Quarry wishes to ensure all levels of government compliance and has applied for a Gravel Permit under FVRD *Commercial Gravel Operations Bylaw No. 1181* (*Bylaw No. 1181*). Property details are summarized below.

PROPERTY DETAILS			
Electoral Area	F		
Address	**13361 Stave Lake Road**, Mission, BC, V2V 0A5		
PID	003-761-401		
Folio	**775.02339.000**		
Property Size	Approx. 29.19 ha		
Owner	426969 BC Ltd.	**Agent**	1) Ronnie Franklin, Fraser Valley Aggregates Ltd. 2) Derek Holmes, Holmes Mining Consultants Ltd.
Current Zoning	Rural 4 (R-4)		
Current OCP	**Limited Use (LU)**		
Current Use	Commercial Gravel Operation		
Development Permit Areas	Geological Hazard Development Permit Area 1-F Riparian Areas Development Permit Area 2-F		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 4 (R-4); Agricultural 2 (AG-2); Forest
East	>	Stave Lake Road; Agricultural 2 (AG-2)
West	<	Rural (R-4); Forest
South	v	Rural (R-4); Agricultural 2 (AG-2)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The subject quarry operates under a valid provincial Mines Act Permit (Q-7-78), issued by the Ministry of Mining and Critical Minerals. However, it has never been permitted by the FVRD under its relevant bylaws, such as the repealed *Aggregate Removal and Deposit Bylaw No. 0729, 2006* or *Commercial Gravel Operations Bylaw No. 1181, 2014 (Bylaw No. 1181)*. While the subject quarry's activities are evidenced by the annual aggregate volume statement and removal fee letters that were submitted to and acknowledged by the FVRD, it still lacks a Commercial Gravel Permit. Therefore, the applicant is seeking to achieve full compliance with FVRD *Bylaw No. 1181* through this permit application.

The Commercial Gravel Operation Permit was submitted on November 19, 2018. Since submission, the application has not proceeded forward to the Board due to outstanding issues identified through the review process and public feedback. Opposition from nearby residents raised concerns regarding potential impacts on noise, dust, groundwater quality in the community areas from operational blasting activities, and traffic on the highway from increased vehicles accessing the subject mine site.

The extended review period allowed staff sufficient time to undertake and assess additional technical studies and monitoring, including groundwater quality monitoring and noise emission, to better evaluate potential impacts of the proposed operation and to inform consideration of the permit application. Noise monitoring conducted in 2022 and 2023 did not indicate that the subject quarry exceeded the applicable noise limits set out in *Bylaw No. 1181* at the time of monitoring. The evaluation of noise emissions report can be found in Appendix C. Groundwater quality monitoring conducted between 2022 and 2025 did not indicate evidence of Nitrate-N contamination either.

Five-year Mine Development Plan (2026-2031)

Over the next five years, mining will focus on the western portions of the quarry, as shown in the orange polygon in the 5-year mine development plan, starting from the southwest corner. The initial work will target on the uppermost level at 275 m in elevation. Operations will proceed downward in a series of benches, reaching the 215 m in elevation toward the eastern pit rim. This will include developing two to three benches situated around 230-235 m in elevation below the top of the eastern pit rim. The 5-year mine development plan can be found in Appendix D.

FVRD Commercial Gravel Operations Bylaw

FVRD regulates commercial gravel operations through *Bylaw No. 1181*, which addresses matters within the Regional District's authority, including noise and dust impacts, drinking water assurance, reporting requirements, compliance monitoring, and community communication. Matters related to mine operations and highway access are regulated by provincial *Ministry of Mines and Critical Minerals (MMCM)* under the Mines Act Permit (Q-7-078) and *Ministry of Transportation and Transit (MOTT)*, respectively.

Official Community Plan (OCP) and Zoning

The subject quarry is designated as Limited Use (LU) in the OCP for the portions of Electoral Area F. The primary intent of the LU designation is to restrict development in environmentally sensitive areas, areas subject to geological and flooding hazards and with limited or poor road access, and areas isolated from community service and development.

Pursuant to OCP Use Policy 5.5.7, permitted use within LU designation include agriculture, conservation, film production facility, low density commercial recreation, park and park reserve, public, single family residential, and associated rural residential uses. As such, aggregate extraction is not consistent within LU designation.

The subject quarry is zoned as Rural 4 (R-4) in the *Zoning Bylaw No. 1638, 2021*. Pursuant to s. 7.4.1, permitted uses include resource extraction, residential, and farm. Therefore, the gravel mine operation is consistent with permitted uses in the R-4 zone. Additionally, all buildings are located away from the property lines and exceed the minimum setback requirements established under s. 7.4.3 of the *Zoning Bylaw No. 1638*. The regulation of resource extraction uses in a zoning bylaw is likely to be ultra vires, or beyond the powers of a zoning bylaw[1]. However, aspects of extraction are regulated by *Bylaw No. 1181.*

Development Permit Area (DPA)

The subject quarry is located within Geological Hazard Development Permit Area (1-F) and Riparian Areas Development Permit Area (2-F). While gravel extraction is categorized as land alteration, development permit is exempted from the FVRD *Bylaw No. 1181*, as the province has exclusive jurisdiction over the regulation of quarries or mines and their related site reclamation activities[1].

Community Impacts

FVRD Commercial Gravel Operations *Bylaw No. 1181* is primarily aimed at managing the impacts of gravel operations on surrounding properties. Stave Lake Quarry is located in a rural area on a 29 ha parcel of land with crown land to the west, large holding properties to the north and south and smaller lot rural residents to the east along Stave Lake Rd.

Bylaw No. 1181 defines Community Area where gravel operations may have a significant impact on surrounding land uses. Stave Lake Quarry is located within a *Community Area* under *Bylaw No. 1181*. Therefore, the applicant is required to provide a noise control and dust mitigation plan, as well as a communication plan, addressing how the permit holder will communicate with the surrounding community.

1. Noise Control Plan

   Pursuant to s. 25(a) of *Bylaw No. 1181*, the applicant has submitted a detailed Noise Control Plan prepared by a qualified professional. This plan identifies key noise sources, including

[1] O.K. Industries Ltd. V District of Highlands, 2021 BCSC 81

mobile equipment, loading, crushing, screening, hauling, excavation, blasting, and drilling. It also outlines a multi-faceted mitigation strategy to ensure operation in compliance with the FVRD bylaw's requirements. This includes natural controls such as utilizing topographical features and vegetative buffers for sound dampening, and operational controls such as enforcing low speed limits, securing truck tailgates, using non-audible backup alarms, and a commitment to ongoing noise monitoring. The coordinating professional for the application confirms that the implementation of this noise control plan will minimize the noise impacts and meet the requirements of *Bylaw No. 1181* and the guidelines set forth by *Aggregate Operators Best Management Practices Handbook for British Columbia* (April 2022).

2. Dust Mitigation Plan

   Pursuant to s. 25(b) of *Bylaw No. 1181*, the applicant provided a Dust Control Plan developed by a qualified professional. This plan identifies the primary dust sources including haul roads, stockpile areas, aggregate processing, and weather, and outlines the control strategy to achieve compliance with the specific limits for dust fall (i.e., <1.7 mg/(dm^2)-d) and total suspended particulate matter (i.e., <120 µg/m^3). Key measures include best operational practices such as road spraying, minimizing drop heights, regular road maintenance and dust suppressant spray. Annual dust monitoring is also committed to by the mine operator to ensure that the dust levels comply with the requirements of *Bylaw No. 1181*.

3. Communications Plan

   Pursuant to s. 24(d), a communications plan addresses how the permit holder proposes to communicate with the surrounding community both before and during the operations. The applicant has submitted a formal communication plan to address the community engagement through three primary channels.

   - First, it is to install and maintain all required signage in accordance with *Bylaw No. 1181* and Mines Act Permit (G-7-078), including a publicly visible sign briefing the application and providing the contact information of a designated person.
   - Second, it is to outline the protocols for proactive notifications to the nearby residents regarding the relevant activities, such as blasting.
   - Finally, it establishes a process for responding to public inquiries and concerns, ensuring an open and transparent line of communication. This entails setting up clear point of contact for the public, assigning staff to monitor and respond to questions, outlining expected response timelines, and maintaining a record of inquiries to ensure issues are addressed promptly.

4. Drinking Water Assurance Plan

   Bylaw No. 1181 requires that where aggregate removal occurs within a Community Water System Protection Area, the application must be accompanied by a drinking water protection

plan. The subject property is located outside a Community Water System Protection Area, as such a drinking water protection plan is not required as part of the commercial gravel permit application.

However, persistent public feedback has indicated a high level of concern over the mining activity's impact on the Miracle Valley Aquifer and nearby drinking water sources. As an added protection measure, and in addition to annual water testing under MMCM permit requirements, FVRD has conducted annual groundwater quality tests at three locations north and south of the mine, as shown in *Figure 1* below. These specific locations were recommended for continued monitoring per Piteau Associates' technical memorandum, *Hydrogeology Assessment for Aquifer Protection Stave Lake Quarry, Miracle Valley, BC,* dated October 14, 2021 (Appendix E). This monitoring is carried out in accordance with s. 54 and 55 of *Bylaw No. 1181* to ensure no changes in water quality are occurring. Water testing by FVRD is anticipated to continue in 2026 and 2027.

Test results from September 2022 to April 2025 show no indication of Nitrate-N pollution, which is a regulated contaminant that poses health risks even at very low concentrations. a summary of groundwater testing results is presented in *Table 1*.



Figure 1. Well locations subject to annual quality testing

Water Quality Testing Summary 2022-2025				
Sample Date	Sample Location	Key Parameter	Test Results (mg/L)	Guideline Limit (mg/L)
2022-09-14	12443 Stave Lake Rd	Nitrate -N	<0.01	10
	13403 Stave Lake Rd			
	13281 Stave Lake Rd			
2023-08-30	12443 Stave Lake Rd	Nitrate -N	<0.01	10
	13403 Stave Lake Rd			
	13281 Stave Lake Rd			
2024-08-20	12443 Stave Lake Rd	Nitrate -N	<0.01	10
	13403 Stave Lake Rd			
	13281 Stave Lake Rd			
2025-03-31	13403 Stave Lake Rd	Nitrate -N	<0.01	10
	13281 Stave Lake Rd		0.22	
2025-04-28	12443 Stave Lake Rd	Nitrate -N	<0.01	10
	13281 Stave Lake Rd		<0.01	

Table 1. FVRD Annual Groundwater Testing Results Near Stave Lake Quarry located at 13361 Stave Lake Rd, Area F

FVRD Gravel Permit - Public Input

Staff launched an invitation for the public to provide input on the Gravel Permit at Stave Lake Quarry through the FVRD Have Your Say webpage. The discussion forum was open for comments from February 6 to March 2, 2026. During this period:

- 136 people visited the Have Your Say project webpage
- 36 people visited the Stave Lake Quarry Comment Forum
- 4 comments were received via the online discussion forum related to the Stave Lake Quarry Permit

The comments submitted in the discussion forum are compiled verbatim in the *What We Heard Report* (Appendix F). To better support the Board's decision-making, staff summarized the primary issues raised together with the applicable regulatory authorities and proposed or implemented action in the *Table* 2. Many of the concerns raised fall outside the FVRD's jurisdiction to regulate. Where issues pertain to another agency or provincial ministry, FVRD staff can forward concerns for consideration.

Key Issues Raised		
Issue Raised	Regulatory Authority	Proposed/Implemented Action
Blasting Notification Requirements	MMCM	Blasting design, vibration limits, fly rock control are regulated by MMCM. The request has been addressed into the Communication Plan and will be formally conveyed to MMCM and Mine Operator for consideration
Truck Operation and Road Impacts	MOTT	The concern will be conveyed to MMCM, MOTT and Mine Operator for review and response
Dust Issues	FVRD	The applicant has submitted detailed Dust Control Plan. Both Mine Operators and FVRD

		staff will monitor the Total Suspended Particulate Matter (TSP) Threshold to ensure compliance with FVRD Bylaw No. 1181
Noise Issues	FVRD	FVRD will closely work with the Mine Operator in monitoring and evaluating the noise level. The Operator will also submit an annual Assurance of Professional Field Review and Compliance Report
Drinking Water Risk	FVRD	FVRD has conducted groundwater quality testing at three locations near the subject quarry from 2022-2025. The results indicated no signs of nitrate contamination. Monitoring will continue in 2026 & 2027
Public Community Meeting Request	FVRD	The public input period was open from Feb 6 – March 6 via the Have Your Say webpage to gather public input for this gravel permit application
Incorrect Answers on FVRD Permit Application Forms	FVRD	FVRD staff reviewed and confirmed the application information to be correct
Historical Spill Incidents and Inadequate Cleanup	MMCM	The concern will be forwarded to MMCM and Mine Operator for further review and investigation

Table 2. Summary of Public Input for the FVRD Gravel Permit of Stave Lake Quarry located at 13361 Stave Lake Rd, Area F

Previous Engagement on Trucking, Traffic, and Road Impacts

FVRD staff acknowledge the community's concerns regarding the truck traffic, vehicle speed, and road degradation associated with Stave Lake Quarry. While regulation of these matters falls outside of the authority of FVRD Bylaw No. 1181, FVRD staff has proactively engaged with relevant Provincial Ministries and Agencies and conducted independent site inspections to better understand and address the concerns.

1. Engagement with Ministry of Transportation and Transit (MOTT)

   MOTT holds the exclusive jurisdiction over haul routes, speed limits, and bridge infrastructure in the area. FVRD staff performed site inspection in July 2022 and found that quarry trucks complied with speed limits (i.e., under 65 km/h), while most passenger vehicles exceeded the 60 km/h limit. All roads and bridges in the area are maintained by MOTT, which is responsible for enforcement and maintenance.

2. Engagement with Commercial Vehicle Safety Enforcement (CVSE)

CVSE works with Royal Canadian Mounted Police (RCMP) and is responsible for commercial vehicle inspections and weight compliance. Periodic inspections confirmed that Stave Lake Quarry is only one of several truck traffic sources, which includes logging, agriculture, construction, and road maintenance. All quarry trucks are owned independently with drivers paid hourly, which reduces the incentives to speed.

3. Engagement with School District 75 (SD 75)

   FVRD staff consulted the Mission School District Transportation Department regarding the school operation in the Hatzic Area. No truck- related safety concerns or complaints have been reported and recorded by school bus drivers. The School District 75 will continue to monitor the school routes.

FVRD Field Review and Compliance

Pursuant to Mines Act Permit G-7-078, the annual production volume shall not exceed 202,500 m^3. FVRD records indicate that annual aggregate removal volume did not exceed this threshold. The operator, Fraser Valley Aggregates Ltd., also promptly submitted annual aggregate volume statement and removal fees upon request in the past five years as follows.

Annual Volume Reports and Fees		
Year	Removal Volume (cubic metres)	Fee
2025	32,014.44	$6,402.89
2024	60,598.94	$12,119.79
2023	44,786.00	$8,957.00
2022	175,510.00	$18,955.10
2021	66,607.38	$13,321.47
2020	40,081.40	$8,016.28

Table 3. FVRD Annual Aggregate Removal Volume Statement and Removal Fee of Stave Lake Quarry, Located at 13361 Stave Lake Rd, Area F

COST

FVRD has received the mine application fee of $2,500.00 as set out in Part 5, Section 19 of *Commercial Gravel Operations Bylaw No. 1181*.

CONCLUSION

The applicant has demonstrated a history of cooperation with FVRD staff and has provided the information required under *FVRD Bylaw No. 1181* upon request. S. 62 of *Bylaw No. 1181* authorizes the FVRD Board to issue a permit, subject to a complete application being made, the proposed aggregate removal and processing conforming with the provisions of *Bylaw No. 1181*, and the applicable fees being paid to the Regional District.

Staff recommend that the Board issues an FVRD Commercial Gravel Permit to 426969 BC Ltd. and Fraser Valley Aggregates Ltd. for the Stave Lake Quarry at 13361 Stave Lake Road, Electoral Area F.

FRASER VALLEY REGIONAL DISTRICT

COMMERCIAL GRAVEL OPERATION PERMIT

Permit No.:	**2026-02**
Permit Holder:	426969. B.C Ltd. and Fraser Valley Aggregates Ltd.
Address:	13361 Stave Lake Road, Mission, BC, v2v 0A5
Applicant:	Ronnie Franklin
Permit Area:	13361 Stave Lake Road, Area F

The lands affected by this permit are shown on Schedule A – Permit Area, attached hereto and which forms an integral part of this permit. The lands are legally described as:

PART S1/2 OF NE1/4, SECTION 26, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP7491, P18606

LIST OF ATTACHMENTS

The following schedules are attached hereto and form part of this permit:

Schedule "A"	Permit Area
Schedule "B"	Mine Plan
Schedule "C"	Noise Control and Dust Mitigation Plan
Schedule "D"	Communications Plan

AUTHORITY

This Commercial Gravel Operation Permit is issued under *FVRD Electoral Area Commercial Gravel Operations Bylaw No. 1181, 2014* ("Bylaw 1181") which was approved by the Minister of Energy & Mines on September 16, 2016, and adopted the FVRD Board on September 21, 2016.

TERMS & CONDITIONS

1. No person shall cause or permit the removal or processing of aggregate except in accordance with this permit, with *FVRD Commercial Gravel Operations Bylaw No. 1181, 2014*.

2. All gravel removal or processing activities shall occur within the areas shown on the Permit Area attached to this permit as Schedule "A".

3. All gravel removal and processing activities shall be in accordance with the descriptions, plans, reports and specifications submitted by the applicant in support of the permit application and shall be consistent with the Mine Plan attached to this permit as Schedule "B".

4. The permit holder must comply with *FVRD Commercial Gravel Operations Bylaw No. 1181* and all other bylaws of the Regional District, the Mines Act, Local Government Act, and the Community Charter related to aggregate removal and processing.

5. The permit holder must obtain and keep in force all other permits, approvals, consents and permissions required under any statute, regulation, order, enactment or contract related to the aggregate removal or processing.

6. The permit holder must apply to amend this permit, in accordance with *FVRD Commercial Gravel Operations Bylaw No. 1181*, where the Mines Permit issued under the Mines Act is amended.

7. Aggregate operations should generally follow the best practices outlined in the Environmental Objectives and Best Management Practices for Aggregate Extraction and Aggregate Operators Best Management Practices Handbook for British Columbia (or as updated).

8. Communications with area residents and others shall, at a minimum, accord with the Communications Plan attached to this permit as Schedule "D"

Term of Permit

9. The term of this permit will be five (5) years from the date of issuance. For certainty, this permit will expire on April 23rd, 2031.

Days of Operation

10. Hours of work are limited to Mines Act Permit Q-7-78

    a. Monday to Friday: 7 am to 5 pm.

    b. Saturday: 8 am to 5 pm.

    c. Crushing and screening shall be limited to the hours of 8 am to 5 pm Monday to Friday inclusive.

    d. No work shall be permitted on Sundays or Statutory Holidays.

Noise

11. In the Community Areas, between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

12. In the Community Areas, between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday, and on Sundays and statutory holidays, no person shall cause or permit noise related to aggregate removal or processing to exceed fifty (50) dBA Leq (1 hour) exclusive of ambient sound

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when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

13. Where the proposed method of noise control approved in a permit includes a sound deflection structure, all vehicles and machinery engaged in aggregate removal or processing on the land must be kept within the confines of the sound deflection structure, except where aggregate removal is undertaken for the purpose of constructing the sound deflection structure.

Dust

14. No person may cause or permit dust associated with aggregate removal or processing to escape from the permit area to constitute a nuisance on any other lands.

15. No person may cause or permit dust associated with aggregate removal or processing to result in:

    a. Dustfall over an average period of two (2) weeks in excess of 1.7 mg/(dm^2-d), or

    b. Total Suspended Particulate Matter over an average period of twenty-four (24) hours more than 120 µg/m^3.

    on any other lands.

Drinking Water

16. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing, to obstruct, or impede the flow of any drinking water source.

17. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing to contaminate a drinking water source.

Hazards

18. No person shall cause or permit aggregate removal and processing activities to create a danger to the land or other lands from flooding, mud flow, debris flow, debris torrent, erosion, land slip, rock falls, subsidence or avalanche.

19. No person shall cause or permit aggregate removal and processing activities to occur within 30 metres of the natural boundary of any stream or wetland.

Screening

20. Aggregate removal or processing activities must be screened by providing landscaping, vegetated berms, fences, or other structures or measures so as to avoid an unreasonable detrimental visual impact on adjacent lands where residential, recreational, resort or commercial uses exist or are permitted, and to minimize visual impacts to the surrounding area.

Monitoring and Reporting

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21. The permit holder shall, on or before February 28 of each calendar year, provide a report or reports to the Chief Administrative Officer in the form prescribed in Schedule B-3, signed and sealed by the coordinating professional or, as applicable, the registered professional confirm that the aggregate removal and processing is in substantial compliance with the descriptions, plans, and specifications submitted by the permit holder in support of the permit application, all permit conditions and the requirement of *Bylaw No. 1181*, or identifying and describing any areas of non-compliance with recommendations to bring operations into compliance.

22. The permit holder shall submit to the Chief Administrative Officer, on the prescribed form, an Aggregate Removal Volume Report annually for the period from January 1 to December 31 by February 28 of the following calendar year. The permit holder must ensure that the volume report accurately states the volume of aggregate removed from the permit area in cubic metres and must be certified as correct by the coordinating professional to the best of his or her knowledge.

Coordinating Professional

23. A Coordinating Professional must be retained by the permit holder throughout the period of the permit. The Coordinating Professional shall keep a record of all field reviews and of any corrective action taken and shall make the record available to FVRD upon request.

Fees

24. At the time of the filing of Annual Aggregate Removal Volume Report, the permit holder shall pay to the Regional District fees for each cubic metre of aggregate removed from the permit area in the amount of $0.20 per cubic meter of aggregate removed within Community Area.

PERMIT ISSUANCE

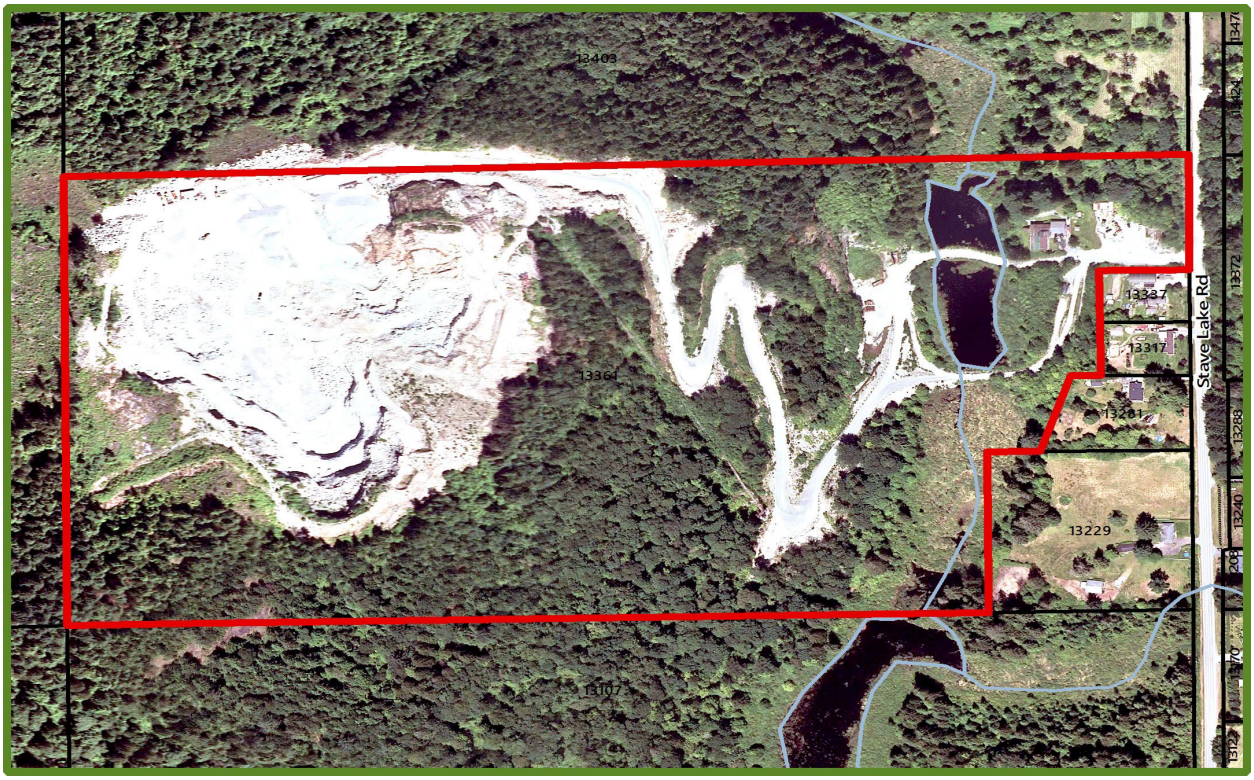
ISSUED BY THE BOARD OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 23rd DAY OF APRIL 2026.

PERMIT 2026-02 EXPIRES ON THE 23rd DAY OF APRIL 2031.

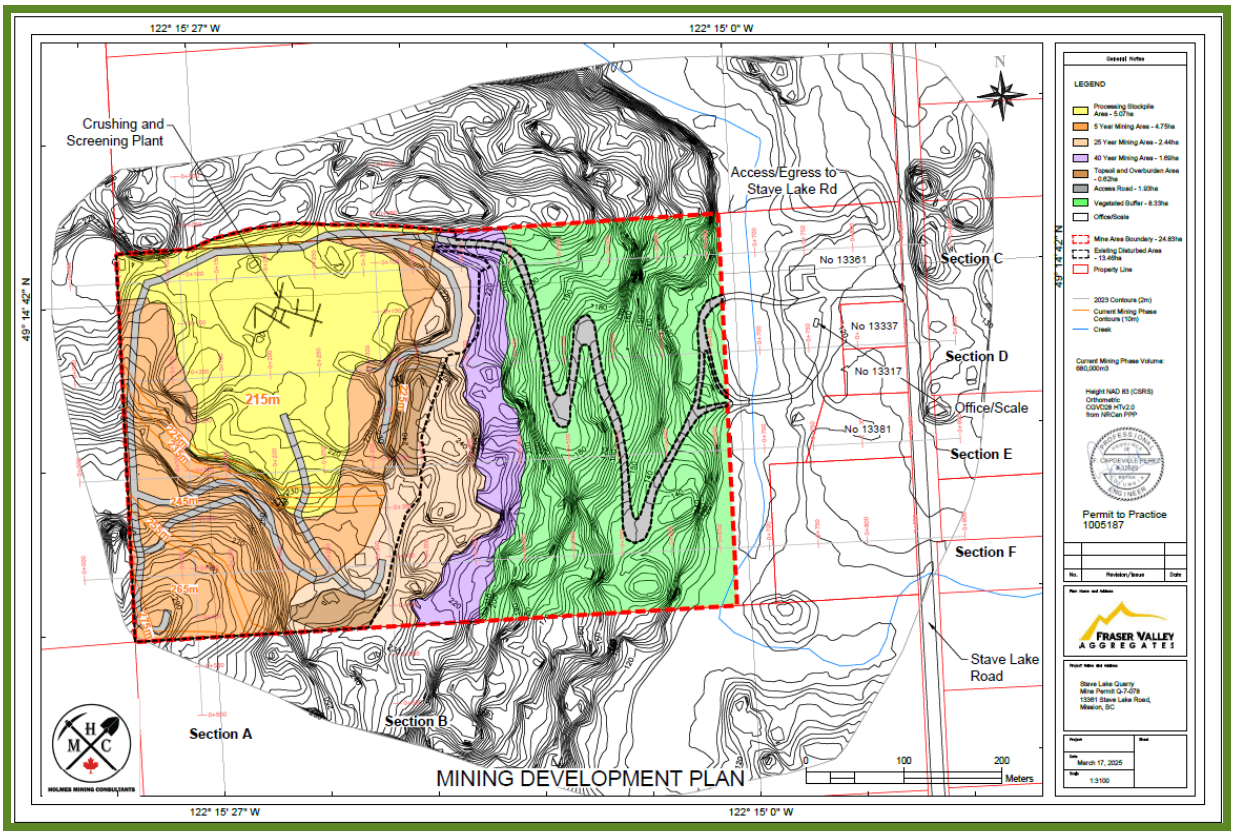
The Board of Fraser Valley Regional District

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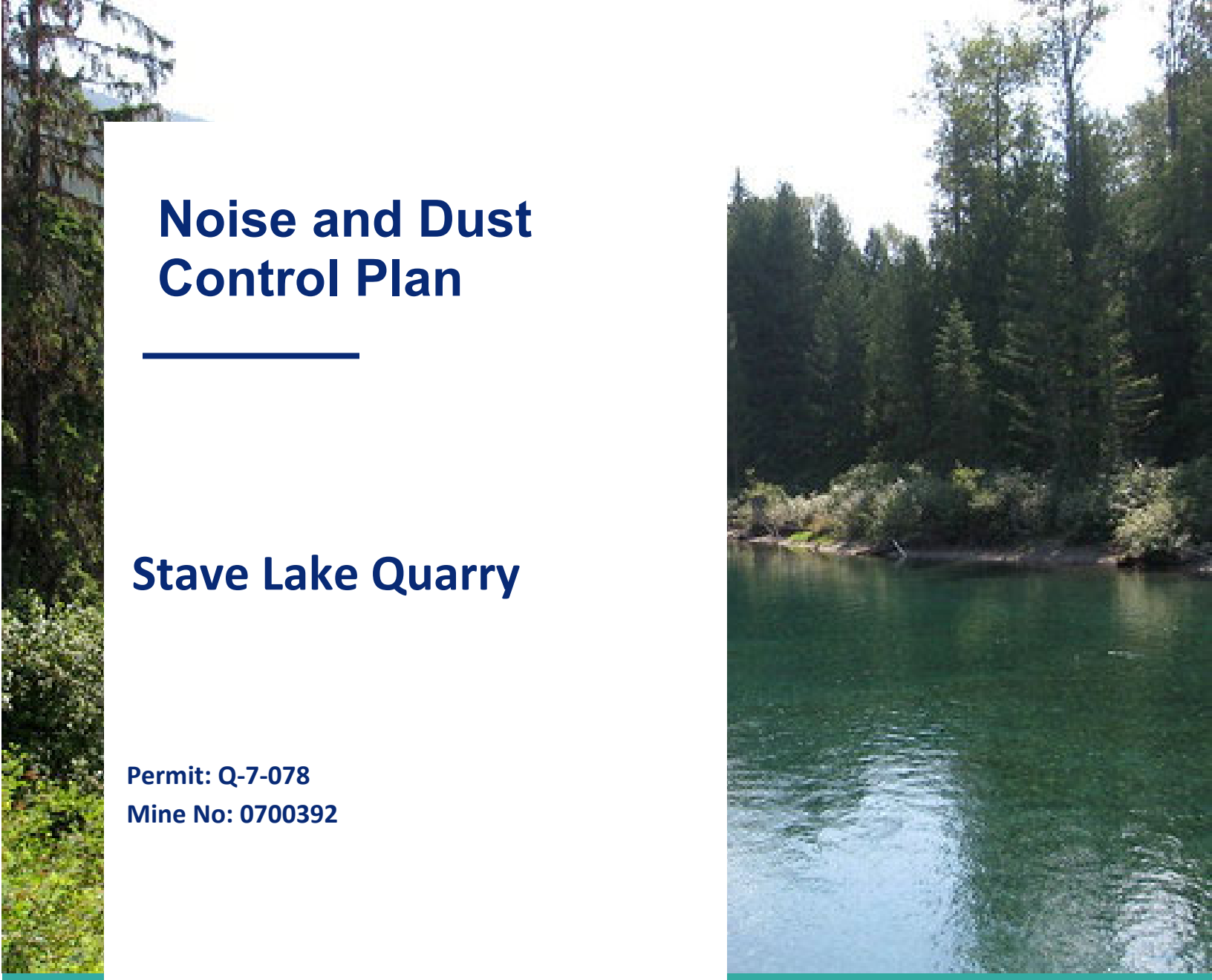
SCHEDULE "A" – Permit Area



SCHEDULE "B" – Mine Plan (not to scale)



SCHEDULE "C" – Noise Control and Dust Mitigation Plans



Noise and Dust Control Plan

Stave Lake Quarry

Permit: Q-7-078
Mine No: 0700392

NOVEMBER 21, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, B.C.
V3Z 9V5

HOLMES MINING CONSULTANTS

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1.0 Introduction

1.1 Purpose and objectives

The purpose of the Stave Lake Quarry Noise and Dust Control Plan is to identify, implement and monitor the application of Best Management Practices (BMPs) to help reduce the fugitive and small particle dust related to the industrial activities at the Stave Lake Quarry near Mission, B.C. and the potential impacts on the neighboring residential areas and waterbodies. Monitoring the air quality will be the onus of the proponent; however, the BMPs will be monitored by the appropriate agencies through inspections, such as but not limited to the Ministry of Mining and Critical Minerals (MMCM) - Mines Act Permit, Ministry of Transportation & Infrastructure (MoTI) - Road Use Permit, Ministry of Forest, Lands and Natural Resources & Rural Development (FLNRORD) - Land Tenure.

This Noise and Dust Control Plan includes activity-specific dust control criteria and dust suppression procedures that have been reviewed and agreed to by all parties. BMPs will be implemented throughout the industrial operations on an as-needed basis. This depends on the activity and the agency oversight.

2.0 Background

2.1 Site Ownership and Physical Location

The Stave Lake Quarry is an existing aggregate extraction operation located at 13361 Stave Lake Road in Miracle Valley, approximately 10 km north of Highway 7 at Sylvester Road just east of Mission. The Stave Lake Quarry was first permitted in July 1993 and has been in continual operations since then. The first significant permit amendment was issued in September of 2002 when operations moved from the lower part of the quarry at 110m elevation to the upper quarry area at roughly 215m elevation where active mining has occurred since. During this 2002 amendment the permit number was changed from G-7-123 to Q-7-78 reflecting that this operation is a quarry. The last amendment was issued in September of

2018 and the Operator, Fraser Valley Aggregates, continues to operate under that permit and conditions. Noise and Dust Control is of heightened importance at the Stave Lake Quarry as there are multiple residences within 1km of the Mine Area. Holmes Mining Consultants Ltd. was contracted to provide this Noise and Dust Control Plan to help mitigate noise and dust effects on these residences.

The Stave Lake Quarry, which has a peak elevation of about 275mASL in the southwest corner of the Mine Area, is a somewhat steeply sloped outcrop surrounded by similar terrain. There are no wetlands, ephemeral or permanent creeks or streams in the Mine footprint. Operational considerations will be developed along with physical structures to prevent fugitive dust and noise from operations adversely affecting the surrounding land and environment.

Mine Name: Stave Lake Quarry
Type of Operation: Aggregate Extraction

Property Location: From Mission Memorial Hospital located at the intersection of Hurd Street and Scott Ave in Mission, BC, travel north on Hurd Street for 1.3km and turn right onto 14 Ave. Travel on 14 Ave for 2.3km and turn left onto Cade Barr Street. Continue on Cade Barr Street for 1.2km and turn right onto Dewdney Trunk Road. After 1.2km turn left onto Stave Lake Street. Follow Stave Lake Street for 5.6km and continue onto Dale Road. After 1.0km turn left onto Farms Road. Continue on Farms Road for 2.4km and turn right onto Stave Lake Road. Follow Stave Lake Road for 2.4km and the site entrance will be on the left.

Legal Description:

PART S1/2 OF NE1/4, SECTION 26, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP7491, P18606

PID: 003-761-401

Site Map Location: Lat: 49.24437 Long: -122.25531

Mine Manager: Mr. Drew Bailey
Email Address: dbailey@fvagg.com
Contact Phone #: 778-240-7757 (Cell)
# of Employees on site: 4 to 10

2.2 Description of Operations

Stave Lake Quarry is an existing aggregate extraction and processing operation on private property about 17km northeast of Mission, BC. The quarry is an active operation that supplies construction material to local sites. Owned and operated by Fraser Valley Aggregates Ltd., the Permitee is providing this Plan to accompany the Company's application for a mine plan amendment.

The quarry is proposed to be developed with 10m benches until final benches and setbacks are reached from the peak elevation of 292m in the southwest corner of the mine area boundary to about 218m in the central section of the property. The current mining phase however will only be advanced to about 215m (4.75ha dark orange polygon), the elevation of the Processing and Stockpile Area (5.07ha yellow polygon). Each completed bench will be graded and topsoil and overburden spread over the area. Currently, topsoil and overburden (0.62ha brown polygon) is stored to the west of the Current Mining Phase. Development of the quarry has taken place in the northwestern portion of the lands and is proceeding southeast first into the 25-year Phases of Mining (2.44ha light orange polygon) and then into Future Phases of Mining Areas (1.69ha purple polygon). A large Vegetated Buffer (8.33ha green polygon) will be retained in the eastern portion of Site adjacent to the Site entrance. The development area is sloped down toward Stave Lake Road meaning that the quarry will be working many benches during development. Activities on site include drilling, blasting, excavation of blasted rock, crushing, screening and hauling. Access Roads connect the site (1.93ha great polygon) from the site Access/ Egress at Stave Lake Road in the northeast to the top of the quarry in the southwest of the Mine Area Boundary. Some new Access Roads will be developed to permit bench access as well as topsoil and overburden stripping and stockpiling as the quarry is

advanced. It is expected that the maximum un-reclaimed disturbance any given time would be approximately 16 ha. Upon completion of mining, the quarry floor will have the salvaged topsoil and overburden placed over it and re-seeded.

The quarry is operated year-round 5-6 days per week to supply much needed aggregates to the local construction market. At an annual extraction rate of 375,000 tones the quarry has an operational life of 50+ years.

2.3 Environmental Considerations

The development is not expected to have any environmental and/or socio-community impacts given its relatively small size and location. The project is not anticipated to have any effluent discharge, and it will be developed in an environmentally sensitive manner by implementing BMPs in order to either eliminate or minimize any environmental impacts that might occur from the operational areas.

a. Land Considerations

Stave Lake Quarry lies in Upper Hatzic Valley, in the lower Fraser River drainage area, on the southwestern mainland of BC. These lands were almost completely covered by glacial ice at the height of the Fraser Glacial Period, leaving large amounts of glacial till in the mountain valleys of the southern Coast Mountains. Rock in the area is part of the Middle Jurassic - granodioritic assemblage (MJg), consisting of intrusive rocks described as weakly to well foliated quartz diorite, minor granodiorite; minor orthogneiss. These rocks are primarily medium-grained. There are no concerns with acid rock drainage or metal leaching (ARD/ML) based on historical testing. The Stratigraphic Unit is MLJqd.

Stave Lake Quarry, which has a peak elevation of 292m, is a steeply sloped outcrop surrounded by more steep terrain to the north and south. The Processing and Stockpiling Area is at 215m in elevation and the current Mining Phase Area is between 292m and 215m. There are no wetlands, permanent creeks or streams in

the current phase mining footprint with run-off generally distributed within the established vegetated areas. A wetland exists over 250m east of mining operations. No discharge of water to the wetland occurs. Stave Lake is 3km to the west of the property. Adjacent to Stave Lake is Cascade Regional Park, which is 3.5km northeast of the lands. Lands between site and both Stave Lake and Cascade Regional Park are home to vegetated areas, agricultural lands, residential properties and roadways.

The soil and overburden on site is limited as there are many areas of the property that show rock through the soils. Soil in the area is classified as STEELHEAD – Duric Ferro-Humic Podzol. These soils are characterized as being excessively stoney, due to their glacial parent material, which severely limits their agriculture use. They are typically found on steep slopes and nutrient and water holding capacity is very low. STEELHEAD soils usually have L, F, and H or O horizons. They do not have an ortstein or a placic horizon but may have an Ah horizon and mottles that indicate gleiing in some part of the control section. Water is removed from the soil sufficiently in relation to supply, however the large amount of precipitation in the area keeps the soil wet for a significant part of the growing season. Excess water moves slowly downward if precipitation is the major supply.

b. Vegetation

The area is classified as Coastal Western Hemlock (CWH). The CWH zone occurs at low to mid-elevations along much of the coast of BC, covering 10.8 million ha or 11.4% of the province. Except along major river valleys it is found mostly west of the Coast Mountains. At higher elevations it is bordered by the Mountain Hemlock zone, and in southern coastal BC by the Coastal Douglas-fir zone. In general, the climate in the CWH zone is moderate (cool mesothermal). The summers are cool and the winters mild. Mean annual temperature is 5.5°C, ranging from 2.4°C in the CWH ws2 (a northern, interior, montane subzone) to 9.3°C in the CWHxm1 (a southern, coastal subzone). The CWH is the wettest zone in BC with a mean annual precipitation of 2200 mm.

The site area is specifically considered dry and maritime (dm). This association occurs at low elevations on the mainland and immediately adjacent islands. Highly productive and structural complex coniferous forests are characteristic of the CWHdm. Western hemlock is the most common tree species and together with western redcedar is generally frequent throughout the zone. Douglas-fir are also prevalent. Wind is the common form of natural disturbance and compared to fire, generally only affects single trees or small patches of forest. As a result most of the forests are old. Major understorey species include salal, red huckleberry, Hylocomium splendens, Kindbergia oregana, Rhytidiadelphus loreus, and Plagiothecium undulatum. Less common species include dull Oregon grape, vine maple, bracken, and swordfern.

All lands within the disturbed area have been cleared of vegetation and are comprised of exposed rock. Lands outside of the disturbed area are second and third growth forest mainly composed of Western hemlock, Douglas Fir and Western Red Cedar trees. The understory is typical of the CWHdm as it includes dull Oregon grape, an assortment of ferns and huckleberry. A 100+m vegetated buffer will be maintained along the eastern mine area boundary.

Vegetation distribution and density can be seen in the Orthophoto Plan of the site. (Figure 4, Section 6).

c. Atmospheric Considerations

Climate

Mission's climate is characterized being warm and temperate. Precipitation is noteworthy as there is rainfall even during the driest months. This location is classified as Cfb by Köppen-Geiger. The mean yearly temperature recorded in Mission is 8.9 °C. There is an approximately 1884 mm of precipitation that occurs each year. The driest month is August with 62mm of precipitation and the wettest month is November which averages 289mm of rain.

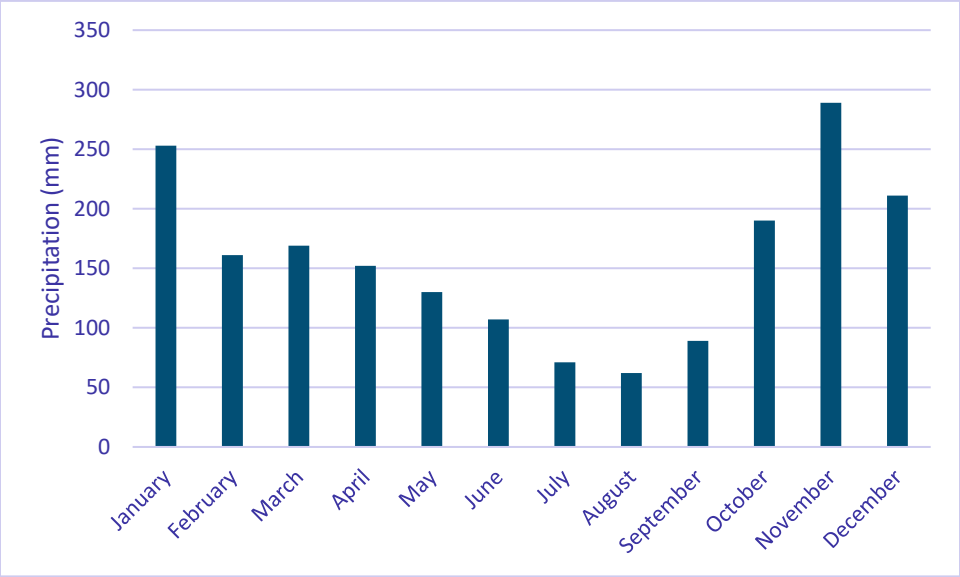


Figure 1: Mission, BC Precipitation by Month

The warm season lasts for around 4 months from about June 21 to September 21, with an average daily high of 22.25 °C. The hottest month of the year in Mission is July, with an average high of 24 °C. and low of 13 °C. The cold season lasts for 4 months, from about November 14 to March 2, with an average daily high temperature of 6 °C. The coldest month of the year in Mission is December, with an average low of 4 °C and high of 0 °C.

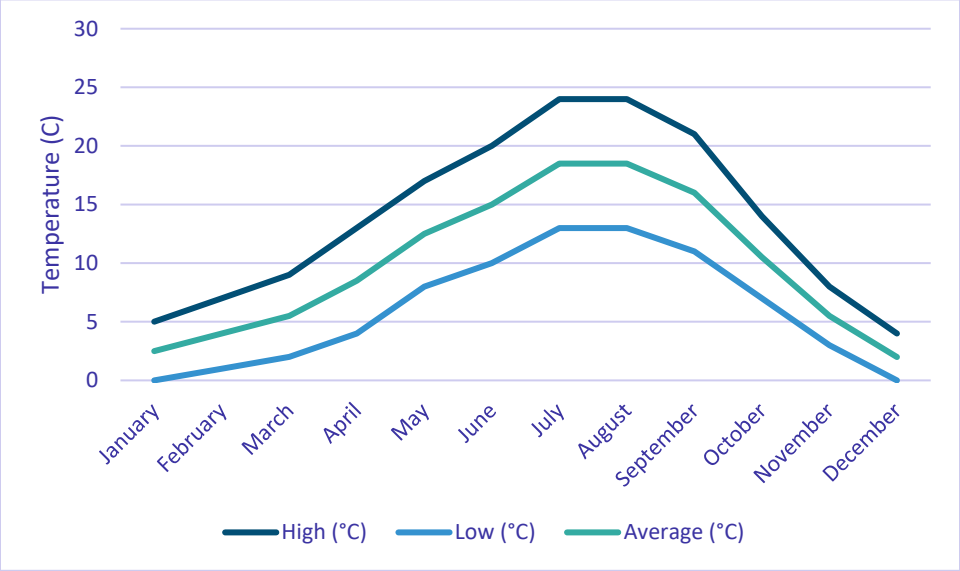


Figure 2: Mission, BC Temperature by Month

Atmospheric Effects

Atmospheric impacts have been minimal from equipment emissions and/or fugitive dust during operations based on data recording devices located on-site. It is expected that during operations and future reclamation activities there will be minimal impacts / insignificant effects (such as deterioration of air quality or reduced visibility due to diesel or fugitive dust emissions) on and from the site. However, to assist with reducing atmospheric effects site operator, Fraser Valley Aggregates Ltd., will undertake the following steps:

- Use modern construction (mining) equipment that meets latest applicable Canadian emission standards;
- Ensure proper inspection and maintenance of equipment;
- Operate equipment within specifications and capacity;
- Limit vehicle and construction equipment idling;
- Use low sulphur fuels for all diesel equipment;
- Revegetate parts of the development that will not be disturbed in the future;
- Clear only the trees needed for mining in that particular area;
- Develop a planned site layout (minimize creation), operational controls (control escape); air quality (dust removal) and cessation, to manage and mitigate any generated fugitive dust; and
- Maximize use of and commitment to Best Management Practices such as following the guidelines set forth by the “Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)”. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/permitting/mine-exploration-and-discovery/agg_bmp_hb_2002vol2.pdf

2.3 Site Map

Refer to Figures 3 & 4 in Section 6.

3.0 Best Management Practices

Proactive controls will be instituted at the Stave Lake Quarry to reduce the amount of dust generation during any site activities. The following Stave Lake Quarry processes, operations or equipment have the potential to emit dust (refer to Figure 4 in Section 6 for visual reference):

- Haul roads (vehicle traffic)
- Stockpile areas
- Transfer points (drops)
- Processing (crushing, screening, etc.)
- Extraction (process)
- Disturbed areas with sands or fines

Best Management Practices (BMPs) represent the current 'state of practice' approach to manage dust impacts and effects, and at Stave Lake Quarry include, but are not limited to:

- Limit surface areas disturbed, limit work in the wind thresholds greater than 20 km/hour, apply suppressant as needed, and clean up spills immediately;
- Grow groundcover, erect windbreaks, apply crust chemicals;
- Reduce speed limits;
- All trucks leaving the site will be covered by a tarp;
- Placement of the crusher will be in the bottom of the pit;
- As required, crushers will be equipped with effective water sprays;
- Area not being mined or used for stockpiling will be seeded with a local forestry range mix;
- A maximum material drop height is not to exceed 1 meter, minimize where possible and should use chutes;

- In cases of a wind event or extreme heat and should the referenced measures be inadequate, operations will stop until the dust is managed effectively. This is described in Section 4.3;
- Treed buffer around perimeter of site;
- All personnel will be notified of the Dust Control Plan.

Refer to Table 1 in Section 3.1 for recommended BMPs specific to the Stave Lake Quarry.

3.1 Site Specific Mitigation and Control Methods

To achieve an effective operational dust control plan at the Stave Lake Quarry, site specific mitigation measures and BMPs have been prescribed to address specific dust generating sources and activities.

Table 1 - Monitoring, Mitigation & Control Methods

Source	Monitoring	Methods for Management & Mitigation (based on BMPs)	Materials & Equipment Needed
Vehicle Traffic (access or haul roads within Stave Lake Quarry)	Visual inspection for dusty conditions shall occur at a minimum of twice daily.	Water roads or use surfactants (calcium chloride). Wheel washer. Wash down trucks. Pave high use areas, where possible. Speed within mine site to be less than 20 km/hr. Post km/hr signage indicating dust control.	Water truck. Calcium Chloride. Signage.

		Limit work on windy days.	
Stockpile areas (aggregate, topsoil/overburden)	Visual inspections shall be carried out hourly.	Keep storage piles covered either with a dust suppressant spray. Treat stockpiles. Seed overburden stockpiles with local native grass mix to reduce dust and prevent noxious weeds. Progressive reclamation; re-sloping mined out pit walls and re-establishing soil cover and immediate re-vegetation or cover. Minimized stockpiling.	Dust suppressant spray. Local native grass seed mix.
Drops (at transfer stations)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Limit work on windy days. Install chutes at drop points. Maximum dump heights not to exceed 1 m, minimize where possible and should use chutes. Enclosing transfer points along conveying circuits	Chutes

		where dust may be created and apply sprays.	
Processing (feeds and discharges for conveyors, crushers, screens, etc.)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Spray bars on crushers and conveyors; watering rate set as needed. Screenings and other high-fine materials: stackers to be kept as close to the tops of stockpiles (drop height of 1 m or less).	Spray bars
Excavation (working pit face, berm construction, rehabilitation)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Avoid overburden removal and berm construction during dry months. Passive dust suppression - no operations on hot, windy days.	Weather forecast. Visual monitoring.
Weather and dust events	Refer to text below^. The site is located in a wilderness area, so it will be		

	surrounded by remaining forest which will act as a natural buffer.		

Water sprays:

1. Adjust nozzles so that the spray is directed to dust generating areas to provide complete coverage.
2. Locate nozzles upstream of dust generation points and close enough so that the spray is not carried away by wind.
3. Ensure the volume and size of droplets are adequate to sufficiently wet the material (optimal droplet size is 10-150 µm).
4. Time water spray application to ensure the materials are still damp when they are disturbed
5. If conditions require increased dust suppression, emulsifiers or surfactants may be added to improve the 'wettability' of water sprays.

*Application of dust suppressants must not enter or contaminate waterbodies, including surface and groundwater

Weather and dust events create significant hazards to the control of dust management, and it may be that these events superseded the normal dust control methods in Table 1. At certain thresholds (including those climatic conditions listed in Section 4.3), pit activities that are producing visible dust and impacting neighbourhoods should be halted or ceased (with a plan to ensure stockpiles are protected), especially when mitigation techniques are no longer appropriate or effective. Dust events and the required actions are to be recorded (as per Table 2 in Section 4.4).

The Mine Manager must ensure that wherever practicable, water sprays or other dust suppression means and devices are used at every dusty place where work is

carried out and where it is impracticable to do so, personal protective equipment shall be supplied and worn by all persons working in that location, as per the Health, Safety and Reclamation Code for Mining, Section 6.24.2.

3.3 Prevention

Prevention or reduction of the amount of dust generation during site activities can be achieved through proactive controls including, but not limited to:

- Limiting surface disturbance;
- Enforcement of low-speed limits for vehicle traffic;
- Decontamination of trucks leaving work areas;
- Covering of truck loads leaving the facility;
- Height limits for gravel stockpiles;
- Wetting active areas;
- Spraying conveyors and stockpiles;
- Minimizing drop heights;
- Minimizing or ceasing dust generating activity during periods of high wind;
- Wetting unpaved areas;
- Application of dust suppressants or crusting agents;
- Establishing/maintaining vegetative or other groundcover.

3.4 Site Specific Mitigation and Control Methods for Noise

Site operator, Fraser Valley Aggregates, will utilize similar technology and operational activities that are currently used elsewhere in BC to successfully mitigate noise control issues.

Both Fraser Valley Aggregates and the Mine Manager are committed to ensuring that all noise management and mitigation measures will follow the guidelines set forth by the "*Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)"* and permit conditions.

http://www.empr.gov.bc.ca/Mining/Aggregate/BMP/Pages/default.aspx

General noises that are associated with a number of common activities at aggregate operations include:

- Loading
- Crushing
- Screening
- Hauling
- Excavation
- Blasting
- Drilling

Noises from specific sources that will need to be mitigated during operations include the following: mobile equipment (truck, dozers and excavators) which generate noise from sources such as diesel engines, back-up alarms and the scraping & crushing noises during excavation and transport.

Fraser Valley Aggregates will complete noise level monitoring to collect background and/or operational noise data. This information will be used to evaluate the potential and cumulative effects of sensitive receptors to noise emissions associated with activities of the project.

It will be through a planned site layout (containment & dampening), operational controls (prevention) and interception (ambient reduction), where the company is confident it can manage and mitigate the generated noises. Fraser Valley Aggregates will ensure the following management and mitigations are implemented as required to minimize noise impacts:

- Develop a mine plan which has designed sound buffers such as operation sunk in to a pit area lower than the surrounding area, processing equipment surrounded or shielded by stockpiles and development of pit walls that will dampen noises;

- Ensure noise reducing vegetation (tree barrier) and topographical features are maintained;
- Examine noise mitigation strategies at other aggregate operations, which have similar requirements for noise reduction;
- Maintain a maximum 20 km speed limit along access roads and within the pit areas;
- Maintain smooth running roads surfaces on all access roads and pit floors to reduce tire noise;
- Operate equipment within specifications and capacity (e.g. don't overload machines) and use noise abatement accessories such as sound hoods and mufflers; and
- All efforts during operations will be to have the placement of the short-term crusher operation in the bottom of the pit, in order to decrease potential noise escapement.

The following is a list of permit conditions Fraser Valley Aggregates will comply with at the Stave Lake Quarry:

- The peak particle velocity at the property boundary shall not exceed 50 mm/sec.
- Air blast (concussion) shall not exceed 120 Dbl.
- The manager shall establish a monitoring program for all blasts conducted, and records, including a blast log, shall be maintained on site.
- Suitable notification shall be given to all residents within 1 km of the quarry at least 24 hours prior to the initiation of any quarry blast.
- All blasts shall be scheduled and designed to minimize effects on nearby residences.
- All equipment shall be maintained in good operating condition, and where applicable, shall be equipped with adequate mufflers.
- An on-site crusher for rock reduction shall be provided with sound reducing measures to minimize noise levels to residents in the area.
- Truck tailgates shall be secured when traveling.

- Audible back-up alarms on all equipment shall be replaced with visual (strobe) alarms.
- Truck speeds on the quarry shall be set to minimize or eliminate the use of engine brakes.
- Tree and vegetation screens must be maintained between the quarry and local residences where practical.
- A 10 to 20 meter elevation difference must be maintained between the Eastern Pit Rim and the floor of the Pit.
- The Eastern Pit Rim is not to be excavated until the Quarry is well established below this level.
- The manager shall conduct such monitoring as may be required to ensure noise levels at the property boundaries do not exceed 55 dBA on a three minute
- Pneumatic drills shall not be used on this site.
- The manager shall locate dominate noise sources as low in the pit as possible.
- The eastern pit rim shall not be day lighted.

The following is a list of Fraser Valley Regional District requirements, from Bylaw No. 1181, 2014, that Fraser Valley Aggregates Ltd. will comply with at the Stave Lake Quarry:

- Between the hours of 7:00 a.m. and 7:00 p. m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel. This does not apply to the noise that may be generated by the movement of trucks entering or exiting the site.
- No person will cause or permit dust associated with aggregate removal or processing to escape the permit area so as to constitute a nuisance on any other lands.

- No person will cause or permit dust associated with aggregate removal or processing to result in:
    - Dustfall over an average period of 2 weeks in excess of 1.7 mg/(dm^2-d) on any other lands, or;
    - Total Suspended Particulate Matter over an average period of 24 hours in excess of 120 µg/m3 on any other lands.

4.0 Plan Implementation

4.1 Roles and Responsibilities

While not all site personnel will be directly involved in implementation of the plan, all site personnel should be aware that the plan exists and to contact the Mine Manager in the event that they observe a potential dust concern during the course of their regular activities. Training in this regard should occur to introduce new employees and contractors to the plan and to refresh all employees/contractors regularly.

The Mine Manager will delegate staff to be responsible for the monitoring and management of the dust control. The Mine Manager will determine the frequency of monitoring procedures to be put in place based on triggers for potential dust sources: such as seasonal (e.g. dry) or operational (e.g. crusher on site) conditions, and using BMPs as a guide.

The Mine Manager is responsible for reviewing this DCP on a seasonal basis for consistency and relevancy, if there is a significant operational change, or if reviews or inspections indicate that dust management practices do not meet requirements.

4.2 Monitoring

Monitoring will be on the onus of the Mine Manager and should include:

1. Visual inspection for dusty conditions shall occur at a minimum of twice daily;
2. Visual inspections shall be carried out hourly when overburden removal, berm construction or rehabilitation;
3. Inspection of dust controls functioning properly, such as watering and if chutes are effective;
4. Excavation and loading operations should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential and recreational areas;
5. Site manager or delegate will be responsible for monitoring current conditions and weather forecasts from Environment Canada, to subsequently help plan for current and next day watering needs and other measures;
6. Records regarding when and how dust control measures are implemented must be kept on site. These records must include and not be limited to: watering on roads, visible dust observed, meteorological conditions for that day.

4.3 Triggers for Dust Management Mitigation

Visual cues will be the primary trigger for mitigation action to be taken. Typical triggers of employing dust control measures would be:

- If material handling activities are occurring that may impact air quality beyond the property boundary;
- If visible dust is being generated beyond the property boundary by material handling activities, and/or stockpiles;
- If the weather forecast indicates dry conditions and strong winds are likely.

In addition to specific site features which may generate fugitive dust, consideration should also be given to specific climatic conditions which cause dust. These conditions or unusual weather or dust events can include, but not be limited to:

- Temperatures over 30 degrees Celsius;
- Consistent wind speeds over 30 km/hour;
- Temperature inversions and/or cloud cover creating poor air quality.

4.4 Record Keeping

The following tables are to be used for record keeping and include a record of dust events and responses (Table 2), and a complaint tracking tool (Table 3).

Table 2 - Dust Events and Response:

Date	**Name** (staff member responsible)	**Dust Event** (details; time, source, weather, etc.)	**Mitigation and Response** (details)

Table 3 - Complaint Tracking Tool:

Date	**Source of complaint** (name, organization, contact details, etc.)	**Complaint specifics** (who took the complaint, what was the issue, what was done, follow up, etc.)

5.0 Closure

We trust that the information contained in this report meets your requirements. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Holmes Mining Consultants Ltd.

Andrew Field

Andrew Field, B.ASc., MBA
andrew@holmesmining.ca

Reviewed and approved by:



Felipe Capdeville Perez, P.Eng. (BC)

6.0 Figures

Figure 3: Site Location Map

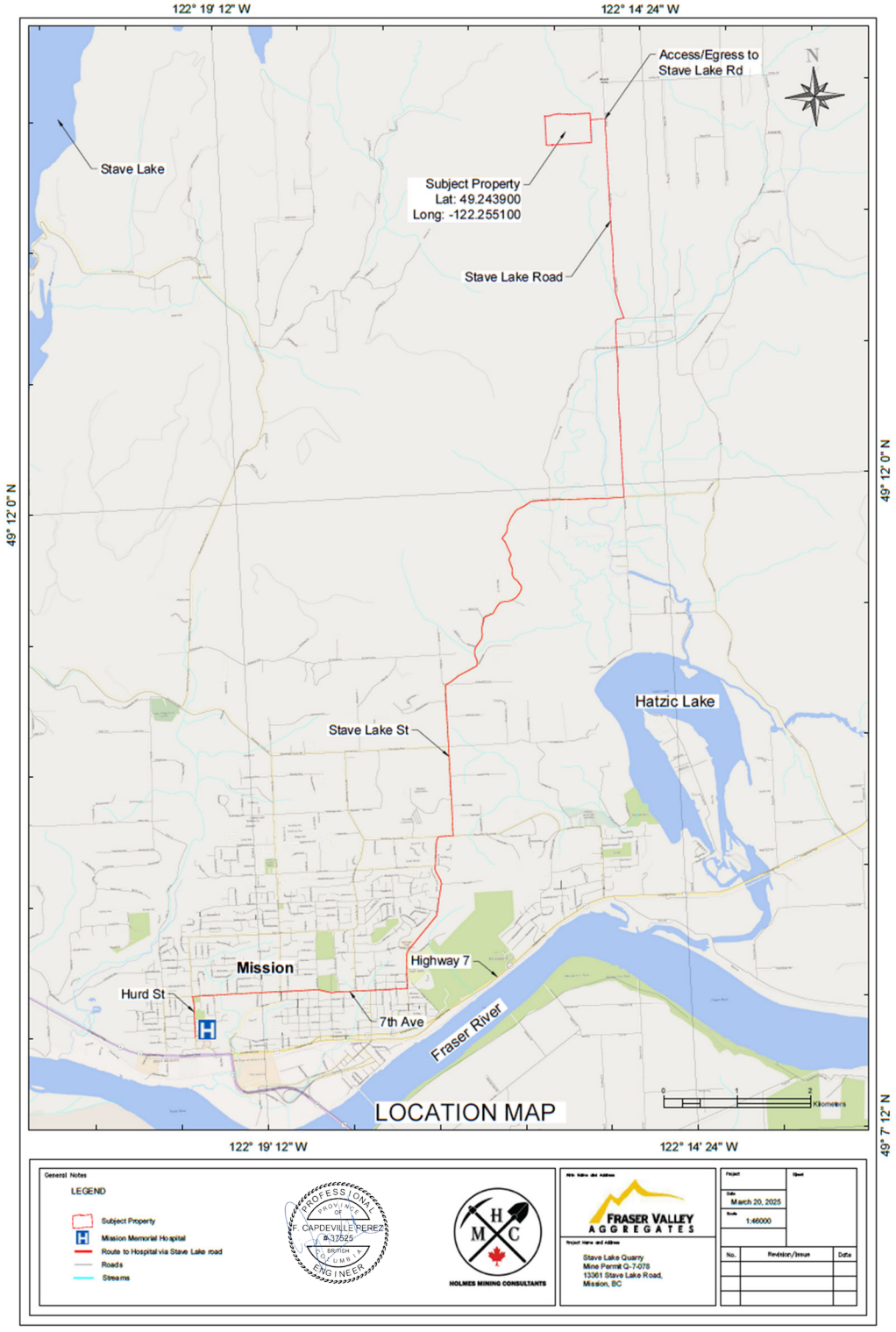


Figure 4: Orthophoto Plan



SCHEDULE "D" – Communications Plans



Communications Plan

Stave Lake Quarry

Permit # Q-7-078
Mine # 0700392

NOVEMBER 26, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, BC
V3G 3C1

HOLMES MINING CONSULTANTS

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4.3 Responding to Enquiries and Concerns 4
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1.0 Introduction and Purpose

Property Owner, 426969 B.C. Ltd., and Site Operator, Fraser Valley Aggregates Ltd., are committed to maintaining open and constructive communication with nearby residences and the broader community. This Communications Plan, included as part of the FVRD Commercial Gravel Operations Permit (the "FVRD Permit") application, outlines the proactive measures the quarry operation takes to keep the community informed, address questions, and ensure that any concerns are handled promptly and respectfully.

This Communications Plan has been prepared by Holmes Mining Consultants Ltd. (HMC), on behalf of 426969 B.C. Ltd., and is in alignment with the Fraser Valley Regional District (FVRD) Bylaw No. 1181, 2014 (the "Bylaw"), which sets out expectations for community engagement.

2.0 Overview of Operation

Stave Lake Quarry is a typical, medium-sized quarry that uses drilling and blasting to produce rock that can be crushed and sized according to market demands. Rip-rap is also produced at the quarry by picking oversized rock and shipping it directly to customers without any processing (crushing and screening). Typical operations at the quarry include clearing trees, grubbing then stripping topsoil and overburden to reveal the underlying bedrock. This rock is then drilled and blasted, crushed, screened and stockpiled for sale to customers. Aggregate transport trucks access the site from Stave Lake Road and enter the gate then

proceed up a radio-controlled access road to the upper part of the quarry, where they are loaded and then proceed back down the road and over the truck scale.

3.0 Designated Emergency and Community Contact Person

Name: Drew Bailey
Company: Fraser Valley Aggregates Ltd.
Role: Mine Manager
Phone No.: 778-240-7757 (Cell)
Email Address: dbailey@fvagg.com

This individual is authorized to respond to enquiries and concerns from residents and is responsible for ensuring communication-related permit conditions or FVRD requirements are met.

4.0 Communication Methods with the Surrounding Community

4.1 Signage

The Site Operator will maintain and install signage in accordance with the Mines Act Permit and Bylaw, including the following:

Mines Act Permit

- All site access will be secured with locking gates and signage indicating the mine name, Site Operator's name and emergency contact number as well as all appropriate safety advisories. Gates shall be locked when the quarry is not in operation.

Bylaw

- Sign posted at least 14 days prior to the FVRD Board's consideration of the FVRD Permit and removed within 48 hours after issuance or refusal of the FVRD Permit.
- Sign is clearly visible from Stave Lake Road.

- Ensuring signage includes the name of the applicant, nature of application, plan of the FVRD Permit area and property, name and telephone number of the Designated Community Contact Person, FVRD Permit application file number, and name and telephone number of the FVRD.

4.2 Notifications to Local Residents

The Site Operator will notify nearby residents in accordance with the requirements of the FVRD Permit and the Mines Act Permit. Notifications may be issued for:

- Blasting activities: Residents will be informed in advance of planned blasting, as required by permits.
- Noise, dust, or other environmental concerns: Residents will be informed in the event of a permit non-compliance or other conditions that trigger notification under the permits. Refer to the Noise and Dust Control Plan, included with the FVRD Permit application, for specific details.
- Unusual operational activities: Such as unusual equipment mobilization, changes in haul routes, or extended work hours (if permitted by FVRD), if the permits require notification.

4.3 Responding to Enquiries and Concerns

The Site Operator will follow an open and transparent practice for public communication.

For any issues subject to Mines Act Permit conditions, the Site Operator will follow the specific investigation, monitoring, and reporting procedures set out in the permit.

5.0 Compliance with Mines Act Permit

In addition to Bylaw requirements, the Site Operator is fully committed to meeting all communication obligations outlined in its Mines Act permit.

122° 15' 27" W

122° 15' 0" W

49° 14' 42" N

49° 14' 42" N

Crushing and Screening Plant

Access/Egress to Staye Lake Rd

215m

225m

235m

245m

255m

265m

275m

No 13361

No 13337

No 13317

No 13381

Section A

Section B

Section C

Section D

Section E

Section F

Office/Scale

Stave Lake Road

N

0 100 200 Meters

MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

General Notes

LEGEND

- Processing Stockpile Area - 5.07ha
- 5 Year Mining Area - 4.75ha
- 25 Year Mining Area - 2.44ha
- 40 Year Mining Area - 1.69ha
- Topsoil and Overburden Area - 0.62ha
- Access Road - 1.93ha
- Vegetated Buffer - 8.33ha
- Office/Scale
- Mine Area Boundary - 24.83ha
- Existing Disturbed Area - 13.46ha
- Property Line
- 2023 Contours (2m)
- Current Mining Phase Contours (10m)
- Creek

Current Mining Phase Volume: 680,000m3

Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — F. CAPDEVILLE PEREZ — #37525

Permit to Practice 1005187

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

Stave Lake Quarry
Mine Permit Q-7-078
13361 Stave Lake Road,
Mission, BC

Project	Sheet
Date: March 17, 2025	
Scale: 1:3100	

122° 15' 27" W | 122° 15' 18" W | 122° 15' 9" W | 122° 15' 0" W | 122° 14' 51" W

49° 14' 42" N

49° 14' 33" N

Section G

Section H

Section I

215m

225m

235m

245m

255m

265m

275m

-8.7%

-36.5%

-22.5%

-20.4%

-9.5%

HOLMES MINING CONSULTANTS

0 50 100 Meters

SW CORNER DETAIL ORTHOPHOTO PLAN

General Notes

LEGEND

- Processing Stockpile Area - 5.07ha
- 5 Year Mining Area - 4.75ha
- 25 Year Mining Area - 2.44ha
- 40 Year Mining Area - 1.69ha
- Topsoil and Overburden Area - 0.62ha
- Access Road - 1.93ha
- Vegetated Buffer - 8.33ha
- Office/Scale
- Mine Area Boundary - 24.83ha
- Existing Disturbed Area - 13.46ha
- Property Line
- 2023 Contours (2m)
- Current Mining Phase Contours (10m)
- Creek

Current Mining Phase Volume: 680,000m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
F. CAPDEVILLE PEREZ
#37525

Permit to Practice
1005187

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

Stave Lake Quarry
Mine Permit Q-7-078
13361 Stave Lake Road,
Mission, BC

Project	Sheet
Date: March 17, 2025	
Scale: 1:1100	

122° 15' 27" W

205m

Section A

Section B

Section C

Section D

Section E

Section F

Stave Lake Road

N

0 100 200 Meters

25 YEAR MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

122° 15' 27" W

200

General Notes

LEGEND

- Mine Area Boundary - 24.51ha
- Property Line
- Access Road - 0.77ha
- Vegetated Buffer - 10.02ha
- 2023 Contours (2m)
- 25 Year Mining Phase Contours (10m)
- Creek

25 Year Mining Phase Volume: 3,410,000m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
F. CAPDEVILLE PEREZ
37525

Permit to Practice
1005187

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

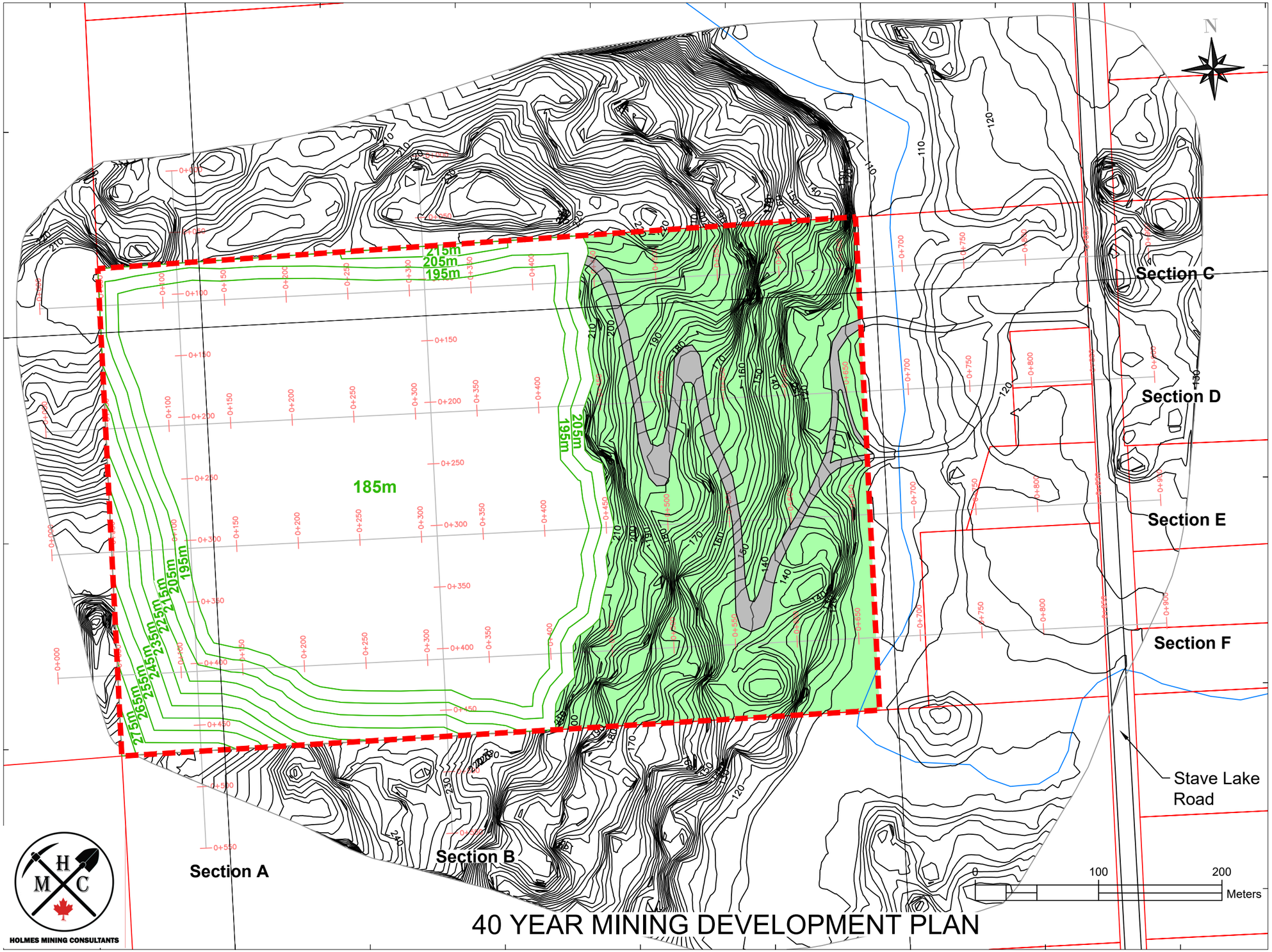
Stave Lake Quarry
Mine Permit Q-7-078
13361 Stave Lake Road,
Mission, BC

Project	Sheet
Date: March 17, 2025	
Scale: 1:3100	

122° 15' 27" W

122° 15' 0" W

49° 14' 42" N



40 YEAR MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

General Notes

LEGEND

- Mine Area Boundary - 24.51ha
- Property Line
- Access Road - 0.70ha
- Vegetated Buffer - 8.33ha
- 2023 Contours (2m)
- 40 Year Mining Phase Contours (10m)
- Creek

40 Year Mining Phase Volume: 5,681,000m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
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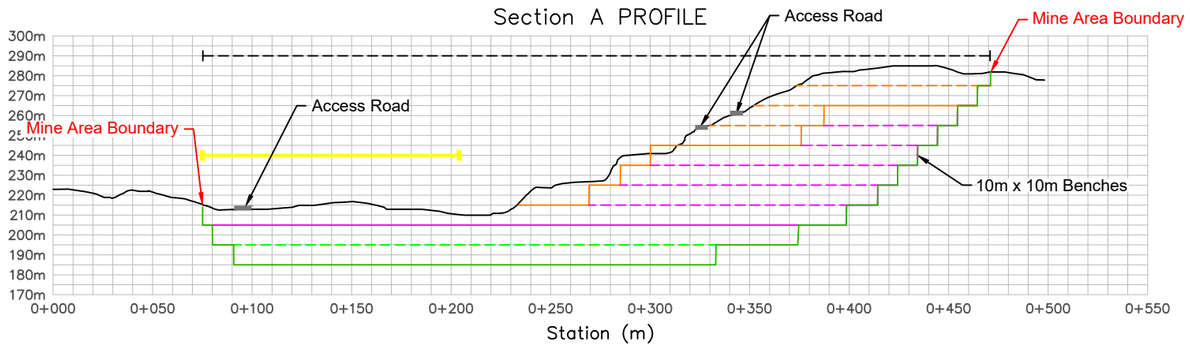
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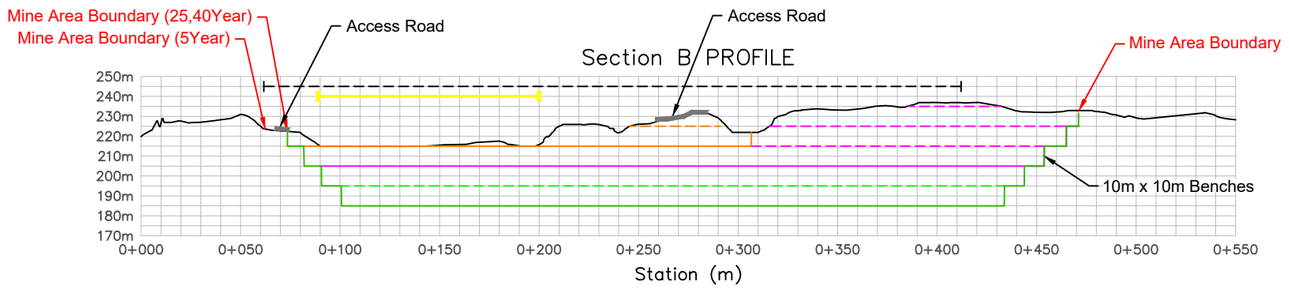
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13361 Stave Lake Road,
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HOLMES MINING CONSULTANTS

CROSS SECTIONS

General Notes

LEGEND

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- 5Year Mining Phase Profile
- 25 Year Mining Phase Profile
- 40 Year Mining Phase Profile
- Disturbed Area
- Stockpile Area
- Topsoil and Overburden Area
- Access Road
- Stave Lake Road
- 5 Year Phase Excavation 10m Benches
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SCALE 1:3000 H
1:3000 V

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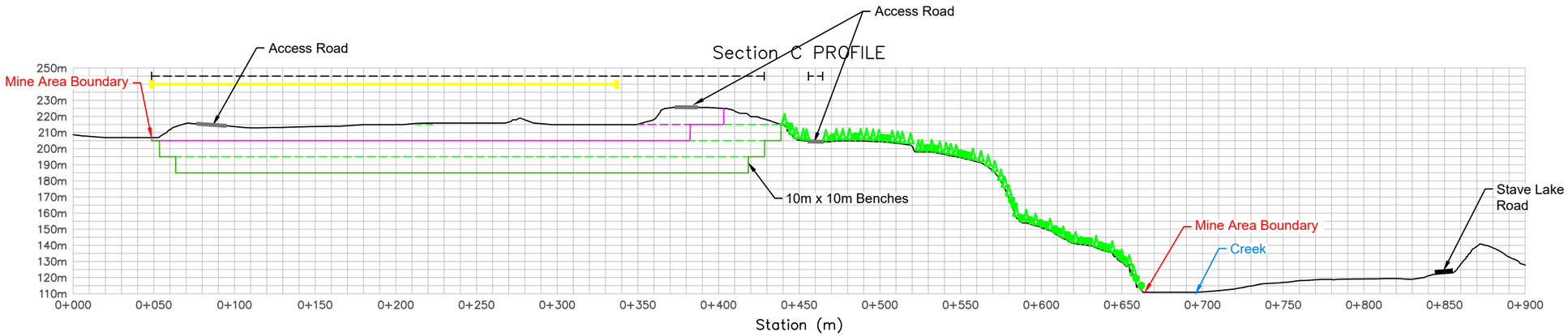
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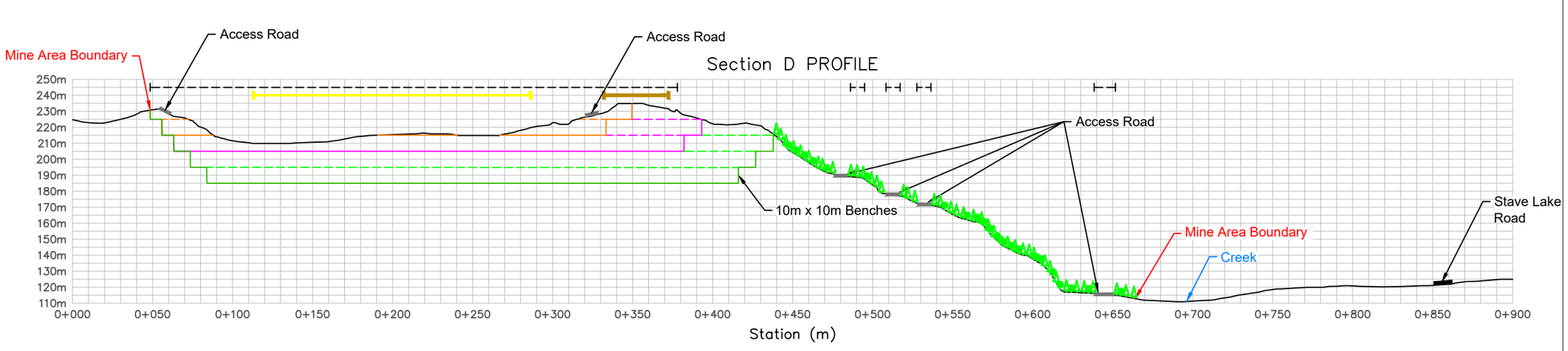
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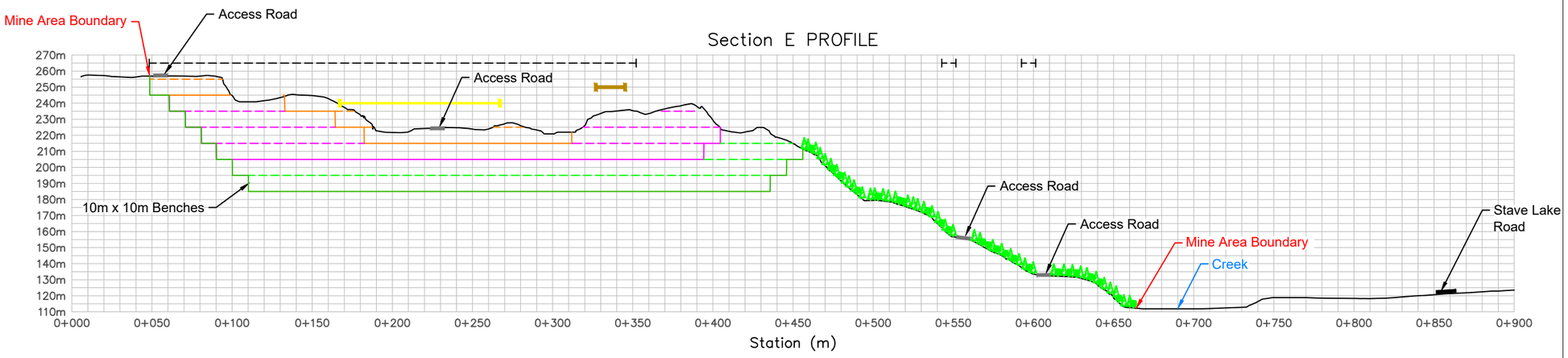
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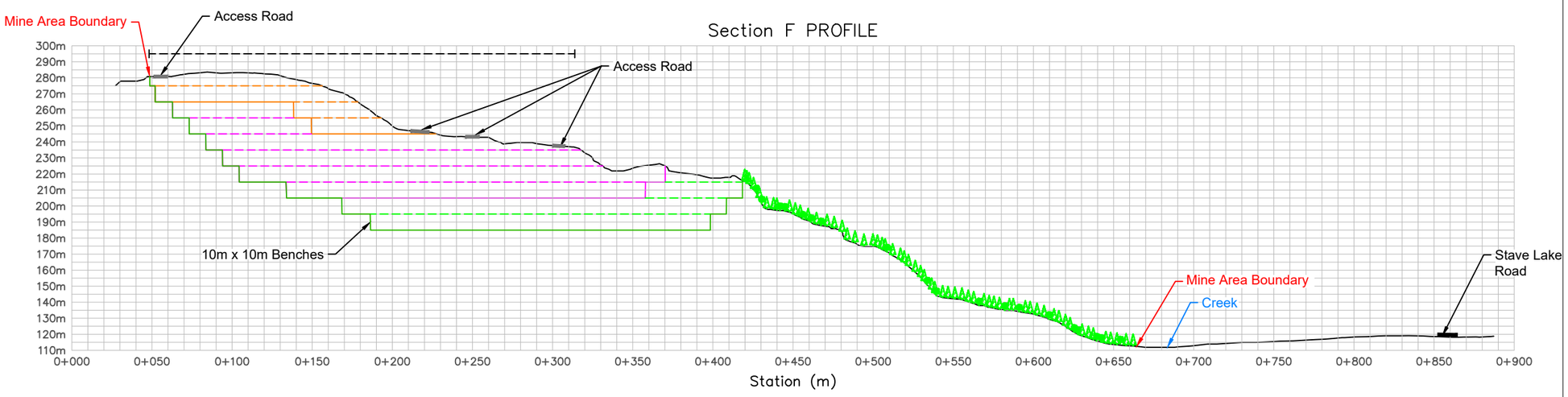
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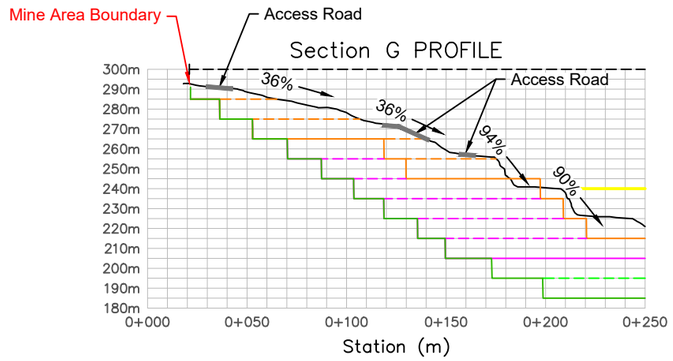
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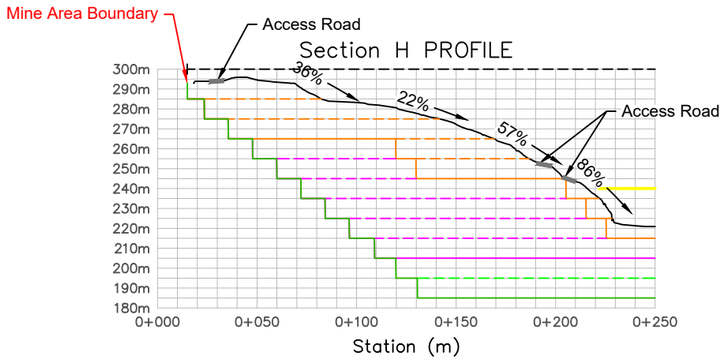
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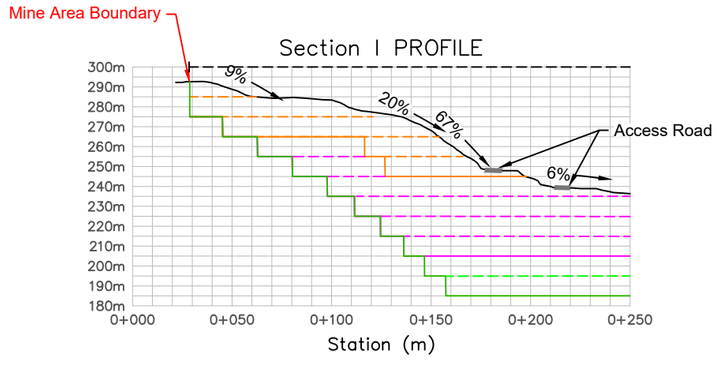
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SCALE 1:3000 H
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13361 Stave Lake Road,
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Date: March 17, 2025	
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PROVINCE OF BRITISH COLUMBIA
MINISTRY OF ENERGY, MINES AND NATURAL GAS

QUARRY PERMIT
APPROVING WORK SYSTEM AND RECLAMATION PROGRAM
(Issued pursuant to Section 10 of the **Mines Act** R.S.B.C. 1996, C.293)

Permit: **Q-7-078** (originally G-7-123) Mine No.: **0700392**

Issued to: **426969 B.C. Ltd.**
13361 Stave Lake Road
Mission B.C. V2V 4J1

for work located at the following property: **Stave Lake Quarry (Mission area)**

Located at: Rem. S. 1/2 of N.E. 1/4, Sec. 26, TP.18, Except PCL. A (Ref. Plan 7491)
And part subdivided by Pl. 18606, PCL. 1, 2, 3, N.W.D.

Address: 13361 Stave Lake Road

This approval and permit is subject to the appended conditions.

Amended this 4th day of September in the year 2018

M. Bouffard

Maryann Bouffard,
Inspector of Mines

Amendments

Feb 18, 1993	Notice of Work submitted by 424969 B.C. Ltd.
Permit G-7-123	
June 28, 1993	Permit Approved for G-7-123.
June 7, 2001	Notice of Work submitted by 424969 B.C. Ltd. Updated NOW
March 8, 2002	Berm along Browns Property line.
August 1, 2002	Permit Amendment G-7-123 and letter, Phase B and Security increase.
August 29, 2002	Permit Amendment G-7-123 Property Stave Lake Quarry (Mission Area) Letter approval to crush 8,000 metric tonnes for road topping.
September 3, 2002	Permit Amendment Approved for G-7-123 Drilling, blasting and crushing of maximum 8,000 metric tonnes. Replaces letter August 29, 2002
October 21, 2002	Permit Amendment Letter response.
December 5, 2002	Permit Amendment Letter requiring a Hydrological/Hydrogeological study and Acoustic Study.
December 12, 2002	Permit Amendment Letter Schedule C Blasting and better equipment.
April 23, 2003	Permit Amendment Letter removal of existing rock approved. No drilling, blasting crushing or screening.
Permit Q-7-78	
September 17, 2003	New Permit Approved for Q-7-78 from G-7-123
February 7, 2006	Permit Amendment Approved for Q-7-78 Conveyor Installation Authorization
April 25, 2008	Permit Amendment to Complete Installation of Conveyor Belt.
March 26, 2012	Permit Amendment Q-7-78 Increase in Tonnage
April 15, 2013	Permit Consolidation of all Permit Conditions
Sept 4, 2018	Permit Amendment – name change back to correct permittee; 426969 BC Ltd.

PREAMBLE

A Notice of Intention to commence work on a Sand and Gravel Pit and Quarry, including a plan of the proposed work system and a program for the protection and reclamation of the surface of the land and watercourses affected by the work dated **February 18, 1993** was filed with the District Inspector on **February 22, 1993**. Notice of such filing was published in the **Fraser Valley Record** on **March 17, 1993** and in the **BC Gazette March 18, 1993.**

This Permit amendment contains terms and conditions of all previous permits and amendments identified on page 2 and are consolidated into one document.

Decisions made by staff of the Ministry of Energy, Mines and Natural Gas will be made in consultation with other ministries. This application was supported by the following additional documents and reports.

An application to amend permit G-7-123, including a plan of the proposed work system and a program for the protection and reclamation of the surface of the land and watercourses affected by the work dated June 7, 2001 was filed with the Inspector on August 27, 2002. This application was supported by the following additional documents and reports.

- Hydrological Impact Evaluation Concerning the Relocation of the Quarry at 13361. Permit Sept 17, 2003.
- Pacific Hydrology Consultants Limited Stave Lake Road in Mission BC; Ann Badry, March 5, 2003. Permit Sept 17, 2003.
- Nelson Lang, Welder Engineering, Storm Water Management and Erosion Control Report, February 6, 2003. Permit Sept 17, 2003.
- Clair Wakefield, Stave Lake Road Quarry, Mission BC, Community Impact Assessment, February 3, 2003. Permit Sept 17, 2003.
- Eric Beresford P. Eng., Mine Plan Stave Lake Quarry Letter Report and Maps outlining Mine plan. October 15, 2002. Permit Sept 17, 2003.
- Ministry of Environment, Lands and Parks Water Management. April 5, 1995 Site Inspection, Stave Lake Road Quarry (Access Road & Control Pond) Mike Willcox., April 28,1995.
- Proposed construction of redesigned sediment control facilities at the Stave Lake Road Quarry and re-establishment of watercourse buffer. Ministry of Environment Brian Clarke Sept 18, 1995.
- Terrasol Environmental Industries., Stave Lake Quarries Environmental Monitoring Perimeter Control System Sediment Pond Inlet Ditch Marino Creek System Letter., November 15, 1995.
- Piteau Associates., Review Comments relating to Groundwater Supplies and Hydrological Impacts Judicial Procedures Review Related to issuance of a Permit for a Sand Gravel/Quarry Operation 13361 Stave Lake Road. September 1994.

- Pacific Hydrology Consultants. Hydrogeological Impact Evaluation of Stave Lake Quarry at 13361 Stave Lake Road in Mission, BC Report. Ltd June 21, 1994. 12pp
- Golders & Associates., Stave Lake Road Quarry, Mission BC, Draft Work Plan for Hydrogeological Study of 13361 Stave Lake Road Proposed Quarry. November 18, 1993. 6pp.
- Ministry of Environment, Lands and Parks Water Management. Approval David Glen Avery 13361 Stave Lake Road Mission BC V2V 4J1 Changes to Legace Creek Culvert Work File # A2004171 Approval 2004171 Drawing 292-034 Lang Engineering (1988) Ltd. August 13, 1993.
- SRK Robinson Inc., Recommendations for a Production Blast Design, Stave Lake Road property, Mission BC Letter report Prepared for West Coast Aggregates Ltd. 14pp. July 2, 1993.
- Environment letter of June 16, 1993.
- British Columbia Agriculture Land Commission., Application #02-K-25763 Resolution #32/92 Certificate of Order of the Provincial Agriculture Land Commission (S 1/2, of the NE ¼, Sec 26, and Twp 18 N.W.D Stave Lake property) is excluded from Agricultural Land Reserve Plan Letter. January 27, 1992.
- Golders & Associates., Preliminary Geotechnical Site Appraisal; Potential for Rock Quarry Development 13361 Stave Lake Road Mission BC. August 18, 1992.
- Pacific Hydrology Consultants Ltd., Hydrogeological Conditions in regard to groundwater supply potential for Proposed Seven-Lot Rural Subdivision at 13361 Stave Lake Road Report. July 26, 1991.
- Piteau & Associates., Slope Instability at 126699 Stave Lake Road Property. Letter report to Mr. P. Conroy, 5pp January 1984.

This permit amendment contains the requirements of the Ministry of Energy, Mines and Natural Gas for reclamation. It is also compatible, to the extent possible, with the requirements of other provincial ministries for reclamation issues. The amount of security required by this permit, and the manner in which this security may be applied, will also reflect the requirements of those ministries. Nothing in this permit, however, limits the authority of other provincial ministries to set other conditions, or to act independently, under their respective permits and legislation. RE: Permit Sept 17, 2003.

CONDITIONS

All other terms and conditions under Permit Q-7-78 formerly G-7-123 remains unchanged, unless specifically modified by this permit amendment all other conditions remain in force.

The Chief Inspector of Mines (Chief Inspector) hereby approves the work plan and the program for protection and reclamation of the land surface and watercourses subject to compliance with the following conditions:

1. Reclamation Security

(a) The owner, agent or manager (herein called the Permittee) shall maintain with the Ministry of Finance securities in the amount of **forty-five thousand dollars ($45,000).** The security will be held by the Ministry of Finance for the proper performance of the approved program and all the conditions of this permit in a manner satisfactory to the Chief Inspector. RE: Permit Sept 17, 2003.

2. Authorizations from Other Agencies

(a) The Permittee is responsible for obtaining all permits and authorizations as required under other legislations. No trees shall be removed without prior approval or License to cut from the Ministry of Forests, Lands and Natural Resources Operations. The Permittee is responsible for obtaining all necessary road use permits.

(b) The Permittee shall conform to all forest tenure requirements and Wildfire Regulations of the Ministry of Forests, Lands and Natural Resources Operations. Should the Permittee not conform to these requirements then all or part of the security may be used to cover the costs of these requirements. RE: Permit Sept 17, 2003.

(c) All work shall be suspended during any forest closures relating to extreme fire hazard conditions as determined by the Ministry of Forests, Lands and Natural Resources. Firefighting equipment shall be maintained on the site in accordance with the Forest Fire Prevention and Suppression Regulation. RE: Permit April 15, 2013.

(d) The Permittee shall conform to all Ministry of Environment approval, license and permit conditions, as well as requirements under the **Wildlife Act.** Should the Permittee not conform to these conditions, then all or part of the security may be used to fulfill these requirements. RE: Permit Sept 17, 2003.

3. Land Use

The surface of the land and watercourses shall be reclaimed to allow the following land use: **R1 residential** RE: Permit Sept 17, 2003

4. Productivity

The level of land productivity to be achieved on reclaimed areas shall not be less than existed prior to mining on an average property basis unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, the impracticality of doing so. RE: Permit Sept 17, 2003

5. Revegetation

Land shall be revegetated to a self-sustaining state using appropriate plant species. RE: Permit Sept 17, 2003.

6. Use of Suitable Growth Medium

(a) On all lands to be revegetated, the growth medium shall satisfy land use, Productivity and water quality objectives. Topsoil and overburden (to rooting depth) shall be removed from operational areas prior to any disturbance of the land and stockpiled separately on the property for use in reclamation programs, unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, that reclamation objectives can otherwise be achieved. RE: Permit Sept 17, 2003.

(b) No topsoil shall be removed from the property without the specific written permission of the Inspector. RE: Permit Sept 17, 2003.

7. Buffer Zones and Berms

(a) Buffer zones and/or berms shall be established between the mine and the property boundary unless exempted in writing by the District Inspector. Permit June 28, 1993.

(b) A revised site plan for the settling ponds and the buffer berm shall be approved by the Inspector. RE: Additional Condition Permit June 28, 1993.

(c) There is to be no disturbance whatsoever below the high-water mark of the wetland. RE: Environment Letter Sept 18, 1995.

(d) The surface of the filled in (tailings) pond is to be covered with top soil and this area is to be covered with top soil and this area and all other disturbed areas within the buffer are to be immediately reseeded with an erosion control mixture. RE: Environment Letter Sept 18, 1995.

(e) The buffer area must be subsequently be revegetated to native species of trees and shrubs as per BC environment's planting criteria. A qualified environmental consultant must be retained to design and supervise the planting plans. RE: Environment Letter Sept 18, 1995.

8. Treatment of Structures and Equipment

Prior to abandonment, and unless the Chief Inspector has made a ruling otherwise, such as heritage project consideration or industrial use,

(a) all machinery, equipment and building superstructures shall be removed, RE: Permit Sept 17, 2003.

(b) concrete foundations shall be covered and revegetated unless, because of demonstrated impracticality, they have been exempted by the Inspector, and RE: Permit Sept 17, 2003.

(c) all scrap material shall be disposed of in a manner acceptable to the Inspector. RE: Permit Sept 17, 2003.

9. Watercourses

Watercourses shall be reclaimed to a condition that ensures;

(a) Long-term water quality is maintained to a standard acceptable to the Chief Inspector. RE: Permit June 28, 1993.

(b) Drainage is restored either to original watercourses or to new watercourses which will sustain themselves without maintenance, and

(c) Use and productivity objectives are achieved and the level of productivity shall not be less than existing prior to mining unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, the impracticality of doing so. RE: Permit June 28, 1993.

(d) Water which flows from disturbed areas shall be collected and diverted into settling ponds. RE: Permit June 28, 1993

(e) Watercourses require a 30 meter leavestrips on each side with in industrial developments. Any disturbance within the 30 meter leavestrips by previous quarry related activities must be stabilized and protected from erosion and the leavestrips

must remain in an undisturbed state through the development process. The required leavestrips should be incorporated into an amended site plan; a copy should be submitted to this office shall be submitted to a mines Inspector.

(f) Erosion shall be minimized and controlled at the source eliminating negative impacts to the environment. RE: Permit April 15, 2013.

(g) A water management and pond system shall be constructed to prevent siltation entering any water course or creek. Pond discharge shall not exceed 25 mg/litre of total suspended solids. Ponds shall be designed to withstand a 200 year flood event. RE: Permit April 15, 2013.

10. Hydrology and Water Control

(a) A program of baseline sampling of surface waters at sites on and near Marion Creek, where quarry drainage might emanate, shall be implemented. RE: Permit Sept 17, 2003.

(b) Regular checking of monitoring wells in the vicinity of the quarry to monitor water levels, and contamination that may result from blasting. RE: Permit Sept 17, 2003.

(c) Regular sampling of the well at residence on site, which taps the deep aquifer. RE: Permit Sept 17, 2003.

(d) Investigations by a qualified hydrologist shall be carried out on any reports of well or spring problems within a one kilometer (1 km) radius of the center of the quarry, and where it is deemed a risk exists. RE: Permit Sept 17, 2003.

(e) Water samples shall be analyzed for the following:

* PH
* Total Suspended Solids (TSS)
* Total Dissolved Solids (TDS)
* Alkalinity
* Nitrates
* Sulphates
* Phosphates
* Hardness
* Total and dissolved metals
* Hydrocarbons

(f) The recommendations of the Wedler Engineering report "Storm Water Management and Erosion Control", dated February 6, 2003 shall be implemented. RE: Permit Sept 17, 2003.

(g) The operator shall immediately cease mining activity if monitoring indicates a change in excess of 10 percent of baseline parameters. Mining activity shall not resume until a full study has been conducted by a qualified hydrologist. RE: Permit Sept 17, 2003.

(h) A hydrology study of the site, which addresses the concerns of the local residents and the BC Environment as outlined in their letter of March 11, 1993, shall be completed and the results submitted for review and approval by the Inspector prior to mining of material on site. Additional Conditions Permit June 28, 1993.

(i) An undisturbed leave strip of 30 meters width on each side of the water course. RE: July 19, 1994.

11. Dust Control

The manager shall implement such measures as may be necessary to mitigate fugitive dust. Such measures may include, but are not limited to: Permit Sept 17, 2003

(a) The use of water sprays or atomizers at all conveyor transfer points, crushers and screens. RE: Permit Sept 17, 2003

(b) Haul roads, stockpiles, and high traffic areas shall be watered with sprinkler systems, and or water trucks. RE: Permit Sept 17, 2003

(c) The manager shall maintain records of all public complaints received in reference to fugitive dust. RE: Permit Sept 17, 2003

12. Roads

(a) All roads shall be reclaimed in accordance with land use objectives unless permanent access is required to be maintained. RE: Permit Sept 17, 2003

(b) Individual roads can be exempted from the requirement for total reclamation under Condition 4(a) if either:

i. The Permittee can demonstrate that the agency of the crown has explicitly accepted responsibility for the operation, maintenance and ultimate deactivation and a abandonment of the road, or

ii. The Permittee can demonstrate that another private party has explicitly agreed to accept responsibility for the operation, maintenance and ultimate deactivation and abandonment of the road and has, in this regard, agreed to comply with all the terms and conditions, including bonding provisions, of this reclamation permit, and to comply with all relevant provincial government and federal government regulatory requirements. Permit June 28, 1993.

13. Disposal of Fuels and Toxic Chemicals

Fuels, chemicals or reagents which cannot be returned to the manufacturer/supplier are to be disposed of as directed by the Chief Inspector in compliance with municipal, regional, provincial and federal statutes. RE: Permit June 28, 1993

14. Fuels and Lubricants

Fuels and Lubricants, if stored on the mine site, shall conform to the requirements of the **Field Guide to Fuel Handling, Transportation, and Storage.**

The Permittee shall develop and implement a hydrocarbon management plan that deals with fueling, operational servicing, spill prevention and clean-up for fuels and lubricants stored on the mine site. The plan shall account for the following:

(a) Fuel and lubricants shall be delivered to site as needed to re-supply fuel and oil tanks on mobile and fixed equipment.
(b) Impermeable, oil absorbent matting shall be used when refueling and servicing equipment.
(c) While refueling the operator shall be in control of the refueling nozzle at all times.
(d) If any Petroleum, hydrocarbon or other product (no matter how small) is spilled the contaminated soil/gravels shall be forthwith collected and removed for appropriate disposal.
(e) Fuel or oil leaks on equipment shall be effectively repaired as soon as they are discovered or the equipment shall be removed from the site and not operated until repairs have been made.
(f) An emergency spill containment and clean up kit shall be maintained at the site while it is in operation. The kit shall have the capacity to contain and clean up 100% of a spill from a failure of the largest volume of a fuel or lubricant tank or system plus 10%. Permit April 15, 2013.
(g) Any spill reportable under the *Transportation of Dangerous Goods Act* (TDG) shall be reported without delay to the Inspector. RE: Permit April 15, 2013.

(h) Any oil or fuel spills shall be cleaned up immediately and disposed of in an appropriate manner. Absorbent pads shall be maintained on-site during the course of operations. Stationary engines shall be provided with appropriate design drip pans. RE: Permit April 15, 2013.

15. Archaeological Find

An Archaeological Chance Find Procedure (ACFP) for this site shall be developed within 3 months of the date of this permit:

(a) A copy of the procedure shall be posted at the Mine Site, and all workmen shall be trained in the implementation of this procedure.

(b) A copy of this procedure shall be filed with the Inspector. Permit April 15, 2013.

In the event that an archaeological site is encountered during the course of the approved mining activities, the program shall be suspended or modified in such a manner so as to ensure that the site is not damaged, desecrated or otherwise altered and the occurrence shall be reported immediately to the Archaeological Branch of the Ministry Forest, Lands & Natural Resource and, the Ministry of Energy & Mines (Inspector of Mines). Work shall not be resumed until authorized by the joint Ministries. Permit April 15, 2013.

16. Training and Orientation

The manager shall maintain a record of all training workers and supervisors have received, and make this record available to an inspector upon request.

17. Site Access

The Mine Manager, or in their absence a Designate, shall allow Employees of other Provincial Ministries holding authorizations related to Compliance and Enforcement duties onto the mine site subject to the following conditions:

(a) the Provincial Employee must present the appropriate Ministry identification; and
(b) must clearly state that they are acting on behalf of an Inspector of Mines;
(c) they must be given a site orientation as required by the Health & Safety, and Reclamation Code;
(d) they must sign-in and sign-out as acknowledgement of being on site;
(e) they must be accompanied at all times by the Mine Manager, or qualified person appointed by the Manager, and shall take all necessary measures to ensure the

safety and well being of the individual(s); and this condition is not applicable to other Provincial Legislation. RE: RE: Amendment March 26, 2012

18. Site Security

All site access shall be secured with locking gates and signage provided indicating the mine name, operator' s name and emergency contact number as well as all appropriate safety advisories. Gates shall be locked when the quarry is not in operation. RE: PERMIT April 15, 2013 and Permit Sept 17, 2003.

19. Site Stability

(a) The inspector shall be advised in writing at the earliest opportunity of any unforeseen conditions that could adversely affect the extraction of materials, site stability, erosion control or the reclamation of the site.

(b) The stability of the slopes shall be maintained at all times and erosion shall be controlled at all times.

(c) The discovery of any significant subsurface flows of water, seeps, substantial amounts of fine textured, soils, silts and clays, shall be reported to the inspector as soon as possible and work shall cease until the inspector advises otherwise. RE: PERMIT April 15, 2013.

20. Temporary Shutdown

If this quarry ceases operation for a period longer than one year, the Permittee shall either continue to carry out the conditions of the permit or apply for an amendment setting out a revised program for approval by the Chief Inspector. RE: Permit Sept 17, 2003.

21. Safety Provisions

All safety and other provisions of the ***Mines Act*** shall be complied with to the satisfaction of the Chief Inspector. RE: Permit Sept 17, 2003.

22. Monitoring

The Permittee shall undertake monitoring Programs, as required by the Chief Inspector, to determine that the reclamation objectives are being achieved. RE: Permit June 28, 1993.

23. Alterations to the Program

Substantial changes to the program must be submitted to the Inspector for approval. RE: Permit Sept 17, 2003.

24. Notice of Closure

Pursuant to Part 10.6.1 of the Code, a Notice of Completion of Work shall be filed with the Inspector not less than seven days prior to cessation of work. RE: Permit April 15, 2013. RE: Permit June 28, 1993.

25. Annual Report

(a) The Permittee shall submit an Annual Report by March 31st which contains the information required by the Chief Inspector. RE: Permit Sept 17, 2003.

For reclamation purposes, ensure that photos are taken of the work areas prior to commencing work, during operations and following completed reclamation. These photos are to be submitted to this office with your completed Annual Summary.

(b) The Mine Manager shall forward to the Inspector each year a copy of the submitted Health and Safety Assessment form. Permit April 15, 2013.

Site Specific Conditions

26. The annual production shall not exceed 375,000 tonnes. RE: Amendment March 26, 2012.

27. Hours of work are limited to: Permit Sept 17, 2003

(a) Monday to Friday 7 am to 5 pm.
(b) Saturday 8 am to 5 pm.
(c) Crushing and screening shall be limited to the hours of 8 am to 5 pm Monday to Friday inclusive.
(d) No work shall be permitted on Sundays or Statutory Holidays.

28. Environmental Emergency

Notwithstanding the hours of work provisions of Permit Q-7-78, the Permittee is authorized to conduct work outside of this provision should:

(a) An agency having jurisdiction declare an emergency and the product from this site is required to mitigate an emergency.

(b) A safety concern on site is such that a failure to complete necessary work can result in harm or risk to workers or members of the public.

(c) If an environmental incident on site has occurred and a failure to address or mitigate the incident can result in harm to the receiving environment. RE: Permit April 15, 2013.

29. Blasting

All blasting shall be conducted in accordance with the terms of the outline of proposed blasting practices as submitted by the company, including the SRK-Robinson Inc. Consulting Engineers report dated July 2, 1993 and the update provided by Derek Holmes and Western Explosives.

(a) The peak particle velocity at the property boundary shall not exceed 50 mm/sec. RE: Permit Sept 17, 2003.

(b) Air blast (concussion) shall not exceed 120 Dbl. RE: Permit Sept 17, 2003.

(c) The manager shall establish a monitoring program for all blasts conducted, and records, including a blast log, shall be maintained on site. RE: Permit Sept 17, 2003.

(d) Suitable notification shall be given to all residents within 1 km of the quarry at least 24 hours prior to the initiation of any quarry blast. RE: Permit Sept 17, 2003.

(e) Blasts shall be conducted in such a manner that the blast "Danger Zone" remains within the quarry boundaries. RE: Permit Sept 17, 2003.

(g) All blasts shall be scheduled and designed to minimize effects on nearby residences. RE: Permit Sept 17, 2003.

(h) As maybe required a drilling and blasting plan with a report by a mining consultant shall be submitted and approved by the Inspector prior to any blast taking place. The report shall demonstrate how the effects of ground vibration and air blast on the surrounding area, and hydrology shall be minimized. RE: Additional Condition Permit June 28, 1993.

(i) Requirement for the use of water-gel rather than nitrate based explosives to protect water supply. RE: Permit Amendment August 1, 2002.

(j) Explosive handling and use shall be conducted in a manner which minimizes the opportunity for water gel /nitrate and blasting residue to enter the groundwater system, site runoff and adjacent water courses. Blasthole liners shall be used whenever wet conditions are encountered including both rainfall and ground water.

(k) The work system and pit layout shall be as per Lang Engineering (1988) Ltd. plans of February 15. 1993 RE: Permit June 28, 1993.

30. Noise Control

The following conditions shall be instituted and maintained during the life of the quarry.

(a) All equipment shall be maintained in good operating condition, and where applicable, shall be equipped with adequate mufflers. RE: Permit Sept 17, 2003.

(b) An on-site crusher for rock reduction shall be provided with sound reducing measures to minimize noise levels to residents in the area. RE: Additional Conditions Permit June 28, 1993.

(c) Truck tailgates shall be secured when traveling. RE: Permit Sept 17, 2003.

(d) Audible back-up alarms on all equipment shall be replaced with visual (strobe) alarms. RE: Permit Sept 17, 2003.

(e) Truck speeds on the quarry shall be set to minimize or eliminate the use of engine brakes. RE: Permit Sept 17, 2003.

(f) Tree and vegetation screens must be maintained between the quarry and local residences where practical. RE: Permit Sept 17, 2003.

(g) A 10 to 20 meter elevation difference must be maintained between the Eastern Pit Rim and the floor of the Pit. RE: Permit Sept 17, 2003.

(h) The Eastern Pit Rim is not to be excavated until the Quarry is well established below this level. RE: Permit Sept 17, 2003.

i. The manager shall conduct such monitoring as may be required to ensure noise levels at the property boundaries do not exceed 55 dBA on a three minute Leq. RE: Permit Sept 17, 2003.

ii Pneumatic drills shall not be used on this site. RE: Permit Sept 17, 2003. Down the hole pneumatic drills are authorized. December 20, 2012.

iii The manager shall locate dominate noise sources as low in the pit as possible. RE: Permit Sept 17, 2003.

iv The eastern pit rim shall not be day lighted. RE: Permit Sept 17, 2003.

31. Tree Vegetation buffer shall be maintained along the property boundaries as shown. RE: Permit June 28, 1993.

32. Water management and pond system shall be constructed to prevent siltation entering any water course or creek. Pond discharge shall not exceed 75 ppm above background and applicant shall apply to the BC Ministry of Environment for a Waste Discharge Permit. RE: Permit June 28, 1993.

33. Temporary overburden and topsoil piles shall be graded and seeded to prevent erosion and control dust. RE: Permit June 28, 1993.

34. Excavations shall be kept above the ground water level for protection of surrounding residential wells. Gravel and rock removal shall not go below the 110 meter elevation without prior approval by the District Inspector and submission of a Hydrogeological Report on the groundwater wells in the Area. RE: Permit June 28, 1993.

35. The permit authorizes the extraction of Pit run material, crushing and screening. RE: Permit June 28, 1993.

36. <u>Conveyor Installation and Operation</u>

Authorization to Install and operate Conveyor system is granted, subject to the following:

(a) All belt tension towers shall be secured to the fence to prevent inadvertent access. RE: Permit April 25, 2008.
(b) All ladder-ways and access to transfer point and conveyor pulleys that will not be guarded shall be locked out while the conveyor is in operation and no persons shall be permitted at unguarded locations while the belt is under power and in motion. RE: Permit April 25, 2008.

(c) The conveyor system shall be shut down and locked out before personnel shall be permitted access the conveyor ways. RE: Permit April 25, 2008.

(d) The mine manager shall develop safe work procedures and lockout procedures pursuant Health, Safety and Reclamation Code for Mines in BC (Code). RE: Permit April 25, 2008.

(e) The mine manager shall develop a training program for workers in the application of the safe work procedures and maintenance of the conveyor, ensure that workers are trained and maintain records of the training for the life of the mine. RE: Permit April 25, 2008.

37. Re-Conveyor Installation and Operation

(a) Prior to beginning the construction of sections of the conveyor which may be visible from the road and nearby residences, the manager shall consult or otherwise inform the local residents of plans to operate the conveyor. The Mine manager shall advise the Inspector of Mines of the results of the public consultation in writing prior to receiving authorization to complete the installation.

(b) The Mine manager shall ensure that the system in its entirety will meet or exceed the standards set out in the Code.

(c) Unless modified by this amendment, all existing permit conditions remain in force.

(d) The requirement of the existing permit Q-7-78 (originally G-7-123) to hold public information meetings prior to completing the installation and operation of the conveyor system having been met, you are authorized to complete the installation of the conveyor system subject to the following conditions: RE: Permit September 17, 2003.

(e) Work shall be scheduled such that under no circumstances will work on the conveyor be undertaken or required to be completed outside of the hours of work provisions of this permit. RE: Permit September 17, 2003.

(f) Prior to commencing work on the completion of the conveyor installation:

i. A safe work procedure for all work shall be developed and a copy of the procedures shall be filed with the Senior Inspector of Mines SW Region. The Managers safe work procedures shall be communicated to all workmen assigned to the installation, or who may be affected by the work. Confirmation of this communication shall be attached to the procedures

filed with the Senior Inspector as noted above. RE: Permit September 17, 2003.

ii. Only workmen who have been trained in the safe work procedure, and are deemed competent by the Manager shall be engaged to work on this installation.

iii. Records of competency shall be maintained at the Mine (site) office and made available to an inspector on request. RE: Permit September 17, 2003.

iv. Upon completion of the installation, the manager shall advise the Senior Inspector of Mines for the Southwest Region, and he shall have the installation inspected by an Inspector of Mines, or Inspectors of Mines, and a report of the inspection shall be reviewed by the Chief Inspector of Mines.

(g) The Mine manager will keep a copy of the conveyor maintenance schedule, to be made available upon request by the Inspector. RE: Permit September 17, 2003.

(h) Prior to re-commissioning of the Conveyor, the Mine Manager shall receive written authorization from the Senior Inspector and such authorization may contain conditions the Inspector deems necessary.

(i) This amendment does not authorize operation of the conveyor; however, start up for purposes of testing is permitting. Rock products from the quarry to a maximum of 1000 tons maybe conveyed for purposes of testing. RE Permit Sept 17, 2003.

38. All persons who are carrying out activities under this permit comply with all terms and conditions and are familiar with the approved work program. You are required to maintain a legible copy of this permit, including the Notice of Work, at the mining property, and ensure it is available to authorized inspectors and other authorized government officials.

39. All activities on the mine site shall conform to the terms and conditions listed in:
The Health, Safety and Reclamation Code for Mines in British Columbia, and the Mines Act.

Evaluation of noise and particulate matter emissions associated with aggregate operations in the Fraser Valley Regional District

Prepared in confidence for:

Fraser Valley Regional District
1-45950 Cheam Ave,
Chilliwack, BC V2P 1N6

Attention: Mike Neil

Executive Summary

Noise and particulate matter monitoring was conducted over three days in July 2022 with the intent of characterizing emissions associated with commercial aggregate operations. The present evaluation aimed to collected initial baseline data by completing brief monitoring events at a number of properties. Monitoring was prioritized along property boundaries of aggregate operations that bordered with neighbouring residence or potentially affected stakeholders. Some aggregate operations were not active during the evaluation period. At these locations background data was collected. Given the challenges associated with identifying the source of particulate matter or noise at a given location, background data at these locations will be helpful for comparison with future data collected when the operations are active.

Particulate matter monitoring results suggest conditions evaluated during the present evaluation were not in exceedance of air quality standards. Noise monitoring results suggested that the conditions evaluated during the present evaluation did not create an exceedance of the Bylaw limits. Data from the present evaluation can be used to direct future monitoring efforts.

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Introduction

The Fraser Valley Regional District (FVRD) has adopted BYLAW No. 1181, 2014 to regulate commercial gravel operations in the electoral areas of the Regional District. The bylaw defines areas within the FVRD where commercial aggregate operations may operate upon obtaining a permit, and subject to requirements and restrictions. Within the areas designated as 'Community Areas' in the bylaw, commercial aggregate operations must operate in accordance with the defined noise and dust limits.

A number of activities at commercial aggregate operations can create dust and/or noise emissions. Dust and noise generating activities related to pits and quarries can include drilling, blasting, crushing, screening, conveying, hauling, and the loading and unloading of stockpiles. Fugitive emissions from the stockpiles may themselves contribute to the amount of airborne particulate generated at an aggregate operation. Community sources of dust and noise may also contribute to emissions within the FVRD.

The present evaluation was undertaken to better understand the dust and noise generated at commercial aggregate operations in Community Areas. In order to obtain a preliminary indication of which properties may generate emissions near the bylaw limits, baseline measurements at were collected at priority locations.

When evaluating dust and noise concentrations in community areas, results can be influenced by multiple sources. Noise sources may include road, rail, and air traffic, other manmade sources, as well as noise created by animals (e.g., birds, dogs) or wind currents. A vegetative cover of trees and shrubs could be found along many of the property boundaries under consideration for this evaluation. Wind currents rustling branches and leaves can contribute to overall noise in the community and may influence property line monitoring events. Particulate matter can be produced from burning materials (e.g., residential fire places, burning of vegetative matter or backyard burning, and wild fires), road dust, construction, and/or agricultural activities. In addition to man-made sources, natural sources of dust within a community can include particles derived from wind-suspended sea salt and natural weathering of minerals and soils. Other industrial facilities within a community may also generate noise and airborne particulate matter.

Dust generated from mining activities consists of variable particle size fractions, including those with an aerodynamic diameter of 10 µm or less (PM_{10}) and particulates with an aerodynamic diameter of 2.5 µm or less ($PM_{2.5}$). These size fractions are a focus for health-based standards because they represent size fractions that may penetrate the lungs. For these size fractions, ambient air quality standards have been adopted by the BC Provincial government. The standards, referred to as Air Quality Objectives (AQO), are non-statutory limits used to guide air-management decisions, such as decisions on environmental impact assessments

and authorizations, airshed planning efforts and regulatory development. They also guide decisions on whether or not to issue an air quality advisory. These air quality metrics have been referenced herein for interest, in addition to the total suspended particulate metric refenced in the Bylaw. A summary of these standards is presented in Table 1.

Table 1. Summary of Noise and Dust Standards

Air Quality Standards		
Criteria	Level	Averaging Period
B.C. Provincial Ambient Air Quality Criteria for $PM_{2.5}$	25 µg/m^3	24-hour average; Achievement based on annual 98th percentile value
B.C. Provincial Ambient Air Quality Criteria for $PM_{2.5}$	8 µg/m^3	Annual
B.C. Provincial Ambient Air Quality Criteria for PM_{10}	50 µg/m^3	24-hour average
FVRD Bylaw limit for Total Suspended Particulate Matter (TSP)	120 µg/m^3	24-hour average
Noise Standard		
Criteria	Equivalent continuous sound pressure level	Integrating Period
FVRD Bylaw limit for decibels on an A-weighted scale	60 dB (A)	60 minutes

Data Collection

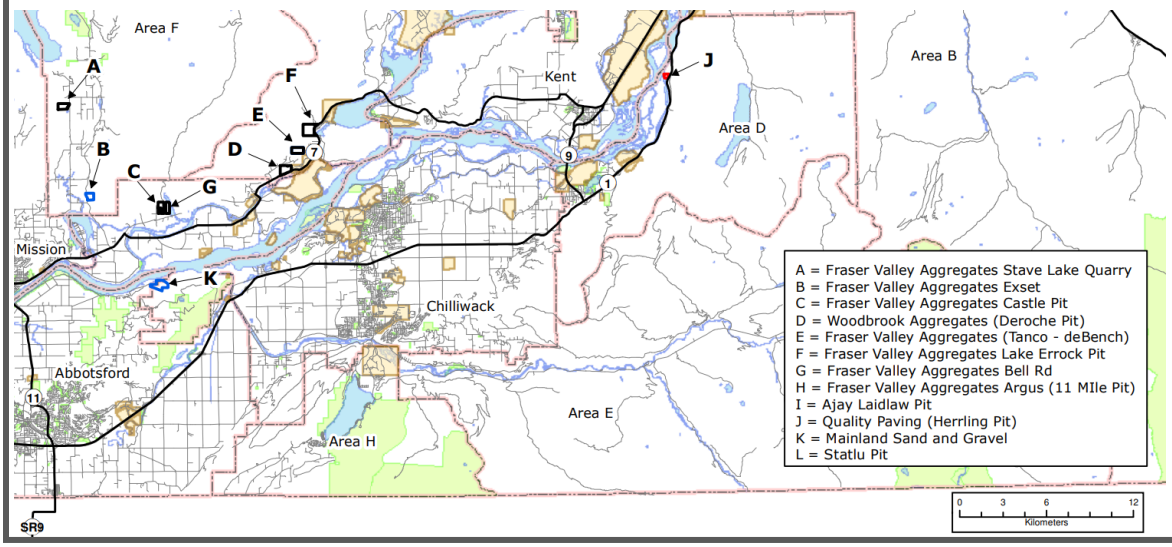
For the purposes of acquiring initial baseline data, one-hour intervals were targeted for dust and noise measurements. Dust standards referenced are based on a 24-hour averaging period. Particulate matter concentrations are likely to vary over a 24-hour monitoring period. Where the location may be affected by industrial activity, it is reasonable to expect a possible elevation in airborne particulate matter concentration during the period when dust generating activities are occurring, and the period immediately after they cease to occur. Thus, to gauge priorities for follow up monitoring, an initial one-hour interval was targeted during the operating hours when industrial activity was occurring at the selected sites. For locations that were found to be non-operational, a background one-hour sample was targeted.

Monitoring was conducted on July 20th, 21st, and 22nd. Measurements were collected along property boundaries at five locations where commercial aggregate operations occur, and at one community location. In general, locations were chosen along the

boundaries of the mine properties which bordered with other community infrastructure or potentially affected residents.

An overview showing the properties where monitoring occurred is shown in Figure 1. Monitoring occurred at locations A, C/G, D, E and F. Monitoring was also conducted at Dewdney Regional Park across the Fraser River from location K. A description of each of the locations is further provided in the section below.

Figure 1. Monitoring Locations



To the extent feasible, monitoring locations were selected to minimize the effects of local sources that may generate dust or noise immediately adjacent to the monitor. Monitors were mounted in protective enclosures, with the sampling inlet height approximately 1.5 meters above base of the tripod.

In general, monitoring locations should be located away from structures such as tress and buildings. For the present evaluation, locations along property boundaries were prioritized. A vegetative cover along the property boundary at some of the selected monitoring locations was observed. Trees may have a blocking affect on noise/dust propagation. It was assumed that if applicable, neighbouring properties would benefit from this blocking effect and conditions observed at the monitors would reflect the property line conditions.

- **Noise**

Noise measurements were collected using a Quest SoundPro DL-2 sound level meter. A Quest QC-10 sound level meter calibrator was used at the start of each monitoring period to calibrate the sound level meter, and at the end of each monitoring period to confirm the performance of the instrument. All pre- and post-

measurements were within one decibel (dB). The sound level meter was set with a 3 dB exchange rate, a slow time constant and to an A-weighted scale.

- **Particulate Matter**

Particulate matter monitoring was conducted using a TSI DustTrak™ aerosol monitor to simultaneously measure both mass and size fraction of suspended particles. The DustTrak uses a light-scattering laser photometer to determine mass concentration in real time. The instrument had current laboratory certification and had been calibrated against a gravimetric reference using the respirable fraction of standard ISO 12103-1, A1 test dust. Flow rate calibrations were conducted prior to use of the equipment each day of monitoring. A user calibration factor of 1 was used for size calibration. A photometric calibration of 0.38 was used, as per manufacturer recommendations for fugitive emissions monitoring applications. A zero calibration was performed at the monitoring location prior to each monitoring event.

The TSI DustTrak DRX (model 8533) was selected for use due to its portability, commercial availability, and capacity to rely on a direct current power supply for monitoring in remote locations. It also features the ability to evaluate different size fractions of particulate material concurrently (total particulate matter, PM_{10} and $PM_{2.5}$). The DustTrak DRX has as detection range up to 150 mg/m^3, and captures particles up to 15 µm in size.

- **Weather**

Information on temperature, relative humidity, and wind at the time of monitoring was collected using a Davis Vantage Pro weather station at each monitoring location. A 30-minute average reading was taken during each monitoring event. Precipitation was not observed during any of the monitoring events. On July 20th, temperatures during monitoring ranged from 21^0C to 27^0C, relative humidity ranged from 59% to 72%, and wind speeds ranged from 0.4 to 1.3 m/s. On July 21st temperatures during monitoring ranged from 22^0C to 33^0C, relative humidity ranged from 46% to 70%, and wind speeds ranged from 0.4 to 0.9 m/s. On July 22nd, temperatures during monitoring ranged from 17^0C to 20^0C, relative humidity ranged from 67% to 78%, and wind speeds ranged from 1.3 to 1.8 m/s. July 20 and July 21st conditions were clear. On July 22nd the morning was initially slightly overcast and cleared up by midday.

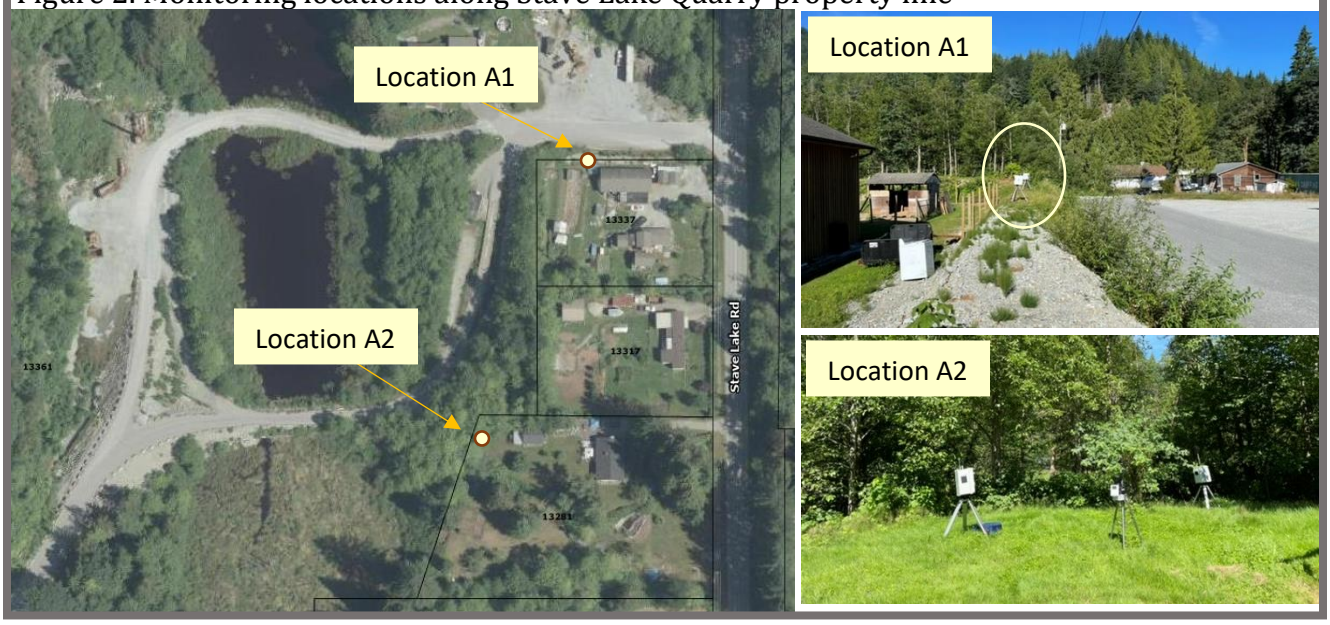
Findings

The details of the monitoring and the results are presented below for each location.

- **Stave Lake**

Monitoring was conducted at two locations along the property boundary of Stave Lake Quarry on the morning of July 21st. The monitoring locations are shown in Figure 2 below.

Figure 2. Monitoring locations along Stave Lake Quarry property line



Noise monitoring at location A1 was conducted over 66 minutes, and air quality monitoring was conducted over 70 minutes. Noise monitoring at location A2 was conducted over 62 minutes and air quality monitoring was conducted over 68 minutes. The monitoring results are shown in Table 2 below.

During the monitoring event at location A1, three trucks for hauling material entered the quarry and 4 trucks hauling material left. One of the trucks remained parked at the laydown area near the entrance to the quarry for 13 minutes. Other noise sources observed during the monitoring event included intermittent construction noise (saw, hammering) at the neighbour's property, vehicle traffic on stave lake road, a helicopter that passed nearby, animals (dog barking, birds), the arrival of a pump truck to the residence at location A1, and a light vehicle that entered the laydown area at the entrance to the quarry.

At location A2, the testing was done during a period when very little traffic was observed on the mine road adjacent to the property. One light vehicle was observed

descending the road during the monitoring period. The noise monitoring results from location A2 reflect background community noise, which included sounds such as intermittent construction noise from the neighbouring property, intermittent bird and animal sounds, and the sound of wind disturbing tree leaves.

Table 2. Monitoring results at Stave Lake Quarry

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter ($\mu g/m^3$)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
Location A1	59 dB(A)	60 dB(A) L_{eq} (1 hour)	TSP: 3.69	Total Suspended Particulate Matter (TSP) over an average period of 24 hours may not exceed 120 $\mu g/m^3$	Temp: 24
			PM_{10}: 3.64		RH: 58
			$PM_{2.5}$: 2.26		Wind speed: 0.4
Location A2	44 dB(A)		TSP: 5.22		Temp: 26
			PM_{10}: 5.13		RH: 56
			$PM_{2.5}$: 3.59		Wind speed: 0.9

Residents reported that the volume of traffic entering and exiting the quarry during the monitoring period was much less than has been observed in the past. The noise of vehicle traffic entering and exiting the quarry has been raised previously as a concern for adjacent property owners.

The results did not indicate the quarry was in exceedance of the bylaw requirements at the time of monitoring. Sound pressure energy recorded at Location A1 when trucks for hauling material entered or exited the quarry had the potential to momentarily exceed the 60 dB (A) threshold. With increased traffic, noise levels at the property boundary would likely be greater than what was observed during this monitoring event.

- **Dewdney Park**

Dewdney Park is situated across the Fraser River from Mainland Sand and Gravel, a large aggregate operation that climbs up from the banks of the Fraser and faces out across the river. The park is approximately 1 km away from the aggregate operation. The park was closed to all vehicle traffic at the time of the monitoring events. Pedestrians were able to walk down from the parking area to the edge of the river. Monitoring took place midday on July 20th for noise, on the evening of July 21st

for dust and noise, and midday on July 22nd for dust and noise. The monitoring locations are shown in Figure 3 below.

Figure 3. Monitoring Locations at Dewdney Park



Noise monitoring was conducted over 64 minutes on July 20th, over 32 minutes on July 21st, and over 33 minutes on July 22nd. Air quality monitoring was conducted over 61 minutes on July 21st and 36 minutes on July 22nd. The monitoring events on July 20th and 22nd began midday during pit operating hours. The monitoring event on July 21st occurred between 8:08 and 9:09 pm, when the aggregate operation was not believed to be running. The monitoring results are shown in Table 3 below.

There were no notable dust generating sources at Dewdney Park during the monitoring events on July 21st and 22nd. The gate to the park remained closed, which prohibited vehicle traffic from frequenting the open gravel parking area that makes up most of the park. One person walked quickly from the car park area outside the park gate to the water's edge and promptly returned during the monitoring event on July 21st. On July 22nd one person entered the park on foot, stopped at the picnic bench and returned to the car park area outside the gate over approximately 10 minutes.

Dominant noise sources during monitoring events at Dewdney Park included birds and the wind rustling tree branches. During the monitoring event on July 20th two people carried boats down to the water's edge from the car park area outside the gate and paddled out into the river. Two people talked amongst themselves and walked to the picnic table where they stayed for approx. 20 minutes. Two people talked amongst themselves and walked through the park briefly to observe invasive plant species. On two additional occasions a person entered the park from the car park area outside the gate and departed. A motor boat passed briefly and a plane could be heard passing overhead.

Table 3. Monitoring results at Dewdney Park

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter (µg/m³)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
July 20th (12:02 pm – 1:07pm)	48 dB (A)	60 dB(A) L_{eq} (1 hour); measured at property boundary	(not evaluated)	Total Suspended Particulate (TSP) over an average of 24 hours may not exceed 120 µg/m³; measured at property boundary	Temp: 26 RH: 60 Wind speed: 1.1
July 21st (8:08 pm – 9:09 pm)	45 dB (A)		TSP: 5.52 PM_{10}: 5.43 $PM_{2.5}$: 3.38		Temp: 22 RH: 70 Wind speed: 0.9
July 22nd (12:01 pm – 12:41 pm)	50 dB(A)		TSP: 7.33 PM_{10}: 6.61 $PM_{2.5}$: 4.25		Temp: 20 RH: 67 Wind speed: 1.8

Monitoring results collected during the operating hours of Mainland Sand and Gravel (July 20th and 22nd) appear slightly higher, but similar to those collected during non-operating hours (July 21st). During the midday monitoring events (July 20th and 22nd) the park saw slightly more activity, wind speed was slightly higher, and background noises from wildlife (e.g., birds) and man-made sources (e.g., boats, planes, nearby vehicle traffic) were more apparent. From this data, we cannot be confident that the higher results observed during the midday monitoring events can be attributed to the aggregate operation.

- **Castle Pit**

Monitoring was conducted near the entrance to castle pit along Norrish Creek Forest Service Road on the morning of July 20th and 22nd. The monitoring location is shown in Figure 4 below.

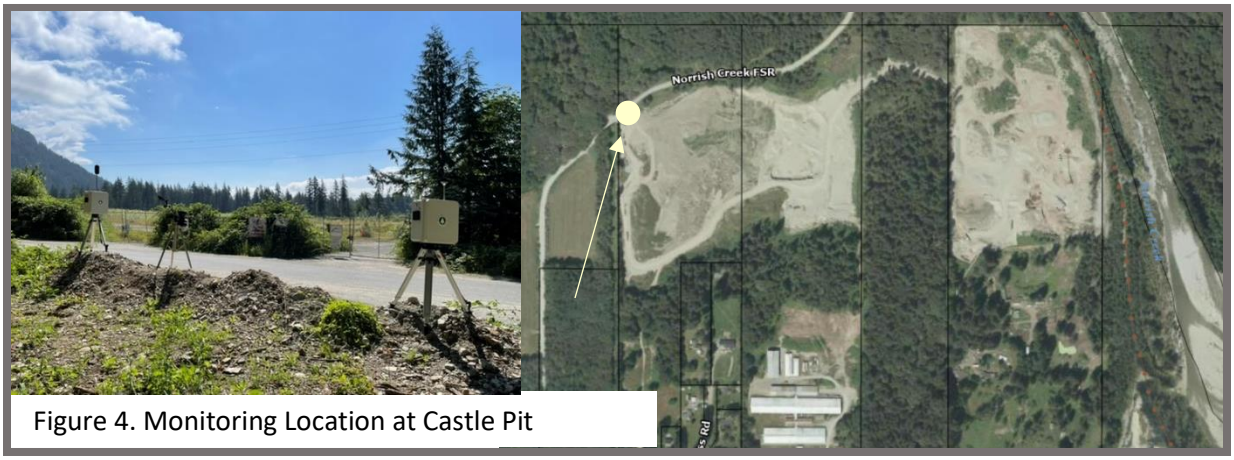


Figure 4. Monitoring Location at Castle Pit

Locations C (Castle Pit) and G (Bell Road) identified in Figure 1 were not operating at the time of the monitoring events. Monitoring results reflect background conditions.

Noise monitoring was conducted over 63 minutes on July 20th, and over 68 minutes on July 22nd. Air quality monitoring was conducted over 82 minutes on July 22nd. The monitoring event on July 20th and began at 9:26 am. The monitoring event on July 22nd began at 10:24 am. The monitoring results are shown in Table 4 below.

Monitoring equipment was set up along a berm at the side of the road. The road immediately adjacent to the monitoring location was paved. Shortly after the gate and entrance to Castle Pit, the pavement runs out and the road turns to gravel.

Five vehicles passed on the road adjacent to the monitoring equipment during the monitoring period on July 20th. In addition, one motorcycle approached the gate the entrance to the pit and turned back. On July 22nd, six vehicles passed during the monitoring period.

Table 4. Monitoring results at Castle Pit

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter (µg/m³)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
July 20th (9:26 am – 10:32 am)	46 dB (A)	60 dB(A) L_{eq} (1 hour)	(not evaluated)	TSP over 24 hours may not exceed 120 µg/m³	Temp: 22 RH: 69 Wind speed: 0.4
July 22nd (10:24 am – 11:46 am)	50 dB(A)		TSP: 5.16 PM_{10}: 5.07 $PM_{2.5}$: 4.20		Temp: 21 RH: 67 Wind speed: 1.8

- **Deroche Pit**

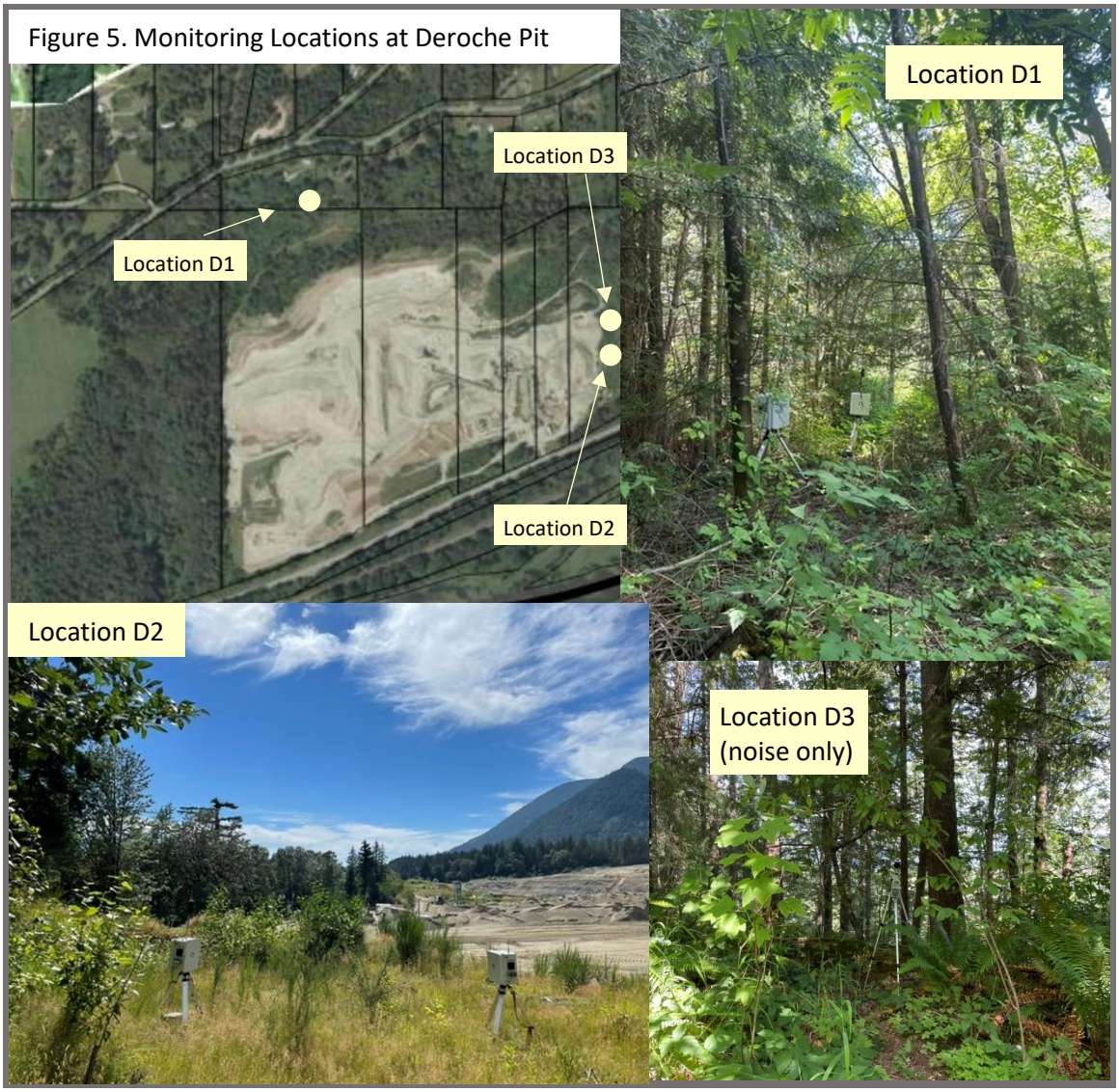
Monitoring was conducted at three locations along the property boundary of Deroche Pit on the afternoon of July 21st. Air quality monitoring was conducted at two locations and noise monitoring was conducted at three locations. The monitoring locations are shown in Figure 5 below.

Along the east side of the property, two monitoring locations were selected for the evaluation of noise: D2 and D3 (as illustrated in Figure 5 below). Location D2 was located inside the berm on the mine property. Location D3 was located just outside the mine property, approx. 15 feet from markings along a berm that appeared to

mark the property line. These locations were in close proximity, but situated on either side of a berm that marked the property boundary.

Air quality measurements were collected at locations D1 and D2.

Figure 5. Monitoring Locations at Deroche Pit



On the afternoon of July 21st, it was reported that pit activities were typical of an operating day. Three crushers and two wash plants were running. Production activities continued until the end of shift. By 5 pm activities were shut down for the day.

Noise monitoring was conducted over 72 minutes at Location D1, over 64 minutes at location D2 and over 103 minutes at location D3. Air quality monitoring was conducted over 70 minutes at location D1 and over 62 minutes at location D2. The monitoring event at Location D1 began at 13:26 pm. The monitoring event at Location D2 began at 3:24 pm, and at D3 the monitoring event began at 3:49 pm.

The monitoring event at Location D3 was extended to allow for a comparison of the noise level during operation with the noise level after operations had finished for the day. The monitoring results are shown in Table 5 below.

A slight breeze created movement of the vegetation along the property boundary which contributed to noise levels. Noise monitoring locations along the east side of the property (locations D2 and D3) appeared to be affected by traffic noise from Lougheed Highway.

Table 5. Monitoring results at Deroche Pit

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter ($\mu g/m^3$)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
Location D1 (1:26 pm – 2:39 pm)	47 dB (A)	60 dB(A) L_{eq} (1 hour)	TSP: 4.84	Total Suspended Particulate (TSP) over an average of 24 hours may not exceed 120 $\mu g/m^3$	Temp: 27
			PM_{10}: 4.79		RH: 61
			$PM_{2.5}$: 3.00		Wind speed: 0.4
Location D2 (3:24 pm – 4:29 pm)	61 dB (A)		TSP: 6.92		Temp: 30
			PM_{10}: 6.77		RH: 46
			$PM_{2.5}$: 3.18		Wind speed: 0.9
Location D3 (3:49 pm – 5:00 pm)	60 dB(A)		(Not evaluated)		(Given proximity to D2, assumed to be as per conditions recorded at D2)
Location D3 (5:00 pm – 5:32 pm)	60 dB (A)				

Results of the noise monitoring at Deroche Pit indicate that noise levels along the east side of the property may meet or exceed the 60 dB(A) criteria. Results indicate that the contribution of pit noise at these locations was not significant. The sound level meter that recorded noise levels just outside the mine property boundary showed an Leq of 60 dB(A) during pit operations, as well as after pit operations had ceased.

- **Ohman Road pit**

Monitoring was conducted near the entrance to Tanco – deBench pit along Ohman Road on July 21st. The pit was not operating on July 20th or July 21st. Background measurements were targeted at this location. The monitoring location is shown in Figure 6 below.



Figure 6. Monitoring Location at Ohman Road

Noise monitoring was conducted over 71minutes. Air quality monitoring was conducted over 76 minutes. Air quality monitoring began at 5:50 pm and noise monitoring began at 5:55 pm. The monitoring results are shown in Table 6 below.

Monitoring equipment was set up to the side of the main entrance at the edge of the road. The road adjacent to the monitoring location was paved. No vehicle traffic was observed during the monitoring period.

Table 6. Monitoring results at Ohman Road

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter ($\mu g/m^3$)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
July 21st (5:55 pm – 7:06 pm)	46 dB(A)	60 dB(A) L_{eq} (1 hour)	TSP: 3.92	120 $\mu g/m^3$ TSP over 24-hours	Temp: 27
			PM_{10}: 3.79		RH: 50
			$PM_{2.5}$: 2.00		Wind speed: 0.9

- **Lake Errock Pit**

Monitoring was conducted near the entrance to Lake Errock pit on July 22nd. The pit was not operating on July 20th, July 21st, or 22nd. Background measurements were targeted at this location. The monitoring location is shown in Figure 7 below.

Figure 7. Monitoring Location at Lake Errock



Noise monitoring and air quality monitoring were conducted over 71minutes. Air quality monitoring began at 8:42 am and noise monitoring began at 8:40 am. The monitoring results are shown in Table 7 below.

Monitoring equipment was set up in front of the main entrance. Monitoring results were influenced by the traffic from Lougheed Highway, which runs along the east property line and adjacent to the monitoring location at the pit entrance.

Table 7. Monitoring results at Lake Errock Pit

	Noise		Particulate Matter		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Measured Particulate Matter ($\mu g/m^3$)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
July 22nd (8:40 am – 9:53 am)	75 dB(A)	60 dB(A) L_{eq} (1 hour)	TSP: 5.56	120 $\mu g/m^3$ TSP over 24-hours	Temp: 17
			PM_{10}: 5.52		RH: 78
			$PM_{2.5}$: 4.56		Wind speed: 1.3

Conclusion

Air quality monitoring was conducted along the property line at two active aggregate operations. Particulate matter monitoring results suggest conditions evaluated during the present evaluation were not in exceedance of air quality standards.

BC Provincial Air Quality Objectives for particulate matter are established for comparison with data collected over long durations. Although the total number of samples was small in relation to data collected over longer periods, and the averaging period was only one hour, the initial results from this evaluation did not observe concentrations that approached the criterion values targeted in the Air Quality Objectives.

Particulate matter concentrations associated with aggregate operations are expected to increase during daytime hours when dust generating activities occur. Thus, it can be hypothesized that for affected locations, concentrations of particulate matter during nighttime hours will decrease. It follows that the overall 24-hour averages may be slightly less than what was observed during the short term one-hour averaging periods collected in the present evaluation. Results fell well below the annual average target value of 8 $\mu g/m^3$.

Particulate matter concentrations are expected to vary over time. Seasonal changes in weather and rainfall patterns may affect fugitive dust emissions. This collection of baseline monitoring data was target for the summer season, during conditions that are likely to be drier and warmer.

Monitoring for total suspended particulate targets collection of all particles that are suspended in air. Particle size plays and important role in dictating a particles ability to remain suspended. In practice, particles above 40 µm do not remain suspended in air for long. Due to inherent limitations in the collection and measurement technique of sampling instruments, sampling efficiency at larger particle sizes can be limited. In general, large particles are sampled less efficiently due to inertial losses and gravitational settling. Above 10 microns, sampling efficiency drops off very rapidly for many instruments. In the present evaluation, a real-time monitor, the TSI Dusttrak, is used to evaluate total suspended particles. If desired, for a more accurate evaluation of total suspended particulate, the United States Environmental Protection Agency's reference method for the determination of suspended particulate matter in the atmosphere (High-Volume Method) can be used. The High-Volume Method collects particles on a filter. A direct power source is generally desirable.

Noise monitoring was conducted along the property line at two active aggregate operations. Noise monitoring results suggested that the conditions evaluated during the present evaluation did not create an exceedance of the Bylaw limit.

At Stave Lake, from a noise perspective, vehicle traffic presented the greatest concern to local residents. Limited traffic was observed during the monitoring period. With additional traffic, it is expected that noise levels along the property boundary may increase. Additional monitoring during a busier time may be helpful to further evaluate ongoing compliance with the Bylaw limits. It is recommended that the volume of vehicle traffic be taken this into consideration for future evaluations. Per Bylaw section 51, the Bylaw noise limits do not apply to the noise that may be generated by the movement of trucks entering or exiting a parcel in the approved area of access to and egress from the permit area.

At Deroche Pit, although it was observed that the noise level over one hour at the property boundary may exceed 60 dB(A) between the hours of 7:00 am and 7:00 pm, results indicate that the noise related to aggregate removal or processing did not exceed 60 dB(A). Results indicated that the contribution of pit noise at the property boundary was below the criteria outlined in the Bylaw.

Results from background noise monitoring events demonstrate Bylaw limits at a property boundary may be exceeded in the absence of activity at the aggregate operation and hence highlight the importance of a careful monitoring strategy.

At some of the locations targeted for initial data collection, the aggregate operations were not active at the time of the evaluation. It is recommended that an initial data collection event be considered for these properties at a time when they are active. Background data at these locations was collected to compare future results that may be collected when the operations are active.

Data collected at operating locations was believed to be representative of the conditions present at the time of monitoring. To confirm the findings reflect ongoing operating conditions, it is recommended that the evaluation is repeated. Further, should conditions change, or the level of activity at the aggregate operation change, monitoring should be repeated.

Limitations and use of report

This review has been prepared in accordance with the scope of the contracted services, and with generally accepted monitoring standards and practices. Aclaran Solutions makes no express or implied warranties. Aclaran Solutions disclaims responsibility for any damages or losses (including, without limitation, financial loss, damages for loss in business projects, loss of profits or other consequential losses) due to use of this report.

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Closure

This report represents the best judgement of the author, based on the information acquired at the time of the review. If you have any questions or require further information, please contact the signatory.

Yours truly,

Aclaran Solutions

Prepared by:



Carina Doyle, M.Sc., CIH

Evaluation of noise emissions associated with aggregate operations in the Fraser Valley Regional District

Prepared in confidence for:
Fraser Valley Regional District
1-45950 Cheam Ave,
Chilliwack, BC V2P 1N6

Attention:
Mike Neil

Executive Summary

Noise monitoring was conducted over two days in August 2023 with the intent of characterizing noise associated with commercial aggregate operations. The present evaluation aimed to collect one hour monitoring events at a number of properties. Monitoring was prioritized along property boundaries of aggregate operations at locations that bordered with neighbouring residence or potentially affected stakeholders. Five properties were evaluated; three of which were either closed or non-operational at the time of the evaluation, one was down for a blast event, and one was operating.

At locations that were not active during the evaluation period, background data was collected. Given the complexity associated with identifying the source of noise at a given location, background data at these locations will be helpful for comparison with future data collected when the operations are active.

Monitoring results from the property that was operating indicated that an additional 62 dB(A) of noise was observed inside the berm along the property boundary during operation, when compared to background levels just prior to operation. Further evaluation is recommended to make an inference about the proportion of the additional noise that could be attributed to pit operation and how much additional noise attenuation is gained from the berm and vegetation along the property boundary. Data from the present evaluation can be used to direct future monitoring efforts.

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Introduction

The Fraser Valley Regional District (FVRD) has adopted BYLAW No. 1181, 2014 to regulate commercial gravel operations in the electoral areas of the Regional District. The bylaw defines areas within the FVRD where commercial aggregate operations may operate upon obtaining a permit, and subject to requirements and restrictions. Within the areas designated as 'Community Areas' in the bylaw, commercial aggregate operations must operate in accordance with the defined noise and dust limits. The noise limit is shown in Table 1.

Table 1. Noise Standard

Criteria	Equivalent continuous sound pressure level	Integrating Period
FVRD Bylaw limit for decibels on an A-weighted scale	60 dB (A)	60 minutes

A number of activities at commercial aggregate operations can create noise emissions. Noise generating activities related to pits and quarries can include drilling, blasting, crushing, screening, conveying, hauling, and the loading and unloading of stockpiles. Community sources of noise may also contribute to emissions within the FVRD.

The present evaluation was undertaken to better understand the noise generated at commercial aggregate operations in Community Areas. In order to obtain a preliminary indication of which properties may generate emissions near the bylaw limits, baseline measurements at were collected at priority locations.

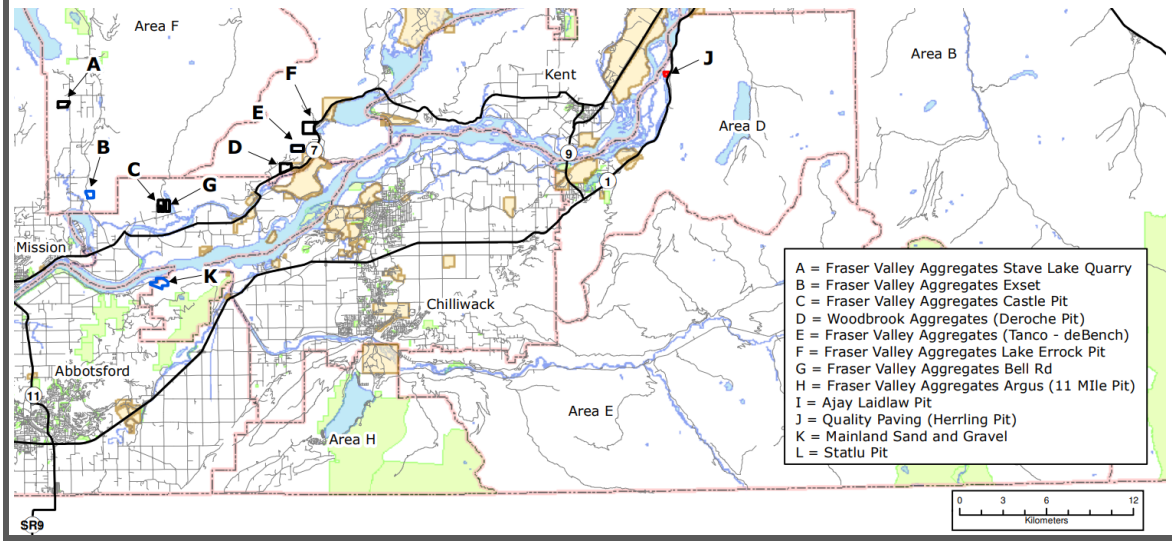
When evaluating noise concentrations in community areas, results can be influenced by multiple sources. Noise sources may include road, rail, and air traffic, other manmade sources, as well as noise created by animals (e.g., birds, dogs) or wind currents. A vegetative cover of trees and shrubs could be found along many of the property boundaries under consideration for this evaluation. Wind currents rustling branches and leaves can contribute to overall noise in the community and may influence property line monitoring events. Other industrial facilities within a community may also generate noise.

Data Collection

Monitoring was planned during operating hours of the aggregate operations, when industrial activity that may be noise generating occurs. One-hour measurement intervals were targeted at each monitoring location for ease of comparison with the bylaw limit. For locations that were found to be non-operational, a background one-hour sample was targeted.

Monitoring was conducted on August 22nd and 23rd, 2023. Measurements were collected along property boundaries at five aggregate operations. In general, wherever feasible, locations were chosen along the boundaries of the mine properties which bordered with other community infrastructure or potentially affected residents. An overview showing the properties where monitoring occurred is shown in Figure 1. Monitoring occurred at the locations labeled A, C/G, D, E and F in Figure 1. A description of each of the monitoring locations is further provided in the sections below.

Figure 1. Monitoring Locations



Monitors were mounted in protective enclosures, with the sampling inlet height approximately 1.5 meters above base of the tripod. To the extent feasible, monitoring locations were selected to minimize the effects of local sources that may influence noise in the immediate vicinity of the monitor.

In general, monitoring locations should be located away from structures such as tress and buildings. For the present evaluation, locations along property boundaries were prioritized. A vegetative cover along the property boundary at some of the

selected monitoring locations was observed. Trees and vegetation may have a blocking affect on noise propagation. It was assumed that if applicable, neighbouring properties would benefit from this blocking effect and conditions observed at the monitors would reflect the property line conditions.

Measurements were collected using a Quest SoundPro DL-2 sound level meter. A Quest QC-10 sound level meter calibrator was used at the start of each monitoring period to calibrate the sound level meter, and at the end of each monitoring period to confirm the performance of the instrument. All pre- and post-measurements were within one decibel (dB). The sound level meter was set with a 3 dB exchange rate, a slow time constant and to an A-weighted scale.

- **Weather**

Information on temperature, relative humidity, and wind at the time of monitoring was collected using a Davis Vantage Pro weather station at each monitoring location. To determine wind speed, a 30-minute average reading was taken during each monitoring event. Conditions remained mostly clear with partly cloudy skies. Precipitation was not observed during the monitoring. On August 22nd, temperatures during monitoring ranged from 18^0C to 22^0C, relative humidity ranged from 39% to 58%, and wind speeds ranged from 0.9 to 1.8 m/s. On August 23rd, temperatures during monitoring ranged from 15^0C to 19^0C, relative humidity ranged from 68% to 85%, and wind speeds ranged from 0 to 0.9 m/s.

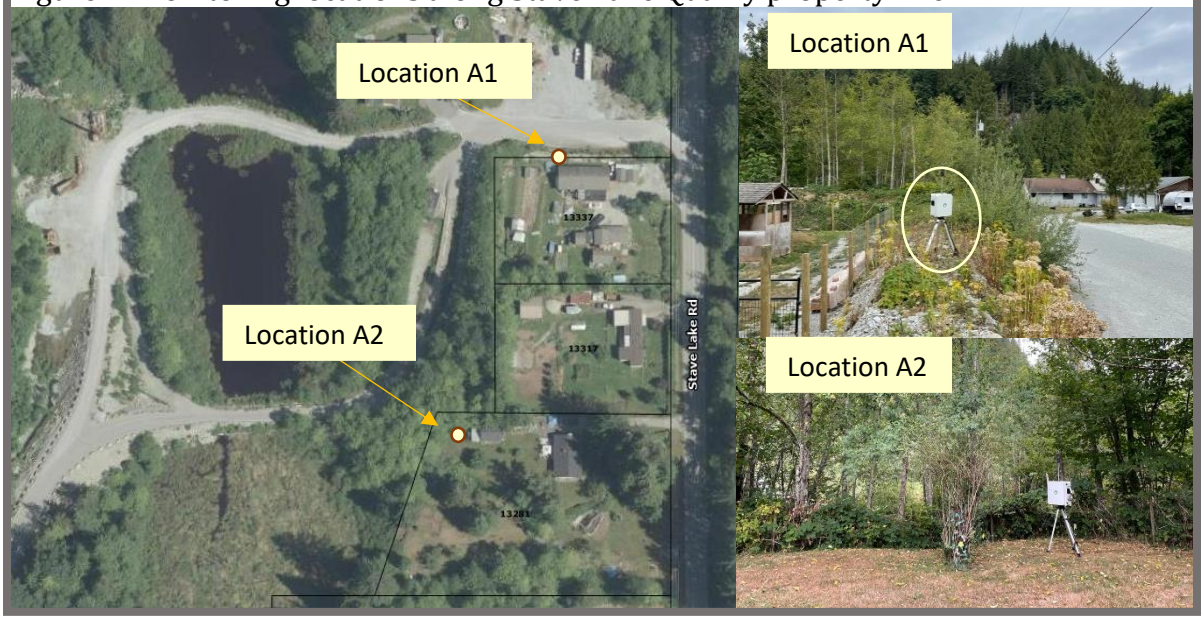
Findings

The details of the monitoring and the results are presented below for each location.

- **Stave Lake**

Monitoring was conducted at two locations along the property boundary of Stave Lake Quarry on the morning of August 22nd. The monitoring locations are shown in Figure 2 below. The monitoring results are shown in Table 2 below.

Figure 2. Monitoring locations along Stave Lake Quarry property line



During the monitoring event at location A1, vehicle traffic into and out of the quarry was not observed. One light vehicle (pick-up truck) was parked at the laydown area near the entrance of the quarry and appeared to be manning the entrance for security purposes during a blast. One blast event occurred during the monitoring period. The noise level was observed to rise to 55 dBA at the time of the blast[1]. No other industrial activity was observed (or could be heard) at the quarry.

Community noise sources were observed during the monitoring event, including vehicle traffic on stave lake road, air traffic that passed overhead, animals (dog barking, birds), and noise generated during yard maintenance activities. Of note, a significant noise source observed was the use of a lawn mower. The lawn mower was used to mow a grassy area on the back section of the property at A1. Results have been presented to show noise levels with, and without, the lawn mower.

[1] Note, measurement parameters were established for comparison with bylaw limits and not tailored to further evaluate noise and vibration from blasting.

Background noise levels during the monitoring period in the absence of the lawn mower were notable quieter at 47 dB(A), and rose to 64 dB(A) with the lawnmower, resulting in an average 1-hour L_{eq} of 61 dB(A).

At location A2, the testing was done during a period when very little traffic was observed on the mine road adjacent to the property. One light vehicle was observed descending the road during the monitoring period. The noise monitoring results from location A2 reflect background community noise, which included sounds such as intermittent bird and animal sounds, and the sound of wind disturbing tree leaves.

Table 2. Monitoring results at Stave Lake Quarry

	Noise		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
Location A1	64 dB(A) during 30 min period with lawn mowing	60 dB(A) L_{eq} (1 hour)	Temp: 19 RH: 57 Wind speed: 0.4
	47 dB(A) during 30 min period without lawn mowing		
Location A2	40 dB(A)		Temp: 18 RH: 58 Wind speed: 0.9

The noise of vehicle traffic entering and exiting the quarry has been raised previously as a concern for adjacent property owners. During the monitoring period, no trucks or heavy equipment was observed to enter the quarry. With increased traffic, noise levels at the property boundary would likely be greater than what was observed during this monitoring event.

The results did not indicate the quarry was in exceedance of the bylaw requirements at the time of monitoring.

- **Castle Pit**

Monitoring was conducted near the entrance to castle pit along Norrish Creek Forest Service Road during the early afternoon on August 22nd. The monitoring location is shown in Figure 3 below.

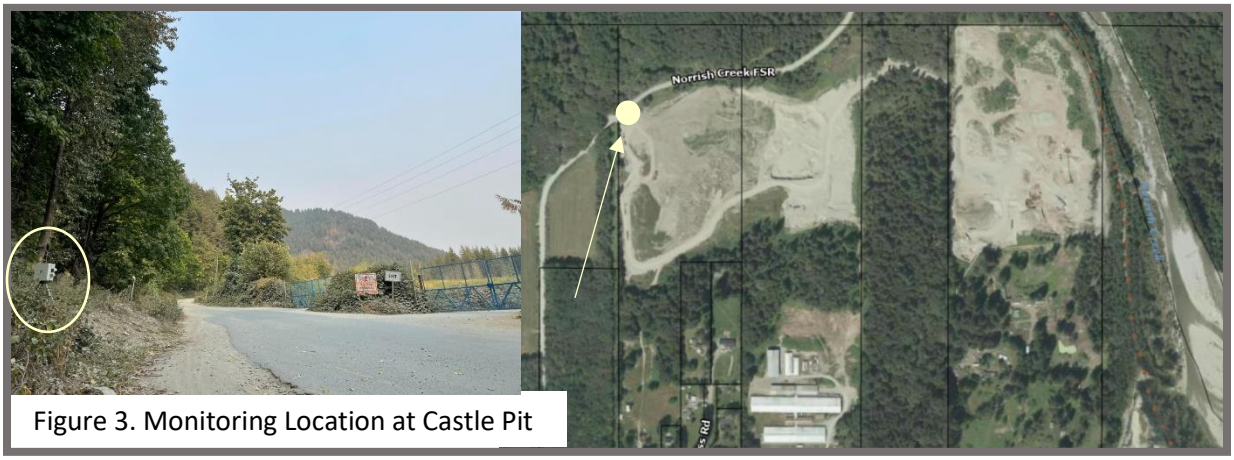


Figure 3. Monitoring Location at Castle Pit

Locations C (Castle Pit) and G (Bell Road) identified in Figure 1 were not operating at the time of the monitoring events. The main gate remained closed, and no industrial activity associated with the pits was observed. The monitoring results reflect background conditions. Results are shown in Table 3 below.

Monitoring equipment was set up along a berm at the side of the road across from the entrance gate. The road immediately adjacent to the monitoring location was paved. Shortly after the gate and entrance to Castle Pit, the pavement runs out and the road turns to gravel.

Three vehicles passed on the road adjacent to the monitoring equipment during the monitoring period. In addition, one vehicle and one motorcycle (on separate occasions) came up the road to the gate at the entrance to the pit, adjacent to where the monitoring equipment was set up, and turned to go back down the road.

Table 3. Monitoring results at Castle Pit

	Noise		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
August 22nd (1:37 pm – 2:38 pm)	46 dB(A)	60 dB(A) L_{eq} (1 hour)	Temp: 22 RH: 47 Wind speed: 1.3

- **Deroche Pit**

Monitoring was conducted at a location along the east side of the property boundary of Deroche Pit on the morning of August 23rd. A berm runs along the east side of the property at the property boundary. The monitoring location is shown in Figure 4 below. The location is inside the berm on the mine property.

It is acknowledged that the berm, along with the trees and vegetative cover, may provide a further reduction in noise levels at community locations adjacent to the mine property. During a previous monitoring event, monitoring locations were selected on either side of the berm in relation to the mine property and found to show comparable results.

Figure 4. Monitoring Location at Deroche Pit



Monitoring was conducted at the start of the shift, beginning at 7 am. It was reported that pit activities were typical of a routine operating day. With the exception of one wash plant, all other equipment was running. This included the crush plant, 3 loaders, an excavator, a wash plant, and the trucks.

On the morning of August 23rd, a short noise sample was collected prior to the commencement of operational activities at the pit in order to evaluate the background noise levels at the monitoring location. Monitoring of background noise began at 6:37 am. The monitoring results for the two monitoring events are shown in Table 4 below.

Table 4. Monitoring results at Deroche Pit

	Noise		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
August 23rd (before pit operation)	62 dB (A)	60 dB(A) L_{eq} (1 hour)	Temp: 15 RH: 79 Wind speed: 0
August 23rd (during pit operation)	65 dB (A)		Temp: 15 RH: 85 Wind speed: 0

Results of the noise monitoring at Deroche Pit indicate that noise levels along the east side of the property may exceed 60 dB(A). Results indicate that the 60 dB(A) threshold was exceeded prior to the commencement of operational activities at the pit. It has been observed previously that this monitoring location appears to be affected by traffic noise from Lougheed Highway, as well as noise generated by the movement of vegetation.

Results indicate that increased noise was observed during pit operation. During operating hours, the noise level at the monitoring location was approximately double the recorded background level, resulting in a 3 dB (A) increase. That is, the additional noise contribution observed during operating hours was 62 dB(A) [2]. It may be erroneous to attribute this increase in noise solely to the operational activity of the pit. While the monitoring location was likely to have been impacted by pit operations, the contribution of other noise sources is also possible. For example, it is reasonable to consider that the noise contribution from Lougheed Highway at the monitoring location would increase with increased traffic. In general, it was observed that traffic increased during the day, compared to the traffic levels prior to 7 am.

Further evaluation that considers changes in the contribution of highway noise throughout the day may be helpful in determining the noise contribution of the aggregate operation at the property boundary location referenced in the present evaluation. Additional noise attenuation that may be realized from the berm and vegetation along the property boundary should also be considered when evaluating impact to community stakeholders.

[2] $SPL\ (Sound\ Pressure\ Level\ (SPL) = 10 \times \log\left(\sum_{i=1}^{n} 10^{\left(\frac{SPL_i}{10}\right)}\right)$

- **Ohman Road pit**

Monitoring was conducted near the entrance to Tanco – deBench pit along Ohman Road on the afternoon of August 22nd. The pit did not appear to be operating and the main gates remained closed. Background measurements were targeted at this location. The monitoring location is shown in Figure 5 below. Monitoring equipment was set up to the side of the main entrance at the edge of the road.

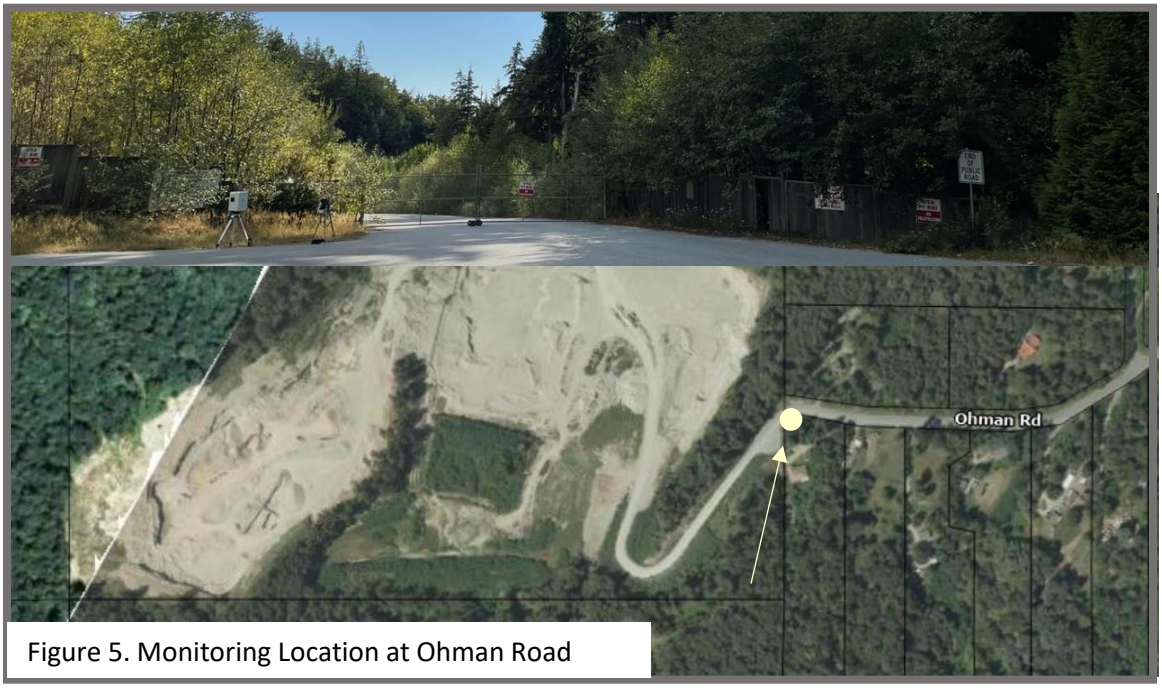


Figure 5. Monitoring Location at Ohman Road

Monitoring began at 3:34 pm. During the monitoring period, one vehicle was observed on the road but turned prior to the end of the road and the gate where the monitor was set up. Other background noise sources included sound from air movement (leaves/vegetation moving in the wind), animals, and for short period of time distance music at a neighborhood house could be heard. The monitoring results are shown in Table 5 below.

Table 5. Monitoring results at Ohman Road

	Noise		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
August 22nd	45 dB(A)	60 dB(A) L_{eq} (1 hour)	Temp: 22
			RH: 39
			Wind speed: 1.8

- **Lake Errock Pit**

Monitoring was conducted near the entrance to Lake Errock pit on August 23rd. At the time of evaluation, the gate was open and the pit did not appear to be operating. An excavator was working along the south side of the property. There did not appear to be any additional industrial activity. The monitoring location is shown in Figure 6 below.

Figure 6. Monitoring Location at Lake Errock



Noise monitoring was conducted between 9:35 am and 10:37 am. The monitoring results are shown in Table 6 below. Monitoring equipment was set up at the main entrance, just inside the gate, at the side of the road along the fence that runs along the property line. Monitoring results were influenced by the traffic from Lougheed Highway, which runs along the east property line and adjacent to the monitoring location at the pit entrance.

Table 6. Monitoring results at Lake Errock Pit

	Noise		Weather
	Measured Noise (decibels, A-weighted)	Bylaw Limit	Temp (°C); Relative Humidity (RH) (%); Wind Speed (m/s)
August 23rd	62 dB(A)	60 dB(A) Leq (1 hour)	Temp: 18
			RH: 74
			Wind speed: 0.9

Industrial activity did not appear to contribute to the noise at the entrance gate. The results do not suggest the quarry was in exceedance of the bylaw requirements at the time of monitoring.

Conclusion

Noise monitoring was conducted along the property line at five different aggregate operations. The data collected was thought to be representative of the conditions present at the time of monitoring. Deroche pit was operational. The other operations were either down or closed and background data at these locations was collected for comparison with future results collected during routine operations. It is recommended that an initial data collection event be considered for these properties at a time when they are active.

The Stave Lake operation was down for a blast event at the time of monitoring. The blast event did not result in an exceedance of the Bylaw limit. As part of this process, access to site is blocked. Vehicle traffic remains the greatest concern to local residents. Traffic was not observed during the monitoring period. Additional monitoring during a busier time may be helpful to further evaluate noise impacts to community stakeholders and ongoing compliance with the Bylaw limits. It is recommended that the volume of vehicle traffic be taken this into consideration for future evaluations. Per Bylaw section 51, the Bylaw noise limits do not apply to the noise that may be generated by the movement of trucks entering or exiting a parcel in the approved area of access to, and egress from, the permit area.

At Deroche Pit, although it was observed that the noise level over one hour at the property boundary may exceed 60 dB(A) between the hours of 7:00 am and 7:00 pm, the noise related to aggregate removal or processing may not be in excess of 60 dB(A). An increase of 62 dB(A) above background was observed during operations at the monitoring location. Further evaluation should consider the proportional contribution of highway noise and/or other community sources during operating hours, as well as any additional attenuating effects that the berm and vegetation at the property boundary may have for community stakeholders.

Results from background noise monitoring events demonstrate Bylaw limits at a property boundary may be exceeded in the absence of activity at the aggregate operation and hence highlight the importance of a careful monitoring strategy.

For improved confidence that the findings of the present evaluation reflect ongoing operating conditions, it is recommended that the evaluation is repeated (i.e. one monitoring event reflects only the conditions at the time of monitoring). Further, should conditions change, or the level of activity at the aggregate operation change, additional monitoring may be warranted. This should be evaluated on a case-by-case basis.

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Closure

This report represents the best judgement of the author, based on the information acquired at the time of the review. If you have any questions or require further information, please contact the signatory.

Yours truly,

Aclaran Solutions

Prepared by:



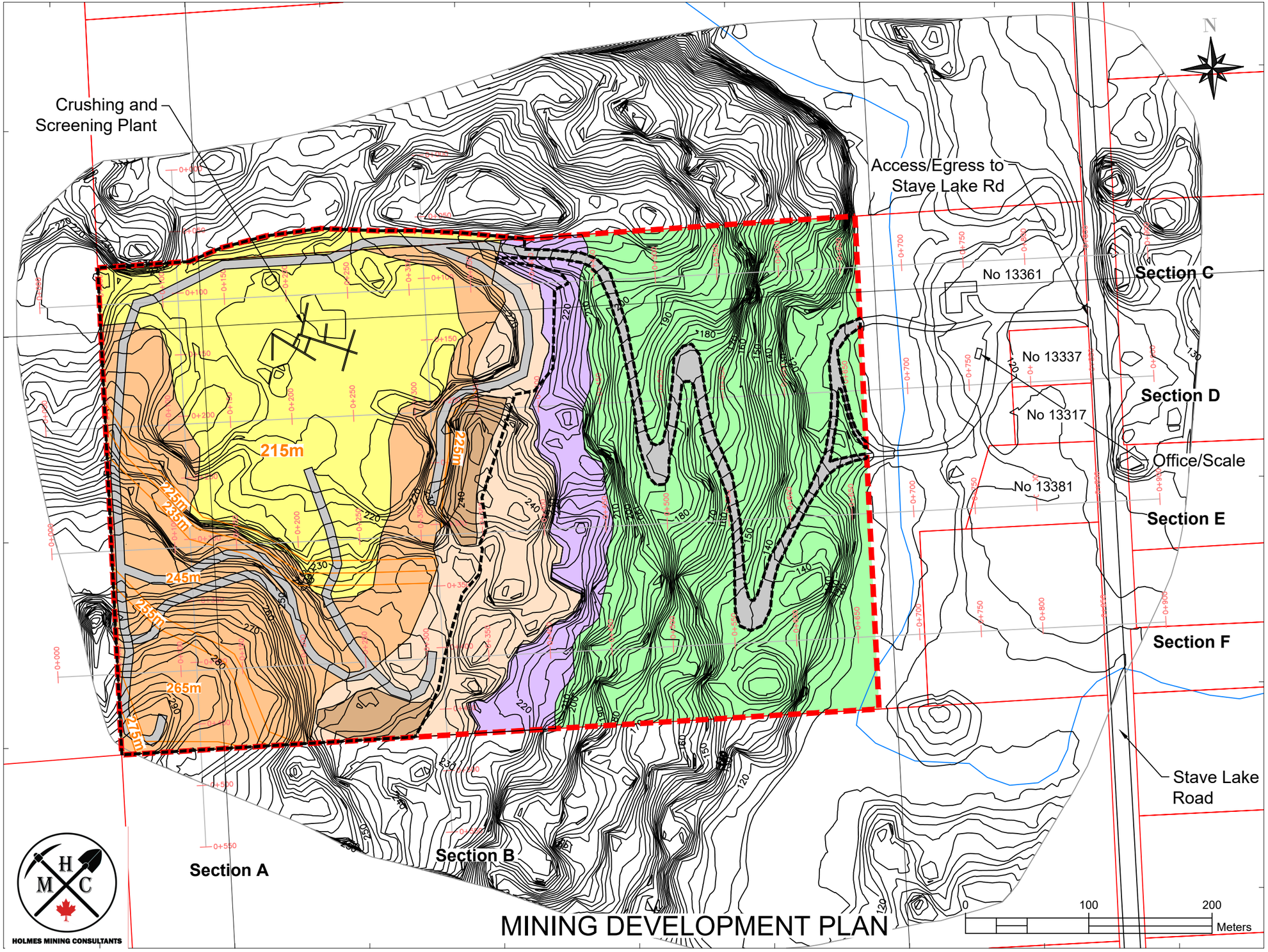
Carina Doyle, M.Sc., CIH

122° 15' 27" W

122° 15' 0" W

49° 14' 42" N

49° 14' 42" N



MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

General Notes

LEGEND

- Processing Stockpile Area - 5.07ha
- 5 Year Mining Area - 4.75ha
- 25 Year Mining Area - 2.44ha
- 40 Year Mining Area - 1.69ha
- Topsoil and Overburden Area - 0.62ha
- Access Road - 1.93ha
- Vegetated Buffer - 8.33ha
- Office/Scale
- Mine Area Boundary - 24.83ha
- Existing Disturbed Area - 13.46ha
- Property Line
- 2023 Contours (2m)
- Current Mining Phase Contours (10m)
- Creek

Current Mining Phase Volume: 680,000m3

Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — F. CAPDEVILLE PEREZ — #37525

Permit to Practice 1005187

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

Stave Lake Quarry
Mine Permit Q-7-078
13361 Stave Lake Road,
Mission, BC

Project	Sheet
Date: March 17, 2025	
Scale: 1:3100	

PITEAU ASSOCIATES
Geotechnical and Water Management Consultants

Suite 300 – 788 Copping Street
North Vancouver, BC, Canada V7M 3G6
TEL: +1.604.986.8551
www.piteau.com

FILE: 3793-TM1

TECHNICAL MEMORANDUM

DATE: October 14, 2021

TO: Michael Neill
Fraser Valley Regional District

FROM: Arnd Burgert
Email: aburgert@piteau.com

RE: **Hydrogeology Assessment for Aquifer Protection**
Stave Lake Quarry, Miracle Valley, B.C.

Piteau Associates Engineering Ltd. (Piteau) was retained by the Fraser Valley Regional District (FVRD) to assess hydrogeology in the vicinity of the Stave Lake Quarry (the Quarry) in the Miracle Valley. The purpose of this study was to evaluate the potential for operations at the Quarry to affect water quality in the Miracle Valley Aquifer (the Aquifer) and to comment on the suitability of proposed monitoring well locations for detecting nitrate pollution. The investigation included a desktop review of information pertaining to hydrogeology in the vicinity of the Quarry, a site reconnaissance by A. Burgert on August 30, 2021, interviews with the Quarry operators, and collection surface water samples from two locations for nitrate analysis. Results are summarized in the following technical memorandum.

BACKGROUND

Regulatory Considerations

FVRD Bylaw 1181 Section 26 provides measures for the protection of community drinking water sources. The FVRD owns production well 113520 (Figure 1), situated about 2 km southwest of the Quarry. Aggregate manufacturing with the potential to impact water quality in the source aquifer for Well 113520 is subject to the provisions of the bylaw. This includes requirements for a quarry operator to prepare a drinking water assurance plan identifying potential risks to the water source and providing recommendations for protection and monitoring of water quality.

Location, Geomorphology, Geology, and Land Use

The Miracle Valley (the Valley), sometimes referred to as the Upper Hatzic Valley, is located on a terrace north of the Hatzic Valley (Figure 1). It extends from Lagace Creek at its south end to the Stave Lake reservoir at its north end.

Ground elevations rise abruptly north of Durieu Road from 20 to 100 m above sea level (m-asl), then continue to rise gradually to 140 m-asl at Hartley Road. Continuing northward, ground elevations decline gradually to about 80 m-asl at Stave Lake. The Valley is bounded by steep mountainous terrain on the east and west sides (Photo 1).

The Valley floor is covered with unconsolidated sediments including a thick (>50 m) accumulation of sand and gravel overlain by about 30 m of marine silt and clay belonging to the Fort Langley Formation. The steep Valley walls are largely bedrock mapped as quartz diorite, covered by a discontinuous veneer of Fort Langley silt/clay that extends up the Valley walls to approximately 180 m-asl elevation (Photo 2). The bedrock is fractured and planar jointing is evident at several orientations (Photo 3).

The Valley is partially forested with second-growth stands of various ages. Land uses include rural residential and low-intensity agriculture. There are two fish hatcheries at the south end of the Valley. A BC Hydro transmission line runs southwest to northeast across the north end of the Valley.

The Quarry is situated on a bedrock bench in the west Valley wall at an elevation of approximately 240 m-asl (Figure 1; Photo 4). The hillside between the Quarry and the Valley floor has an average grade of 57%.

The FVRD is planning to initiate a program to monitor water quality in the Aquifer using a network of existing wells. Locations of candidate wells are shown on Figure 1.

Climate

The nearest weather station is at the Mission West Abbey, located about 8 km southwest of the Valley at an elevation of 221 m-asl. Data released by Environment Canada for the interval 2007 to 2016 indicate that this station receives 1,845 mm of precipitation annually. Average monthly precipitation amounts range from 37 mm in August to 244 mm in January. Approximately 65% of the total annual precipitation falls between the months of October and March.

Surface Water

Harriet Lake is situated on the lower (terrace) portion of the Quarry site and is intersected with several causeways. Culverts through the causeways allow uniform lake levels to be maintained.

Morrison Swamp is situated adjacent to the northwest end of the Quarry, and a sump excavated at the edge of the swamp is utilized as a water source for Quarry operations.

A pond is situated in a pit in the lowest portion of the Quarry (Photo 3).

Watercourses draining the west Valley wall include Belcharton Creek, which drains southward along the west end of the terrace, and Marino Creek (Figure 1), which drains Harriet Lake (Photo 5) and spring-fed marshy areas adjacent to the Quarry northward to Stave Lake.

A surface water divide exists at the high point near the centre of the Valley near Hartley Road (Figure 2). Runoff on the north side of Hartley Road flows towards Stave Lake and runoff on the south side reports to Lagace Creek. A subtle east-west surface water flow divide follows Burns Road. In this part of the Valley the ground is soggy and poorly drained, owing to fine-textured, clayey soils. Boggy conditions also exist in the low-lying areas at the north end of the Valley.

Regional Hydrogeology and Groundwater Usage

The glaciofluvial sands and gravels underlying the Fort Langley Formation host a deep confined aquifer known as the Miracle Valley Aquifer (the Aquifer). Its mapped extents[1] cover about 10 km^2 (Figure 1). Locations of the aquifer and the overlying clay are depicted in cross section on Figures 2 and 3.

[1] Kreye et al., 1998. An Aquifer Classification System for Groundwater Management in British Columbia, BC Ministry of Environment, Water Management Division, Victoria.

An east-west trending groundwater divide is situated between Hartley Road and about 1,000 m to the south of Hartley Road. To the north of this divide groundwater flows northward, and to the south groundwater flows to the south. The Aquifer is recharged by infiltrating surface runoff from Cascade Creek and ephemeral creeks draining the east wall of the Valley, by slow infiltration of direct precipitation through the overlying aquitard, and by flow through bedrock fractures (mountain block recharge). Shallow perched aquifers have been encountered in small pockets of sandy material within the clay.

Numerous domestic water supply wells have been drilled into the Aquifer. These include a Provincial observation well at the south end of Burns Road (Well Tag No. 105719) that was tested at 35 L/s and a test-production well in the northern portion of the aquifer (33953) that was tested at 33 L/s. A municipal production well (113520) in the southern portion of the aquifer has a yield of 9 L/s. An unregistered artesian well about 200 m east of the intersection of Durieu Road and Stave Lake Road flowed at 16 L/s. Analyses of pumping tests completed with wells constructed in 2011, 2012[2], and 2017[3] confirm an extensive and productive aquifer. Private wells commonly have reported yields generally greater than 1.5 L/s.

The portion of the Aquifer south of the east-west divide discharges to several springs at the south end of the Valley, where the terrace slope intercepts the piezometric surface. Water from the springs is utilized for uses including fish hatcheries, domestic supply, pond maintenance, and irrigation. The springs noted above are distinct from springs discharging from fractured bedrock at the west margin of the Valley, which include the Conroy Spring (Spring No. 4) at 12699 Stave Lake Road at an elevation of 92 m-asl (above Belcharton Creek near the Miracle Valley Trout Hatchery), and Spring No. 5[4] on the Marino Creek bed on the north side of the Quarry above 200 m-asl.

Oru, Seux, Belcharton, and possibly Lagace Creek are mostly groundwater-fed, especially along their lower reaches.

The portion of the Aquifer to the north of the aforementioned divide flows into Stave Lake.

QUARRY OPERATIONS

Operations at the Quarry commenced in the mid-1990s. According to the Quarry operators, bedrock is mined by blasting with ammonium nitrate-fuel oil (ANFO) explosive, typically once or twice per month. Explosive is not stored on site. The blast rock is then crushed and sorted on site to produce various sizes of crushed product that is stockpiled on site (Photo 6). Water for dust control is obtained from an excavated sump at the edge of Morrison Swamp, adjacent to the northwest end of the Quarry.

The operators indicated there is no runoff from the Quarry. Rainfall accumulates in a pond that has formed in the lowest portion of the Quarry (Photo 3) where it infiltrates.

Diesel fuel is stored on-site in two double-walled tanks, and from there is transported to on-site equipment via portable steel tanks (tidy-tanks) mounted in pickup trucks or a van.

In accordance with the Quarry's Mines Act permit, samples of surface water from Harriet Lake (Figure 4) at the base of the bedrock slope are collected annually for laboratory analysis. Water from the pond in the Quarry has never been sampled.

[2] Piteau, 2012. Hydrogeological Investigation for Groundwater Supply Miracle Valley, B.C. Report to District of Mission. April.
[3] Piteau, 2017. Construction and Testing of Production Well PW17-1 Durieu, BC. report to Fraser Valley Regional District. November.
[4] Piteau, 1994. Review Comments Relating to Groundwater Supplies and Hydrogeological Impacts. Report to John Conroy and Residents of Upper Hatzic Prairie/McConnel Creek Area Mission, British Columbia. September.

WATER QUALITY

Nitrate concentrations in groundwater samples from wells 105719 and 33953 in 2011 and 2012 were 0.204 and 0.0729 mg/L-N, respectively. The concentration in a sample collected from the production well in the southern part of the aquifer (113520) in 2017 was 0.239 mg/L-N. These values are all well below the 10 mg/L-N maximum allowable concentration included in the Guideline for Canadian Drinking Water Quality.

During Piteau's August 30, 2021 site visit water samples were collected from the Quarry's water source sump and Harriet Lake at the Quarry exit road (inverted purple triangles on Figure 4). Water from the Quarry pond was not sampled during Piteau's site visit at the request of the operator. Nitrate concentrations at the source sump and at the exit road were 2.27 and <0.0050 mg/L-N, respectively. The laboratory certificate of analysis is included in Appendix A.

EVALUATION OF POTENTIAL HAZARDS TO GROUNDWATER QUALITY

Potential groundwater pollution hazards at the Quarry with the potential to adversely affect groundwater quality in the Aquifer include fuel spills and nitrate residue.

Since diesel fuel is handled on site in mobile equipment and double-walled storage tanks, leaks are unlikely to go undetected. The hazard posed by fuel handling can be mitigated by crews being diligent with respect to refuelling equipment and promptly cleaning up any spills. Fuel management practices and a spill response plan should be in place and reviewed periodically. Accordingly, fuel spills at the Quarry represent a low risk to water quality in the Aquifer and FVRD Well 113520.

Nitrogen compounds (ammonia, nitrate and nitrite) are often released on mine sites during the detonation of ANFO[5]. Nitrate (NO_3) is the most soluble and stable form of nitrogen and is essentially unreactive upon reaching the water table. Nitrate in groundwater is attenuated only by dilution. Since crushed rock products are stockpiled uncovered in the Quarry, it can be expected that any nitrate residue present would be rinsed onto the quarry floor by rainfall, and from there it will percolate into the fractured bedrock.

The presence of springs with a bedrock source and observations of surface water infiltrating into the ground at the Quarry indicate that the fractured quartz diorite in the vicinity of the Quarry is hydraulically conductive. The direction of groundwater flow in fractured bedrock at the Quarry would be controlled by the orientations of interconnected joints and fractures. Water percolating into the rock at the Quarry would seep generally vertically through the unsaturated zone to the water table. From there, the overall flow direction would be from generally higher to lower head. As indicated by blue arrows on Figure 3, the interpreted overall flow direction is downward and to the east.

The nitrate concentration at the source sump (2.27 mg/L) is higher than would typically be expected in a mountain environment with no anthropogenic inputs, and is most likely related to explosives residue from the pit. The low nitrate concentration in the water sample collected at Harriet Lake is consistent with the interpretation that surface water from the pit does not report eastward to Harriet Lake, but either drains northward to Marino Creek or infiltrates into the ground. The presence of the silt/clay unit covering bedrock on the Valley walls would tend to act as a hydraulic barrier (Figure 3), reducing the potential for groundwater seeping through the

[5] Ministry of Environment and Climate Change Strategy, 2018. Guidance on Preparing Nitrogen Management Plans for Mines Using Ammonium Nitrate Fuel Oil Products for Blasting Version 1. February.

bedrock to report to ground surface and Harriet Lake. As a result, surface water quality in Harriet Lake is likely not strongly influenced by seepage from the fractured bedrock beneath the Quarry.

At depth beneath the silt/clay unit, the sand and gravel aquifer is interpreted to lie in contact with the fractured bedrock (Figure 3), thereby providing a direct flow path from the bedrock into the Aquifer.

Based on the foregoing analysis we conclude that the potential exists for nitrate blasting residue at the Quarry to leach into the Aquifer along a flow path that bypasses Harriet Lake. As such, it would not be detected by the Quarry's annual surface water sampling program. However, given that the amount of nitrate-enriched groundwater flowing through the bedrock into the Aquifer can be expected to form only a small proportion of the total flow in the Aquifer (less than 5%), it is judged unlikely that this will result in nitrate concentrations in the Aquifer rising above levels of concern on a widespread basis. The corresponding risk is judged qualitatively as low. Any nitrate effects would most likely be detected along the west edge of the Aquifer where groundwater from bedrock may enter.

FURTHER STUDY

The FVRD has identified prospective locations throughout the Aquifer where existing wells could be monitored to assess potential effects to the aquifer associated with the Quarry (Figure 1). At least one monitoring location in the Aquifer downgradient of the Quarry would be valuable to assess concentrations of dissolved nitrate to the east. A construction log for Well 77745 (Figure 1) indicates it is screened in a confined aquifer between depths of 47.5 and 48.8 m-below ground level and appears favourably situated to serve as a monitoring well. However, since it is situated near the interpreted groundwater divide (Figure 2), the groundwater flow direction is indeterminate. Accordingly, it would be prudent to monitor an additional well further north along Stave Lake Road. We also recommend an additional monitoring well be considered approximately 600 m south of Harriet Lake. These recommended additional monitoring locations are within the green ovals on figures 1 and 4.

SUMMARY OF FINDINGS

This memorandum summarizes a review of hydrogeology in the vicinity of Stave Lake Quarry and an assessment of the risk of aquifer pollution posed by Quarry operations. Key findings are as follows:

- The Miracle Valley Aquifer is relied on by local residents and the FVRD as a water source. The Aquifer also feeds springs that sustain several streams. As the Aquifer is the source for the FVRD's production well 113520, aggregate operations are subject to FVRD Bylaw 1181 Section 26 which provides measures for the protection of community drinking water sources.
- Available nitrate analysis results for water samples collected from the Aquifer indicate nitrate concentrations far below the maximum allowable concentration included in the Guideline for Canadian Drinking Water Quality.
- Nitrate is often released on mine sites during the detonation of explosives, and was detected in a sump at the Quarry at a concentration of 2.27 mg/L. Nitrate is persistent in the environment, attenuated in aquifers only by dilution.
- A pathway may exist for nitrate residue washed off crushed rock at the Quarry to infiltrate into fractured bedrock and then seep into the Miracle Valley Aquifer. The Quarry's annual surface water monitoring program at Harriet Lake would not be expected to detect nitrate seeping along this pathway.

- While it is judged unlikely that residue seeping from the Quarry will result in nitrate concentrations in the Aquifer rising above levels of concern on a widespread basis (low risk), initiation of a program to monitoring aquifer nitrate concentrations would be prudent.
- One of the wells selected for monitoring by the FVRD (Well 77745) appears favourably situated to observe water quality downgradient of the Quarry. Since the groundwater flow direction at this location is indeterminate, two additional monitoring locations (to the north and south) are recommended.

LIMITATIONS

This investigation has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in BC. No warranty is expressed or implied.

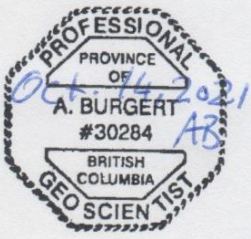
This memorandum is prepared for the sole use of the Fraser Valley Regional District. Any use, interpretation, or reliance on this information by any third party, is at the sole risk of that party, and Piteau Associates accepts no liability for such unauthorized use.

CLOSING

We trust the above is adequate for your current needs. If you have any questions regarding the above, or we can be of further service, please contact the undersigned.

Respectfully submitted,

PITEAU ASSOCIATES ENGINEERING LTD.



Arnd Burgert, P.Geo.
Sr. Hydrogeologist

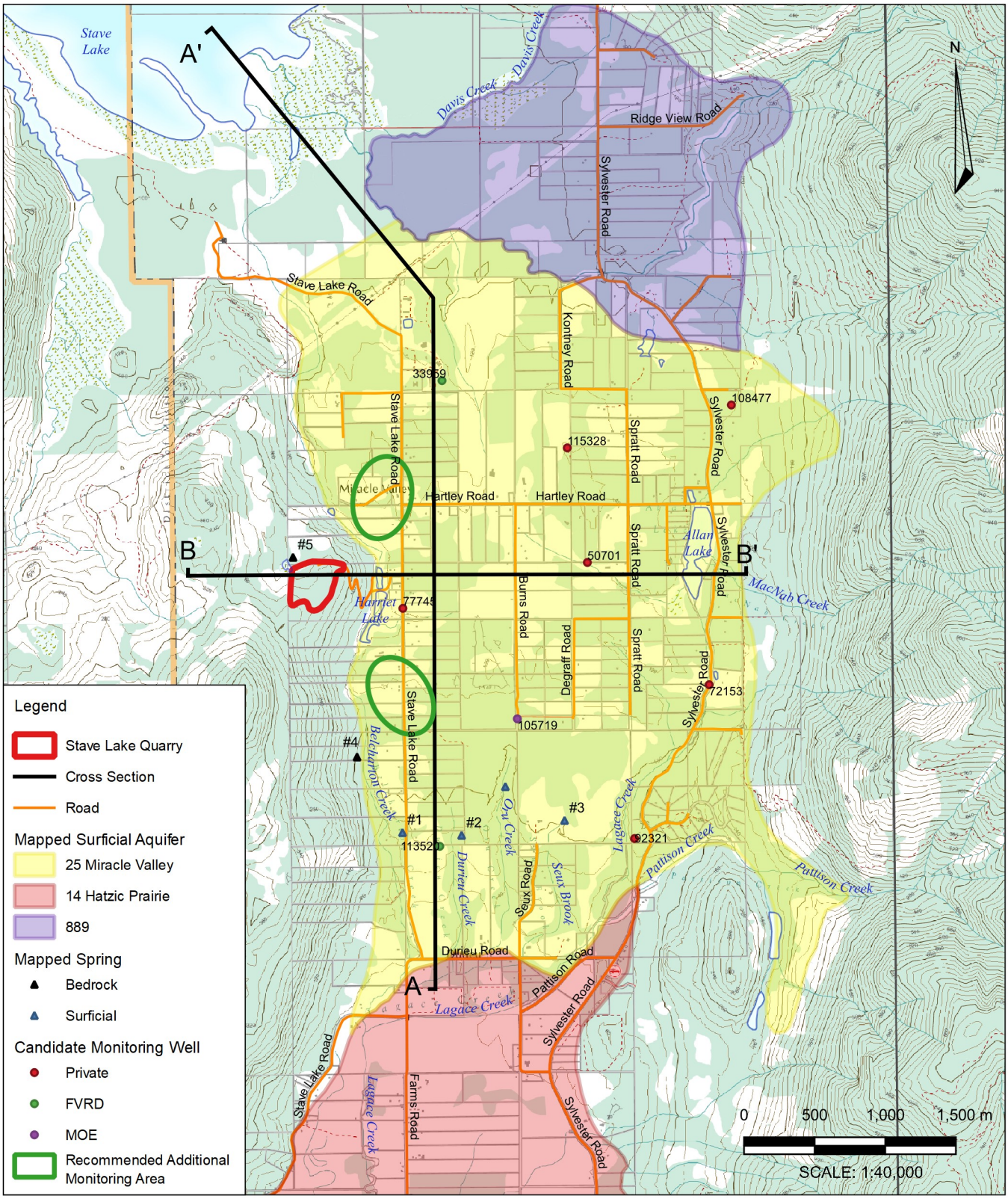
Reviewed by:

David J. Tiplady, P.Eng
Principal Hydrogeologist
Vice President, Groundwater

AB/DJT/ld

FIGURES

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Aquifer mapping by Krye et al, 1998.

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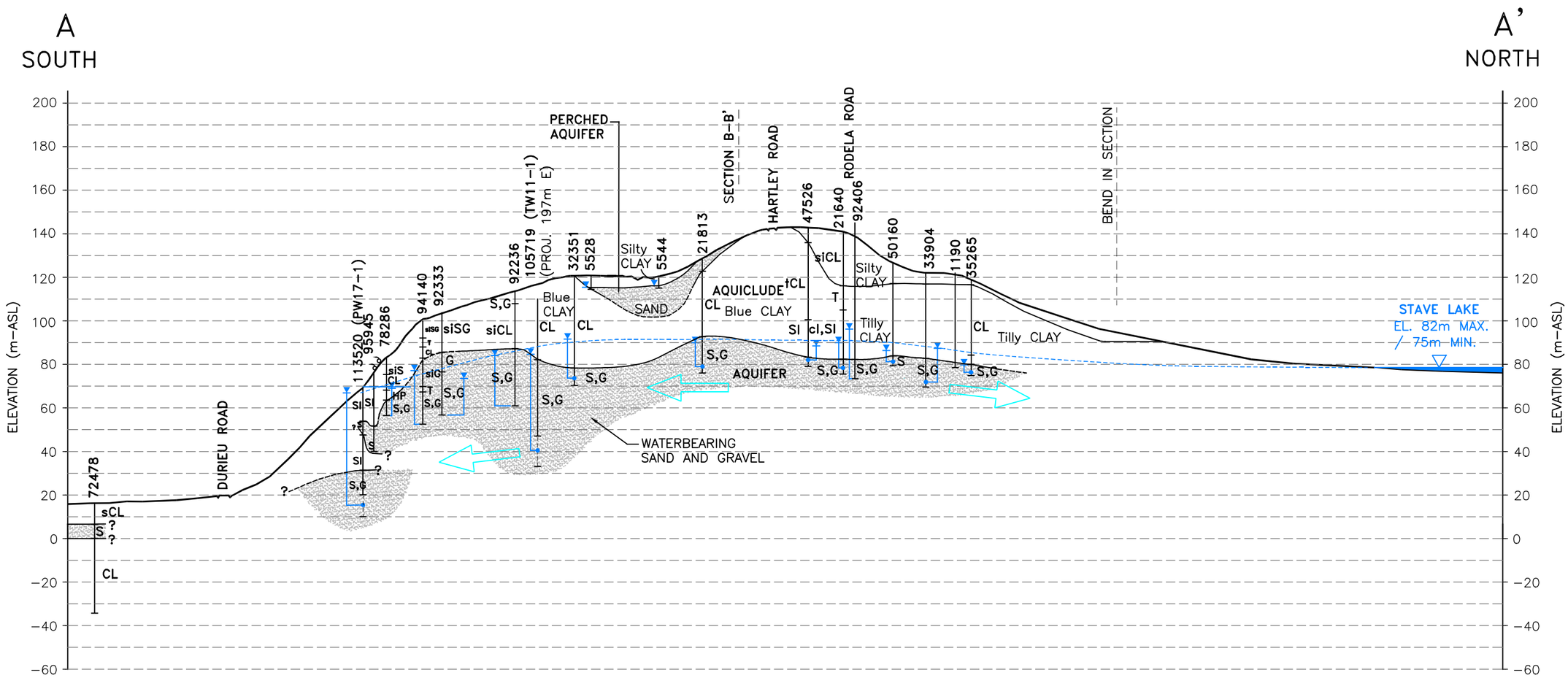
FRASER VALLEY REGIONAL DISTRICT
HYDROGEOLOGY ASSESSMENT
FOR AQUIFER PROTECTION
STAVE LAKE QUARRY, MIRACLE VALLEY

PITEAU ASSOCIATES
GEOTECHNICAL AND WATER MANAGEMENT CONSULTANTS

LOCATION PLAN

BY:	DATE:
AB	SEP 21
APPROVED:	FIG:
	1

DWG. NUMBER: K:\3793a\Cadd\3793-001.dwg (Fig 10)



SECTION A–A'

LEGEND

DRILLED WELL SHOWING WATER ELEVATION AND BCMOE WELL TAG NO.

PIEZOMETRIC ELEVATION

GEOLOGICAL BOUNDARY

INFERRED DIRECTION OF GROUNDWATER FLOW

SPRING

G	GRAVEL
S	SAND
SI	SILT
CL	CLAY
T	TILL
HP	HARDPAN

(LOWER CASE INDICATES MINOR COMPONENT)

0 200 400 600 800 1000m

SCALE 1:25,000

VERTICAL EXAGGERATION 12.5x

NOTE:

SEE LOCATION OF SECTION ON FIG. 1.

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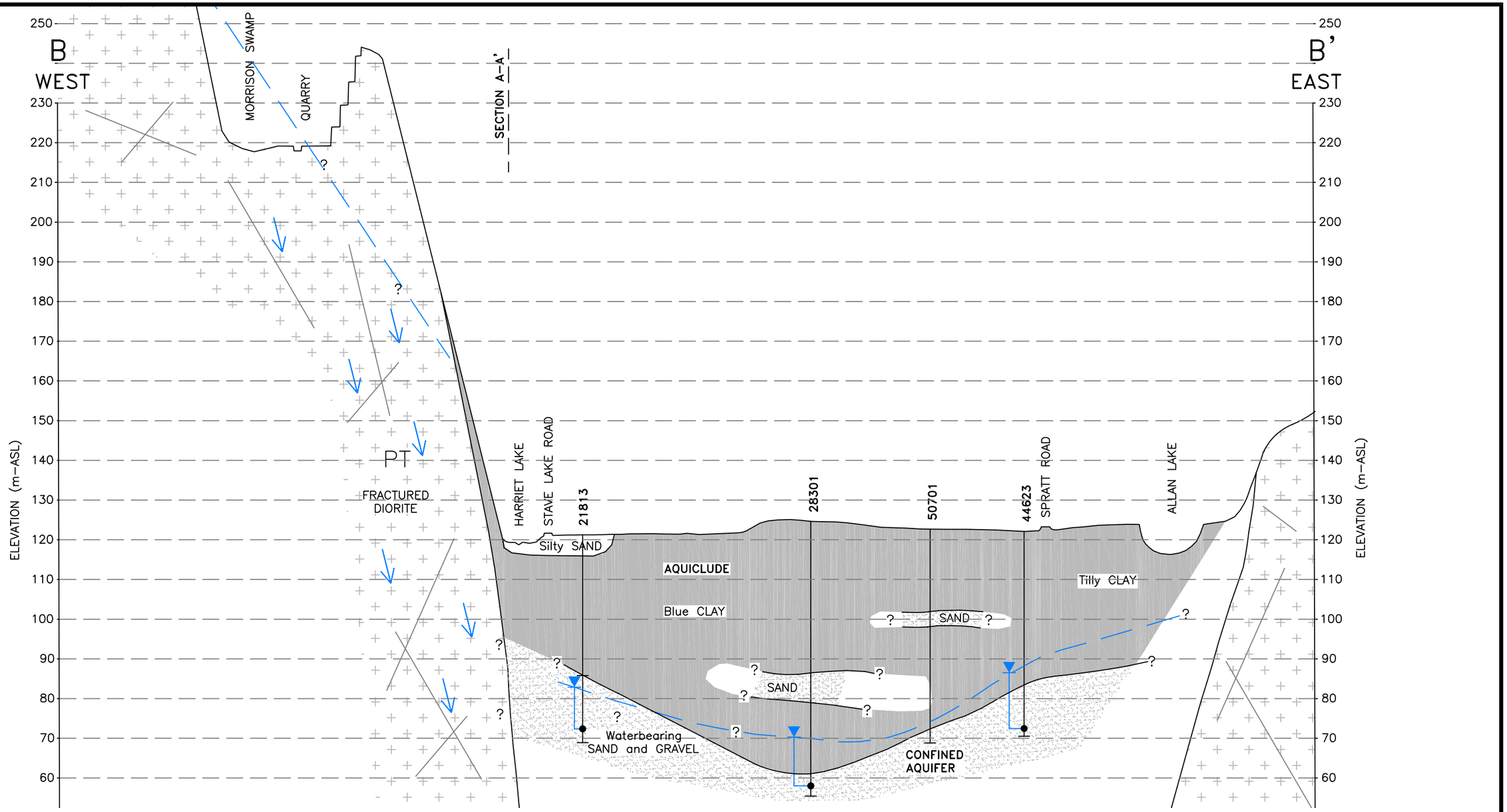
FRASER VALLEY REGIONAL DISTRICT
AQUIFER PROTECTION ASSESSMENT
FOR QUARRY OPERATION
DURIEU, B.C.

PITEAU ASSOCIATES
GEOTECHNICAL AND HYDROGEOLOGICAL CONSULTANTS

HYDROGEOLOGICAL SECTION A-A'

BY:	DATE:
AB/sl	SEP 21
APPROVED:	FIG:
DJT	2

DWG. NUMBER: K:\3793a\Cadd\3793-002XSC.dwg (Fig 12)



NOTE:

SEE LOCATION OF SECTION ON FIG.1.

LEGEND

DRILLED WELL SHOWING WATER ELEVATION AND BCMOE WELL TAG NO.

PIEZOMETRIC ELEVATION

GEOLOGICAL BOUNDARY

0 100 200 300 400 500m

HORIZONTAL SCALE 1:12500

VERTICAL EXAGGERATION 12.5x

268

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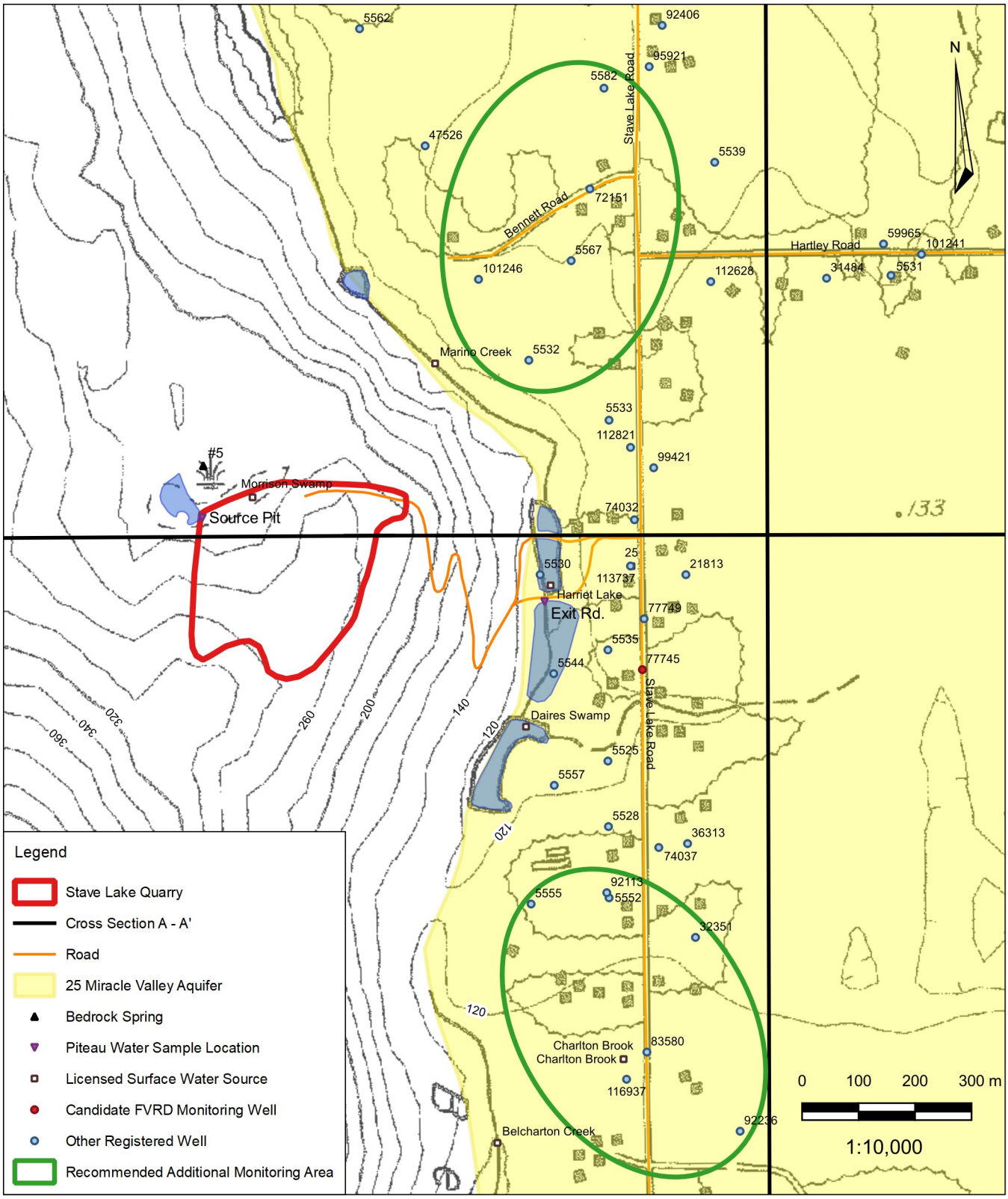
FRASER VALLEY REGIONAL DISTRICT
AQUIFER PROTECTION ASSESSMENT
FOR QUARRY OPERATION
DURIEU, B.C.

PITEAU ASSOCIATES
GEOTECHNICAL AND WATER MANAGEMENT CONSULTANTS

HYDROGEOLOGICAL SECTION B-B'

BY:	DATE:
AB	SEP 21
APPROVED:	FIG:
DJT	3

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FRASER VALLEY REGIONAL DISTRICT
HYDROGEOLOGY ASSESSMENT
FOR AQUIFER PROTECTION
STAVE LAKE QUARRY, MIRACLE VALLEY

PITEAU ASSOCIATES
GEOTECHNICAL AND WATER MANAGEMENT CONSULTANTS

DETAIL PLAN

BY:	DATE:
AB	SEP 21
APPROVED:	FIG:
	4

PHOTOS



Photo 1: View northwest across the south end of the Terrace toward the steep west valley wall. The Quarry is situated on a bedrock bench near the right side of the photo. June 15, 2017.



Photo 2: Laminated silt and clay in a road cut at approximately 160 m elevation along the Quarry access road. August 30, 2021.



Photo 3: Fractured and jointed quartz diorite at the Quarry. The Quarry pond can be seen. August 30, 2021.



Photo 4 The Quarry, situated on a bedrock bench at approximately 240 m-asl elevation. August 30, 2021.



Photo 5: Harriet Lake, situated on the Terrace below the Quarry. August 30, 2021.



Photo 6: Various sizes of crushed rock manufactured and stockpiled at the Quarry. August 30, 2021.

APPENDIX A
LABORATORY CERTIFICATE OF ANALYSIS

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **VA21B8572**	Page	: 1 of 2
Client	: **Piteau Associates Engineering Ltd.**	Laboratory	: Vancouver - Environmental
Contact	: Arnd Burgert	Account Manager	: Brent Mack
Address	: 300 - 788 Copping Street North Vancouver BC Canada V7M 3G6	Address	: 8081 Lougheed Highway Burnaby BC Canada V5A 1W9
Telephone	: ----	Telephone	: 778-370-3279
Project	: 3793	Date Samples Received	: 30-Aug-2021 12:52
PO	: ----	Date Analysis Commenced	: 01-Sep-2021
C-O-C number	: 20-937345	Issue Date	: 07-Sep-2021 13:27
Sampler	: ----		
Site	: ----		
Quote number	: ----		
No. of samples received	: 2		
No. of samples analysed	: 2		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QC Interpretive report to assist with Quality Review and Sample Receipt Notification (SRN).

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

Signatories	*Position*	*Laboratory Department*
Cindy Tang	Team Leader - Inorganics	Inorganics, Burnaby, British Columbia

General Comments

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Refer to the ALS Quality Control Interpretive report (QCI) for applicable references and methodology summaries. Reference methods may incorporate modifications to improve performance.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Please refer to Quality Control Interpretive report (QCI) for information regarding Holding Time compliance.

Key : CAS Number: Chemical Abstracts Services number is a unique identifier assigned to discrete substances
LOR: Limit of Reporting (detection limit).

Unit	*Description*
mg/L	milligrams per litre

<: less than.

>: greater than.

Surrogate: An analyte that is similar in behavior to target analyte(s), but that does not occur naturally in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery.

Test results reported relate only to the samples as received by the laboratory.

UNLESS OTHERWISE STATED on SRN or QCI Report, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.

Analytical Results

Sub-Matrix: **Water** (Matrix: **Water**)				*Client sample ID*	**Supply Sump**	**Pond at Exit Road**	**----**	**----**	**----**
				Client sampling date / time	30-Aug-2021 10:15	30-Aug-2021 10:45	----	----	----
Analyte	*CAS Number*	*Method*	*LOR*	*Unit*	**VA21B8572-001**	**VA21B8572-002**	**--------**	**--------**	**--------**
					Result	Result	----	----	----
Anions and Nutrients									
nitrate (as N)	14797-55-8	E235.NO3-L	0.0050	mg/L	2.27	<0.0050	----	----	----

Please refer to the General Comments section for an explanation of any qualifiers detected.

QUALITY CONTROL INTERPRETIVE REPORT

Work Order	: **VA21B8572**	Page	: 1 of 4
Client	: **Piteau Associates Engineering Ltd.**	Laboratory	: Vancouver - Environmental
Contact	: Arnd Burgert	Account Manager	: Brent Mack
Address	: 300 - 788 Copping Street North Vancouver BC Canada V7M 3G6	Address	: 8081 Lougheed Highway Burnaby, British Columbia Canada V5A 1W9
Telephone	: ----	Telephone	: 778-370-3279
Project	: 3793	Date Samples Received	: 30-Aug-2021 12:52
PO	: ----	Issue Date	: 07-Sep-2021 13:27
C-O-C number	: 20-937345		
Sampler	: ----		
Site	: ----		
Quote number	: ----		
No. of samples received	: 2		
No. of samples analysed	: 2		

This report is automatically generated by the ALS LIMS (Laboratory Information Management System) through evaluation of Quality Control (QC) results and other QA parameters associated with this submission, and is intended to facilitate rapid data validation by auditors or reviewers. The report highlights any exceptions and outliers to ALS Data Quality Objectives, provides holding time details and exceptions, summarizes QC sample frequencies, and lists applicable methodology references and summaries.

Key

Anonymous: Refers to samples which are not part of this work order, but which formed part of the QC process lot.
CAS Number: Chemical Abstracts Services number is a unique identifier assigned to discrete substances.
DQO: Data Quality Objective.
LOR: Limit of Reporting (detection limit).
RPD: Relative Percent Difference.

Summary of Outliers

Outliers : Quality Control Samples

- No Method Blank value outliers occur.
- No Duplicate outliers occur.
- No Laboratory Control Sample (LCS) outliers occur
- No Matrix Spike outliers occur.
- No Test sample Surrogate recovery outliers exist.

Outliers: Reference Material (RM) Samples

- No Reference Material (RM) Sample outliers occur.

Outliers : Analysis Holding Time Compliance (Breaches)

- No Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

- No Quality Control Sample Frequency Outliers occur.

Analysis Holding Time Compliance

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times, which are selected to meet known provincial and /or federal requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by organizations such as CCME, US EPA, APHA Standard Methods, ASTM, or Environment Canada (where available). Dates and holding times reported below represent the first dates of extraction or analysis. If subsequent tests or dilutions exceeded holding times, qualifiers are added (refer to COA).

If samples are identified below as having been analyzed or extracted outside of recommended holding times, measurement uncertainties may be increased, and this should be taken into consideration when interpreting results.

Where actual sampling date is not provided on the chain of custody, the date of receipt with time at 00:00 is used for calculation purposes.

Where only the sample date without time is provided on the chain of custody, the sampling date at 00:00 is used for calculation purposes.

Matrix: **Water**

Evaluation: × = Holding time exceedance ; ✓ = Within Holding Time

Analyte Group / Container / Client Sample ID(s)	Method	Sampling Date	Extraction / Preparation				Analysis			
			Preparation Date	Holding Times Rec	Holding Times Actual	Eval	Analysis Date	Holding Times Rec	Holding Times Actual	Eval
Anions and Nutrients : Nitrate in Water by IC (Low Level)										
HDPE										
Pond at Exit Road	E235.NO3-L	30-Aug-2021	----	----	----		01-Sep-2021	3 days	2 days	✓
Anions and Nutrients : Nitrate in Water by IC (Low Level)										
HDPE										
Supply Sump	E235.NO3-L	30-Aug-2021	----	----	----		01-Sep-2021	3 days	2 days	✓

Legend & Qualifier Definitions

Rec. HT: ALS recommended hold time (see units).

Quality Control Parameter Frequency Compliance

The following report summarizes the frequency of laboratory QC samples analyzed within the analytical batches (QC lots) in which the submitted samples were processed. The actual frequency should be greater than or equal to the expected frequency.

Matrix: **Water**

Evaluation: × = *QC frequency outside specification*; ✓ = *QC frequency within specification.*

Quality Control Sample Type			Count		Frequency (%)		
Analytical Methods	*Method*	*QC Lot #*	*QC*	*Regular*	*Actual*	*Expected*	*Evaluation*
Laboratory Duplicates (DUP)							
Nitrate in Water by IC (Low Level)	E235.NO3-L	281558	1	11	9.0	5.0	✓
Laboratory Control Samples (LCS)							
Nitrate in Water by IC (Low Level)	E235.NO3-L	281558	1	11	9.0	5.0	✓
Method Blanks (MB)							
Nitrate in Water by IC (Low Level)	E235.NO3-L	281558	1	11	9.0	5.0	✓
Matrix Spikes (MS)							
Nitrate in Water by IC (Low Level)	E235.NO3-L	281558	1	11	9.0	5.0	✓

Methodology References and Summaries

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Reference methods may incorporate modifications to improve performance (indicated by "mod").

Analytical Methods	Method / Lab	Matrix	Method Reference	Method Descriptions
Nitrate in Water by IC (Low Level)	E235.NO3-L Vancouver - Environmental	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

ALS Environmental

QUALITY CONTROL REPORT

Work Order	: **VA21B8572**	Page	: 1 of 3
Client	: Piteau Associates Engineering Ltd.	Laboratory	: Vancouver - Environmental
Contact	: Arnd Burgert	Account Manager	: Brent Mack
Address	: 300 - 788 Copping Street North Vancouver BC Canada V7M 3G6	Address	: 8081 Lougheed Highway Burnaby, British Columbia Canada V5A 1W9
Telephone	: ----	Telephone	: 778-370-3279
Project	: 3793	Date Samples Received	: 30-Aug-2021 12:52
PO	: ----	Date Analysis Commenced	: 01-Sep-2021
C-O-C number	: 20-937345	Issue Date	: 07-Sep-2021 13:27
Sampler	: ----		
Site	: ----		
Quote number	: ----		
No. of samples received	: 2		
No. of samples analysed	: 2		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits
- Reference Material (RM) Report; Recovery and Acceptance Limits
- Method Blank (MB) Report; Recovery and Acceptance Limits
- Laboratory Control Sample (LCS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

Signatories	*Position*	*Laboratory Department*
Cindy Tang	Team Leader - Inorganics	Inorganics, Burnaby, British Columbia

Commercial
Gravel Permits



Fraser Valley Regional District

FVRD Commercial Gravel Permit

13361 Stave Lake Quarry, Area F
What We Heard Report
Public Input Summary | March 2026

INTRODUCTION

Staff launched an invitation for the public to provide input on the Gravel Permit at Stave Lake Quarry through the FVRD Have Your Say webpage. The discussion forum was open for comments from February 6 to March 2, 2026. During this period:

- 136 people visited the Have Your Say project webpage
- 36 people visited the Stave Lake Quarry Comment Forum
- 4 comments were received via the online discussion forum related to the Stave Lake Quarry Permit

Summary

This summary presents the key themes expressed by residents, highlighting shared concerns related to noise control, dust mitigation, drinking water assurance, truck operating hours, blasting activity notifications, etc.

- Blasting Notification Requirements
- Truck Operation and Road Impacts
- Dust Issues
- Noise Issues
- Drinking Water Risks
- Mine Entrance Safety
- Public Community Meeting Request
- Incorrect Answers on FVRD Permit Application Forms
- Historical Spill Incidents and Inadequate Cleanup
- Emergency Response Plan
- Current Operation

Have Your Say Discussion Forum

Comment Period (February 06, 2026 – March 02, 2025)

February 07, 2026	Hi board of directors my name is Ronald Brown and my wife Nicole Leschert we are 25 years now requesting improvements to the entrance to the quarry are house is next door at 13337 stave lake road v2v0a7.If the quarry is allowed to operate we will receive high levels of dust, are home vibrates as the trucks come and go at times 100 tandem trucks at a high rate of speed equipment trucks dropping off machines at 3am along the side of our home. We are asking that the quarry entrance be moved from 15feet parallel to our home and move the entrance 45 feet away from our home with a 16 foot berm starting five feet from our property line. our property value is greatly reduced if we decide to sell. A dwelling requires a setback from a road in order to get a permit to build. Stave Lake Quarries at 13361 stave lake
February 09, 2026	Trucks should not be allowed to operate in rush hour. Most importantly: the operators must pay to upkeep Sylvester, Stave Lake, Farms and Hartley Roads. The potholes, gravel, etc. are excessive. They cause most of the damage and they

	need to fix it.
February 20, 2026	I do not see any category for blasting. I live one km from the quarry. I have a filter for our well water that I change monthly. I see from a teaspoon to a tablespoon of granular iron deposit at the bottom of my filter. I believe that the amount changes depending on if they blast or not. I am now taking photos of this debris every month. I also want to continue to receive a blast notice before blasting if they continue. Noise from the trucks is always an issue.
March 02, 2026	First, I RECCOMMEND and Respectfully REQUEST that FVRD needs to have a public Community meeting locally by sending out postal notice mailouts for such a review of Stave Lake QUARRY about this FVRD Commercial Gravel Operations Bylaw #1181 Permit application. The event would need formal recordings for FVRD to hear more citizens than just us 4 people responding to this "Have your Say". Other neighbours need to know about SLQ'S new permit process! RE SLQ Permit Application: SLQ wants to blast rock out of this mountain hill now to 2065: This violates their Mines permit Q-7-078 TIME FRAME; Page 3 under Mines PERMIT , THEY HAVE OMITTED BC Mines Ministry REFERENCE TO their first Permit G7-123 which has detailed extra documentation attachments REQUIRED FOR SLQ TO MAINTAIN with the Extension & RENEWAL Ministry of Mines permit of Q-7 -078: Page 3 Riparian Areas REGULA TION, THE CORRECT ANSWER SHOLD BE "YES".. A RAVINE: yes, there is a ravine where SLQ PUT THEIR OWN ACCESS road illegally onto the north hill/ravine slope past the SLQ own property line, north & over onto the next door's person's property which seemed to be beside a "waterbody' usually called Marino Creek [see DARD Map of this Creek's correct location] for which was the potable water source back then, piped to their home, for the north property owner. There was vegetation removal on this ravine slope of the quarry road being built; other activities include STILL not having the correct riparian distance not to disturb cutthroat trout[MOE staff biologist confirmed this trout] being in the large pond at the base /front of SLQ roadway access; Page 3 re Contaminated Sites , the correct answer should be yes , we observed on the front quarry road that heavy equipment went upside down spilling contaminants onto the road way, we phoned the "Hazardous hotline" but by the time the team came we saw that workers had covered the spills with clean gravel. A worker from onsite at SLQ told us that many oil equipment spills had happened with no correct cleanup done with Belcharton Creek [see DARD MAP AND DFO map also calling it Wilkinson creek in 1945] at this front base of SLQ. Page 4 -NOISE CONTROL PLAN - OUR COMMUNITY stipulated noise level control, so this is in place per addition to mines permit G7-123 With limits of 55 DECIBELS and for SLQ to always when operating, to have daily monitor recordings of the SLQ work & ROCK LOADED TRUCK SOUNDS and blasting record noise taped FOR EASY REFERENCE OF FACTUAL DATA. Page 4- Dust mitigation- plans were noted for SLQ workers to abide by, but dust from SLQ when operating and crushing rock, travelled in spring, summer, into fall covering our trees, worse yet I'd find "THICK black dust" on our outside deck railings and the outside stair railings. There was no dust control on SLQ roads ever observed by mentor for the few times truckers were on SLQ last year. We and other neighbours requested Min. OF MINES staff to enforce SLQ to do proper dust control but that did not happen. Page 4 - Communication Plan: OUR community rallied with Mines Ministry for SLQ to Email and deliver NOTICES into our mailbox's about SLQ NOTICE OF BLASTING PLANS at least 2 days before the blast. Some blasts have shaken our home, caused cracks in our gyproc walls and ceiling joints, even I have seen the blasts to cause our wood floorings go into sudden wave movements from SLQ blasts! Page 4 - Drinking Water ASSURANCE Plan- Our community liaised with Ministry of Mines and insisted to stop any blasting infiltration to our McConnell Creek Aquifer with SLQ by having Ministry of MINES limit SLQ depth of BLASTING rock from affecting our water /aquifer. But BLASTING HAS SHAKEN OUR GROUND SO BAD THAT SEISMIC DOCUMENTATION WAS DOCUMENTED BY BC SEISMIC SPECIALIST IN PAST years out by Boewen Island area. blasting has caused disturbances to our well potable water that we have to use 2 sets of water filters to remove tiny particles of silt & iron rust. OUR DRILLED WELL IS 151 FOOT DEPTH with this unnatural silt/iron occurrence still happening. PROBLEM OF Nov. 21, 2025 letter to FVRD from Mr. PEREZ, He DID NOT CHECK OFF "REFERENCE TO.....Drinking Water Assurance PLAN".. IN MY VIEW this is of total ignorance for our Aquifer care, not to have documentation for our community aquifer to be safeguarded from SLQ blasting

	effects to our neighbourhood ground. I definitely want SAFE PRESERVATION OF OUR POTABLE AQUIFER GUARANTEED with a 5 MILLON Dollar POSTED BOND by this Quarry GROUP of OWNERS, so now we have no guarantee that our aquifer will not be harmed from SLQ further blasting. Back on Page 2 re "Rock will be crushed and screened to sizes based on demand "-- Our community liaised with Mines Ministry for never a "Grizzly" Screen system to Never be used again at this SLQ SITE DUE TO ITS 'ear piercing' GIRATING and HIGH PITCHED echoing and causing intense stress to us humans with our ear drums and our animals ie horse's, chickens, dogs, sheep, goats etc. page 38 of this same letter: Mr. Perez has made no effort to contact our community for how #6 Noise and #7 about Dust , could possibly be controlled better, when SLQ is located in our RURAL ALR area with neighbours living close by, before SLQ changed this picturesque acreage into a Quarry. Frankly the dust and noise control stipulations he writes of, just still are not proven to work from our past experience of dealing with these constant natural "air borne problems". And again Mr. PEREZ HAS avoided AND NEGLECTED critical issues of our Vital need of a valid 'Drinking water ASSURANCE PLAN' re #8.1, 8.2, 8.3, 8.4, and on P. 39 of 8.5. With Mr. Perez's lack of contacting our community, he, in my opinion is very negligent about our local Community SLQ LONG term DUST, NOISE problems of these current unresolved SAFETY Problems and about OUR AQUIFER POTABLE WATER SAFETY PRESERVATION and Assurance NEEDS FOR OUR own Drinking WATER NEVER TO BE IMPACTED FROM Any SLQ BLASTING DISTURBANCE That I must recommend to the FVRD Developmental Technologist, Aiming Liao not to approve this Permit Application as well as the FVRD DiRECTORS not to approve this permit. I Also respectfully REQUEST FVRD Board of Directors t Page **6** of **6** o DISAPPROVE this Stave Lake Quarry FVRD Commercial Gravel Operations Bylaw #1181 PERMIT Application for the various other Problems/concerns that I of have documented above. Re PAGE 2 Re "Refer to included Mining Development Plan for location of crushing and screening plant ...." TAKE note that as arranged with Mines Ministry in the past by our Community "ALL QUARRY ACTIVITY MUST REMAIN ON THETOP area of THIS QUARRY SITE WHERE IT CURRENTLY is located." The crusher located here when in use still made excessive noise. No safe sound barriers were never placed over top the crusher. Once someone put hay bales around a crusher in the past located near the Creek/pond and likely sparks ignited the hay. Worse yet no fire SLQsafety regime was apparent. They called our Volunteer Fire Volunteers to put this fire out. There is another SLQ problem to note, due to the need for Emergency First Responders needing to try to save a young lady's life with a loader truck that toppled onto herat the top of the crushing area, the Volunteer fire trucks could not go up the steep quarry roads. Other truckers took the volunteers to the scene. It seemed SLQ had no Qualified First AID person hired on site. OIL AND OTHER contamination occurred from this loading rock truck having tipped sideways. ON page 18 of NOISE and Dust Plan for SLQ, Nov. 2125 - --it notes "Air Blast (concussion) shall not exceed 120 Dbl". My comment....If such a worker is dealing with air blast horn of 120 DBL, BC WORKSAFE demands such persons to have ear guards on . The BC WORKSAFE also regulates safety of air blasts horns at 90 decibels for which workers are not required to have ear protection on. It SEEMS THE WRITER of this article DOES NOT KNOW SAFETY REGULATIO NS FOR Quarry workers for these facts not to be written in as well. ---- RE" All blasts shall be scheduled and designed to minimize effects on nearby residences" My opinion from experience- The blasts will never be so called minimized as there always is a the scare that blasted 'fly rock' will happen which I have seen of 'fly rock' land in our neighbour's yards. Blasting 'Fly rock' is exceedingly dangerous to all of us neighbours. ON page 19--- re " The Eastern Pit Rim is not to be excavated until the Quarry is well established below this level." = Someone did not check the additional Mines Ministry liaison with our community that no quarry blasting is NOT TO BE ever DONE on this full EAST SIDE of SLQ since 2002 with MINES Permit G7-123 Amendment. This Ministry Mines permit amendment order came about to stop blasting on the front side of SLQ because with one SLQ scheduled front blast of 2002, this blast sent heaps of fly rock into the SLQ creek /pond and caused the 6 foot height of creek and marshland that had otters living there to isappear on the north neighbours property. ON page 7 of Noise and Dust Control - 4th line down---a correction is that Stave Lake itself is not adjacent to Cascade Regional Park nor has someone not realized its an FVRD Park! ON page 6 of Noise and Dust Control - 5th line down-- a correction.... The SLQ/quarry has not operated year round from 2025 to the present time of March 1, 2026 Only occasional I'd see a quarry truck loaded with large

	boulders driving off site. There has been no blasting at SLQ for the last year. As a side note it seems there is aglitch in this 'system' for me to recheck my wording and spelling. Nothing will let me review anything above. AGAIN I must remind folks that because SLQ is under the Mines Ministry the Mines permits of G7- 123 and Q-7-078 with their Amendments will always still be the criteria of SLQ management. THE ALLOWED MINISTRY of MINING iNSPECTORs, usually qualified Engineers, are the persons whom our community have liaised with to achieve improvements for our community to cope with the various SLQ situations. I don't think FVRD has qualified specialist Geotechnical Engineers on staff currently to deal with the ongoing multi Quarry problem solving, nor I don't think your staff can currently come onto the SLQ site as it still will remain under B.C. Mines Ministry Jurisdiction. I REITERATE again for Aiming Liao, FVRD Developmental Technologist and the FVRD Directors, Please do NOT approve the SLQ's FVRD Commercial Gravel Operations Bylaw no. 1181 permit Application. Many problematic issues of the permit application I have noted above. As you can see there are several issues on the SLQ permit application to FVRD that were not documented on your FVRD form. Worse yet, was that Mr. Perez avoided to write on the FVRD PERMIT application not to include the Mines permit #G7-123 with all of its Amendments that currently applies to the SLQ. His avoidance to acknowledge that our McConnell Creek Aquifer is our vital source of 'Drinking Water needing an Assurance Plan' shows that this permit application lacks integrity so that it must be disapproved totally.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-23

From: Aiming Liao, Development Technologist **File No.** 4530-20 2026-03

Subject: Commercial Gravel Operation Permit 2026-03 for 10200 Sylvester Road, Area F

Reviewed by: Katelyn Hipwell, Manager of Planning;
Graham Daneluz, Director of Planning and Development | Emergency Management.
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board Issue Commercial Gravel Operation Permit 2026-03 as drafted.

FOR INFORMATION:

Appendix A: FVRD Commercial Gravel Operation Permit 2026-03

Appendix B: FVRD Soil Removal Permit SRP 2007-01 (10 years)

Appendix C: Staff Report for FVRD Soil Removal Permit 2007-01

Appendix D: British Columbia Ministry of Mining and Critical Minerals Permit G-7-14

Appendix E: Five-year Mine Development Plan

Appendix F: What We Heard Report

BACKGROUND

The Sylvester Road Quarry is an existing aggregate extraction and processing operation located at 10200 Sylvester Road in Electoral Area F, approximately 13 km northeast of Mission, BC. Scorey Creek traverses the mine site in a northeast to southwest direction. The nearest major waterbody is Hatzic Lake, located approximately 1 km to the southwest of the mine.

The subject quarry, which is owned by Braelynn Enterprises Ltd., was approved for operation under a Mines Act Permit (Q-7-14) issued by the Ministry of Energy and Mines (MEM) on September 15, 1986. The proposed expansion property (approx. 20 acres) was amended by the MEM on July 3, 2007. The Fraser Valley Regional District (FVRD) Board issued a Soil Removal Permit (SRP 2007-01) to Ekset Contracting Ltd. on January 27, 2009, for the operation of the existing rock quarry, including the

northern parcel (Lot 1) with PID: 005-429-552. SRP 2007-01 was issued under *Soil Removal and Deposit Bylaw No. 0729* (*Bylaw No. 0729*). However, *Bylaw No. 0729* was repealed and replaced by *Bylaw No. 1181* in 2016 and pursuant to Section 9 of *Bylaw No. 1181*, existing permits issued by the Regional District prior to adoption of *Bylaw No. 1181* are deemed to be permits and all conditions of those permits shall continue to apply until expiry, cancellation or other termination of those permits. Therefore, SRP 2007-01 was valid for a period of ten years, expiring on January 30, 2019.

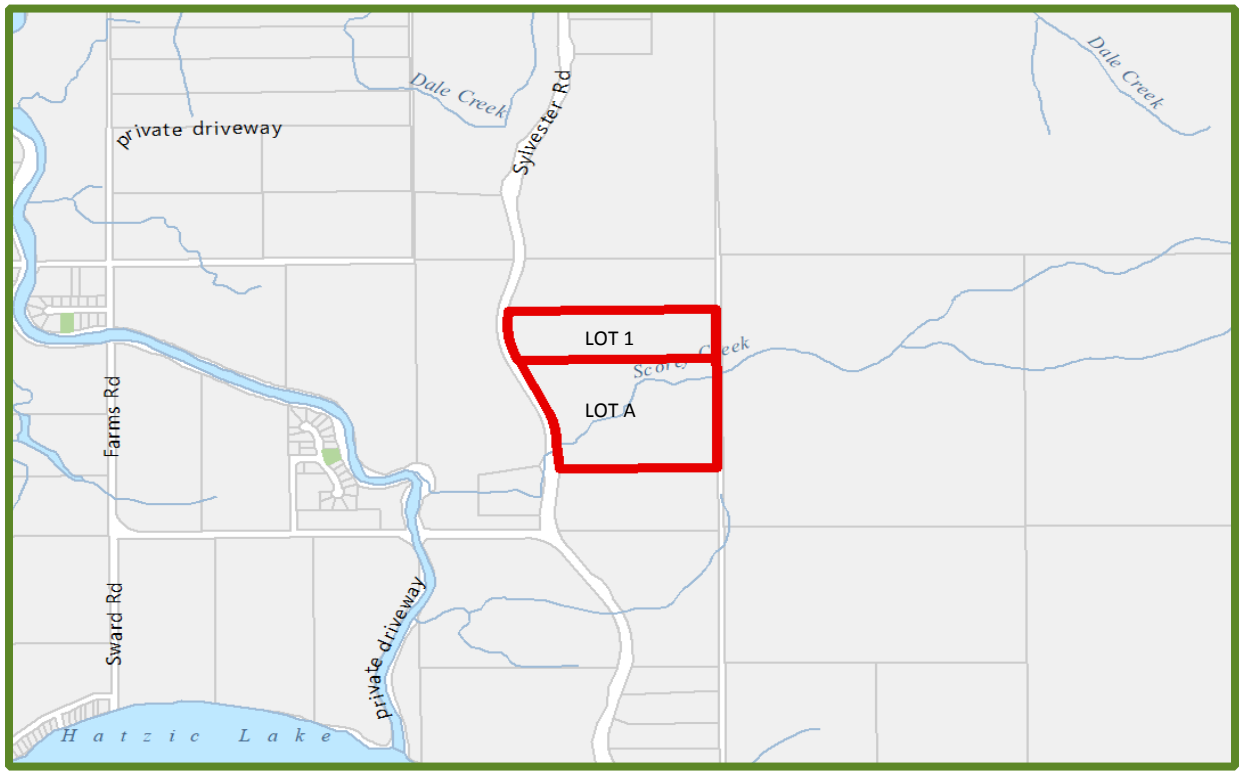
The applicant submitted a renewal application of SRP 2007-01 to extract the remaining aggregates, approximately 2,061,000 m^3 over a 26-year period, with an average annual volume extraction of about 80,000 m^3. The operation will continue to supply a good quality of aggregates and riprap to serve the local construction markets. Upon completion of the mining, the reclamation plan will be consistent with adjacent land use in the area, specifically, the end land use for this property is proposed to be residential and forestry. However, no reclamation activities have been performed up to date, and none are expected in the next five years.

Sections 74 to 77 of *Bylaw No. 1181* allows permit holders in good standing to apply for a renewal of an existing permit for a term of up to five years, which can be considered and issued by the Chief Administrative Officer. In this case, the previous permit is expired and no longer considered in good standing. Therefore, a new permit application is required to be considered by the FVRD Board.

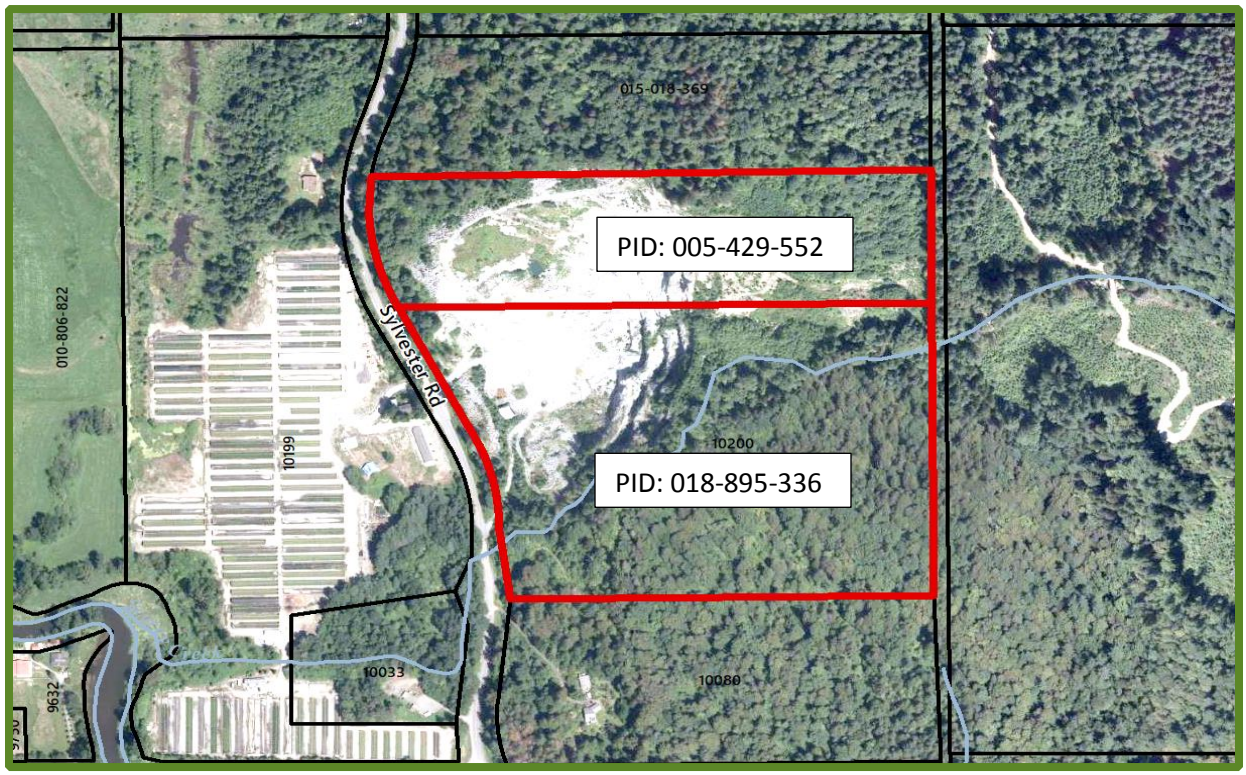
PROPERTY DETAILS			
Electoral Area	F		
Address	10200 Sylvester Road, Mission, BC, V2V 0B8		
PID	018-895-336 & 005-429-552		
Folio	775.02198.000 & 775.02198.100		
Property Size	Approx. 56.5 acres total (22.87 ha)		
Owner	Braelynn Enterprises Ltd.	**Agent**	1) Ronnie Franklin, Fraser Valley Aggregates Ltd. 2) Derek Holmes, Holmes Mining Consultants Ltd.
Current Zoning	Rural 4 (R-4)		
Current OCP	**Limited Use (LU)**		
Current Use	Commercial Gravel Operation		
Development Permit Areas	Geological Hazard Development Permit Area 1-F Riparian Areas Development Permit Area 2-F		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 4 (R-4); vacant, forest
East	>	Rural 4 (R-4); crown land, forest
West	<	Agricultural 4 (AG-4); residential
South	v	Agricultural 4 (AG-4); Rural 4 (R-4); residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The subject property has been authorized by the Ministry of Mines for commercial gravel operations under Mines Act permit (Q-7-14) since September 15, 1986. The permit was amended by MEM on July 3, 2007, to allow the quarry to expand onto the adjacent parcel to the north. As part of that expansion, the applicant applied to the Fraser Valley Regional District (FVRD) for a soil removal permit. The mine subsequently operated under FVRD Soil Removal Permit (SRP 2007-01) from 2009 until its expiry in 2019.

Five-year Mine Development Plan (2026-2031)

The mine plan for the five-year period from 2026-2031 stipulates that mining will be in the eastern portion of the quarry, shown in the orange polygon in the 5-year mine development plan, attached as Appendix E, involves advancing the existing 10m × 10m bench system from the current quarry floor, which will be excavated from approximately 30 m to 25 m in elevation. This excavation will create a lower gradient from Sylvester Road (at 20-25 m elevation) and provide the access to the quarry floor through the existing entrance. Mining will proceed to maximize the remaining resource, developing benches downward from 150 m elevation at the east property boundary to the floor at 25m.

FVRD Field Review and Compliance

Pursuant to G-7-14, the annual maximum production volume will be a total of 80,000 m^3. The FVRD record indicates that annual aggregate removal volume exceeded this threshold in 2020, 2021, 2024 and 2025. The operator also consistently submitted annual third-party reporting such as annual aggregate volume statement and removal fees in the past five years as follows.

Annual Volume Reports and Fees		
Year	Volume (cubic metres)	Fee
2025	112,660.40	$ 22,532.08
2024	111,217.62	$ 22,243.52
2023	32,020.07	$ 6,404.00
2022	39,802.86	$ 7,961.00
2021	86,608.98	$ 17,321.80
2020	99,688.32	$ 19,937.66

Table 1. Annual Aggregate Removal Volume Reports and Fee of 10200 Sylvester Road, Area F

FVRD Commercial Gravel Operations Bylaw

FVRD regulates commercial gravel operations through *Bylaw No. 1181*, which addresses matters within the Regional District's authority, including noise and dust impacts, drinking water assurance, reporting requirements, compliance monitoring, and community communication. Matters related to mine operations and highway access are regulated by provincial *Ministry of Mines and Critical Minerals (MMCM)* under the Mines Act Permit (Q-7-14) and *Ministry of Transportation and Transit (MOTT)*, respectively.

Official Community Plan (OCP) and Zoning

The subject quarry is designated as Limited Use (LU) in the OCP for the portions of Electoral Area F. The primary intent of the LU designation is to restrict development in environmentally sensitive areas, areas subject to geological and flooding hazards and with limited or poor road access, and areas isolated from community service and development.

Pursuant to OCP Use Policy 5.5.7, permitted use within LU designation include agriculture, conservation, film production facility, low density commercial recreation, park and park reserve, public, single family residential, and associated rural residential uses. As such, aggregate extraction is not consistent within LU designation.

The subject quarry is zoned as Rural 4 (R-4) in the *Zoning Bylaw No. 1638, 2021*. Pursuant to s. 7.4.1, permitted uses include resource extraction, residential, and farm. Therefore, the gravel mine operation is consistent with permitted uses in the R-4 zone. Additionally, all buildings are located away from the property lines and exceed the minimum setback requirements established under s. 7.4.3 of the *Zoning Bylaw No. 1638*. The regulation of resource extraction uses in a zoning bylaw is likely to be ultra vires, or beyond the powers of a zoning bylaw[1]. However, aspects of extraction may be regulated by *Bylaw No. 1181.*

Development Permit Area (DPA)

The subject quarry is located within Geological Hazard Development Permit Area (1-F) and Riparian Areas Development Permit Area (2-F). While gravel extraction is categorized as land alteration, no development permit is required for the mining activity because the province has exclusive jurisdiction over the regulation of quarries or mines and their related site reclamation activities[1]. Requiring a development permit for mining activities is ultra vires.

Community Impacts.

FVRD Commercial Gravel Operations Bylaw No. 1181 is primarily aimed at managing the impacts of gravel operations on surrounding properties. Sylvester Rd Quarry is in a rural area on a 22.87 ha parcel of land with crown land to the north and east, and small rural residential areas to the south and west along Sylvester Rd.

Bylaw No. 1181 defines Community Area where gravel operations may have a significant impact on surrounding land uses. Sylvester Rd Quarry is located within a *Community Area* under *Bylaw No. 1181*. Therefore, the applicant is required to provide a noise control and dust mitigation plan, as well as a communication plan, addressing how the permit holder will communicate with the surrounding community.

[1] O.K. Industries Ltd. V District of Highlands, 2021 BCSC 81

1. Noise Control Plan

Pursuant to s. 25(a) of *Bylaw No. 1181*, the applicant has submitted a detailed Noise Control Plan prepared by a qualified professional. This plan identifies key noise sources, including mobile equipment, loading, crushing, screening, hauling, excavation, blasting, and drilling. It also outlines a multi-faceted mitigation strategy to ensure operation in compliance with the FVRD bylaw's requirements. This includes natural controls such as utilizing topographical features and vegetative buffers for sound dampening, and operational controls such as enforcing low speed limits, securing truck tailgates, using non-audible backup alarms, and a commitment to ongoing noise monitoring. The coordinating professional for the application confirms that the implementation of this noise control plan will minimize the noise impacts and meet the requirements of *Bylaw No. 1181* and the guidelines set forth by *Aggregate Operators Best Management Practices Handbook for British Columbia* (April 2022).

2. Dust Mitigation Plan

Pursuant to s. 25(b) of *Bylaw No. 1181*, the applicant provided a Dust Control Plan developed by a qualified professional. This plan identifies the primary dust sources including haul roads, stockpile areas, aggregate processing, and weather, and outlines the control strategy to achieve compliance with the specific limits for dust fall (i.e., <1.7 mg/(dm^2)-d) and total suspended particulate matter (i.e., <120 µg/m^3). Key measures include best operational practices such as road spraying, minimizing drop heights, regular road maintenance and dust suppressant spray. Annual dust monitoring is also committed to by the mine operator to ensure that the dust levels comply with the requirements of *Bylaw No. 1181*.

3. Communications Plan

Pursuant to s. 24(d), a communications plan addresses how the permit holder proposes to communicate with the surrounding community both before and during the operations. The applicant has submitted a formal communication plan to address the community engagement through three primary channels.

- First, it is to install and maintain all required signage in accordance with *Bylaw No. 1181* and Mines Act Permit (G-7-078), including a publicly visible sign briefing the application and providing the contact information of a designated person.
- Second, it is to outline the protocols for proactive notifications to the nearby residents regarding the relevant activities, such as blasting.
- Finally, it establishes a process for responding to public inquiries and concerns, ensuring an open and transparent line of communication. This entails setting up clear point of contact for the public, assigning staff to monitor and respond to questions, outlining expected response timelines, and maintaining a record of inquiries to ensure issues are addressed promptly.

FVRD Commercial Gravel Operations Permit Status

SRP 2007-01 was not renewed prior to its expiry and the site is therefore not currently in good standing with the FVRD. Approval of the Commercial Gravel Operations Permit would bring the operation back into compliance with FVRD regulatory requirements. The new permit would include conditions requiring ongoing monitoring of noise and dust emissions to confirm that operations remain within the thresholds established by the *Bylaw No. 1181* as well as the submission of annual compliance reports. Upon issuance of a new commercial gravel permit, the FVRD will continue to collect applicable annual fees that support FVRD bylaw administration and compliance enforcement.

FVRD Gravel Permit- Public Input

FVRD invited the public to provide input on the Gravel Permit at Sylvester Road Quarry through the FVRD Have Your Say webpage. The discussion forum was open for comments from February 6 to March 2, 2026. During this period:

- 136 people visited the Have Your Say project webpage
- 24 people visited the Sylvester Road Quarry Comment Forum
- 1 comment was received via the online discussion forum related to the Sylvester Rd Quarry Permit

The comments submitted in the discussion forum are compiled in the *What We Heard Report* (Appendix F). To better support the Board's decision-making, staff summarized the primary issues raised together with the regulatory authorities and proposed or implemented action in the *Table* 2. All concerns raised fall outside the FVRD's jurisdiction to regulate. Where issues pertain to another agency or provincial ministry, FVRD staff can forward concerns for consideration.

Issue Raised	Regulatory Authority	Proposed/Implemented Action
Truck Operating Hours	MOTT	The request will be submitted to MOTT and Mine Operator for review and response
Roads Maintenance Fees	MOTT	The concern will be communicated to MOTT and Mine Operator for review and appropriate action

Table 2. Summary of Public Input for the FVRD Gravel Permit of 10200 Sylvester Rd Quarry, Area F

COST

FVRD has received the mine application fee per *Commercial Gravel Operations Bylaw No. 1181*.

CONCLUSION

Braelyn Enterprises Ltd. has demonstrated a history of cooperation with FVRD staff and has provided the information required under *Bylaw No. 1181*. Required fees and annual reporting have been

submitted upon request. Staff confirm that no complaints or mine plan compliance issues have been recorded within the past ten years. Approval of the gravel permit under *Bylaw No. 1181* would re-establish regulatory oversight by the FVRD and manage potential noise and dust impacts associated with ongoing mining activities. The Board may issue a permit under the *Bylaw No. 1181* for a period of not more than five years.

Staff recommend approval of Commercial Gravel Permit (CGP 2026-03) for a period of five years.

FRASER VALLEY REGIONAL DISTRICT

COMMERCIAL GRAVEL OPERATION PERMIT

Permit No.:	**2026-03**
Folio:	775.02198.000 & 775.02198.100
Permit Holder:	Braelynn Enterprises Ltd. and Fraser Valley Aggregates Ltd.
Address:	3077 188th Street Surrey BC V3Z 9V5
Applicant:	Ronnie Franklin
Permit Area:	10200 Sylvester Road, Electoral Area F

The lands affected by this permit are shown on Schedule A – Permit Area, attached hereto and which forms an integral part of this permit. The lands are legally described as:

LOT A SECTION 1 TOWNSHIP 18 LMP18344 PID: 018-895-336

LOT 1 SECTION 1 TOWNSHIP 18 NWP 55998 PID: 005-429-552

LIST OF ATTACHMENTS

The following schedules are attached hereto and form part of this permit:

Schedule "A"	Permit Area
Schedule "B"	Mine Plan
Schedule "C"	Communication Plan
Schedule "D"	Noise and Dust Control Plan

AUTHORITY

This Commercial Gravel Operation Permit is issued under *FVRD Commercial Gravel Operations Bylaw No. 1181, 2014* ("Bylaw No. 1181") which was approved by the Minister of Energy & Mines on September 16, 2016, and adopted by the Fraser Valley Regional District Board on September 21, 2016.

TERMS AND CONDITIONS

1. No person shall cause or permit the removal or processing of aggregate except in accordance with this permit and with *FVRD Commercial Gravel Operations Bylaw No. 1181*.

2. All gravel removal or processing activities shall be in accordance with the descriptions, plans, reports and specifications submitted by the applicant in support of the permit application.

3. All gravel removal and processing activities shall occur within the areas shown on the Permit Area attached to this permit as Schedule "A".

4. Communications with area residents and others shall, at a minimum, accord with the Communications Plan attached to this permit as Schedule "C".

5. The permit holder must comply with *Bylaw No. 1181* and all other bylaws of the Regional District, the Mines Act, Local Government Act, and the Community Charter related to aggregate removal and processing.

6. The permit holder must obtain and keep in force all other permits, approvals, consents and permissions required under any statute, regulation, order, enactment or contract related to the aggregate removal or processing.

7. Aggregate operations should follow the best practices outlined in the Environmental Objectives and Best Management Practices for Aggregate Extraction and Aggregate Operations Best Management Practices Handbook for British Columbia (or as updated).

Term of Permit

8. The term of this permit will be five (5) years from the date of issuance. This permit will expire on April 23, 2031.

Days of Operations

9. Hours of work for the mine shall be restricted to 7:00 a.m. to 6:00 p.m. Monday through Friday. Saturday operations loading from product stockpile. No work shall take place on Sundays or Statutory Holidays. RE: NOW February 22, 2007.

    a. Nothing in the condition limits the operator from carrying out such work as may be necessary to save life, relieve human suffering, or to mitigate and environmental emergency, outside of the restricted hours of work.

    b. Should an authority having jurisdiction declare an emergency, such that product from this quarry is required, any hours of work restrictions will not apply for the duration of the emergency. RE: Mines Act Permit (Q-7-14) January 30, 2014.

Hazards

10. No person shall cause or permit aggregate removal activities to create a danger to the land or other lands from flooding, mud flow, debris flow, debris torrent, erosion, land slip, rock falls, subsidence or avalanche.

11. No person shall cause or permit aggregate removal activities to occur within 30 meters of the natural boundary of any stream or wetland.

Noise

12. In the Community Areas, between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty

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(60) dBA L_{eq} (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

13. In the Community Areas, between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday, and on Sundays and Statutory holidays, no person shall cause or permit noise related to aggregate removal or processing to exceed fifty (50) dBA L_{eq} (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

14. Aggregate removal or processing activities shall be undertaken in accordance with the Noise Control Plan included and forming an integral part of this permit as Schedule "D".

Dust

15. No person may cause or permit dust associated with aggregate removal or processing to escape from the permit area so as to constitute a nuisance on any other lands.

16. No person may cause or permit dust associated with aggregate removal or processing to result in:

    a. Dustfall over an average period of two (2) weeks in excess of 1.7 mg/(dm2-d), or

    b. Total Suspended Particulate Matter over an average period of twenty-four (24) hours more than 120 µg/m3,

    on any other lands

17. Aggregate removal or processing activities shall be undertaken in accordance with the Dust Control Plan included and forming an integral part of this permit as Schedule "D".

Drinking Water

18. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing, to obstruct, or impede the flow of any drinking water source.

19. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing to contaminate a drinking water source.

Screening

20. Aggregate removal or processing activities must be screened by providing landscaping, vegetated berms, fences, or other structures or measures so as to avoid an unreasonable detrimental visual impact on adjacent lands where residential, recreational, resort or commercial uses exist or are permitted, and to minimize visual impacts to the surrounding area.

Monitoring and Reporting

21. The permit holder shall, on or before February 28 of each calendar year, provide a report or reports to the Chief Administrative Officer in the form prescribed in Schedule B-3 of *Bylaw No.*

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1181 (as applicable) and signed and sealed by the coordinating professional or, as applicable, the registered professional:

a. Confirming that the aggregate removal and processing is in substantial compliance with the descriptions, plans, and specifications submitted by the permit holder in support of the permit application, all permit conditions and the requirements of *Bylaw No. 1181*, or identifying and describing any areas of non-compliance with recommendations to bring operations into compliance.

b. Including a report summarizing the methods and results of noise and dust emissions monitoring conducted not less than annually in accordance with a plan prepared by a qualified registered professional.

22. The permit holder shall submit to the Chief Administrative Officer, on the prescribed form, an aggregate removal volume report annually for the period January 1 to December 31 by February 28 of the following calendar year. The permit holder must ensure that the volume report accurately states the volume of aggregate removed from the permit area in cubic meters and must be certified as correct by the coordinating professional to the best of his or her knowledge.

Coordinating Professional

23. A Coordinating Professional must be retained by the permit holder throughout the period of the permit. The Coordinating Professional shall keep a record of all field reviews and of any corrective action taken and shall make the record available to FVRD upon request.

Fees

24. At the time of the filing of Annual Aggregate Removal Volume Report, the permit holder shall pay to the Regional District fees for each cubic meter of aggregate removed from the permit area in the amount of $0.20 per cubic meter of aggregate removed within Community Area.

PERMIT ISSUANCE

AUTHORIZING RESOLUTION PASSED BY THE FRASER VALLEY REGIONAL DISTRICT BOARD ON THE 23rd DAY OF APRIL2026.

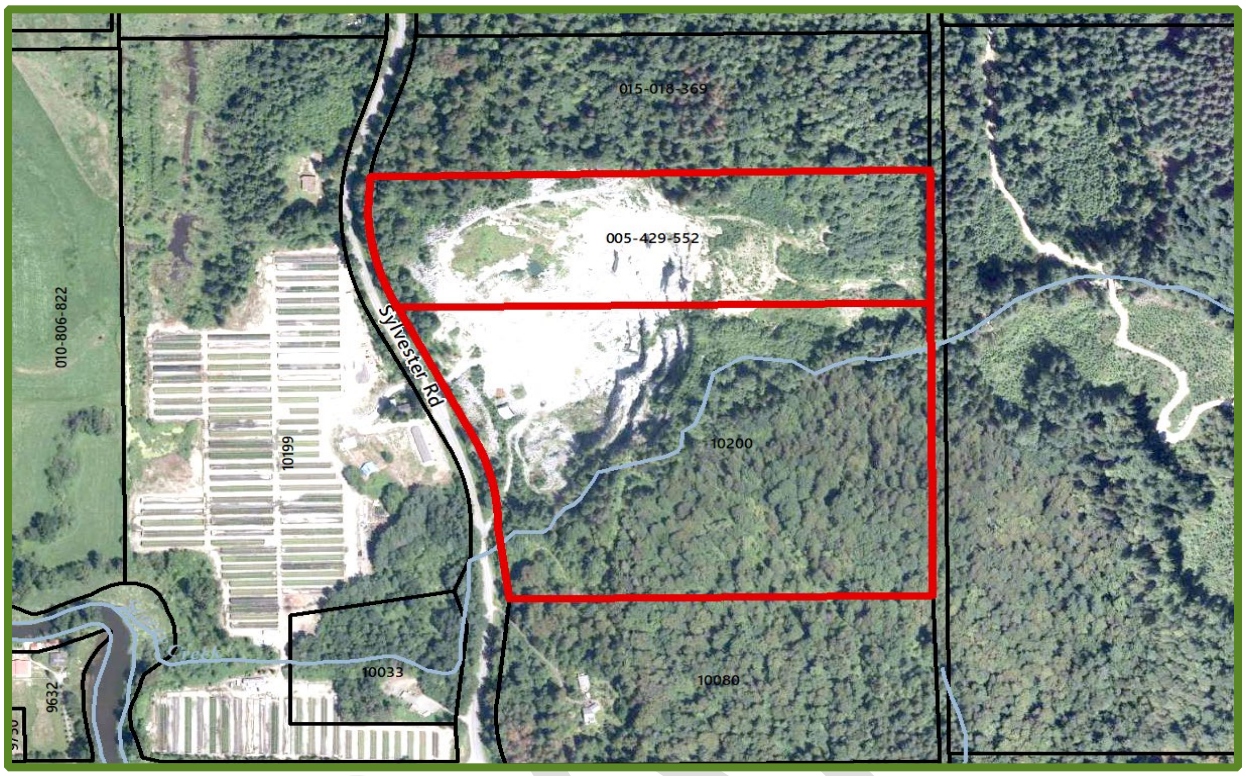
PERMIT 2026-03 IS DEEMED TO BE ISSUED ON THE 23rd DAY OF APRIL 2026.

PERMIT 2026-03 EXPIRES ON THE 23rd DAY OF APRIL 2031.

The Board of Fraser Valley Regional District

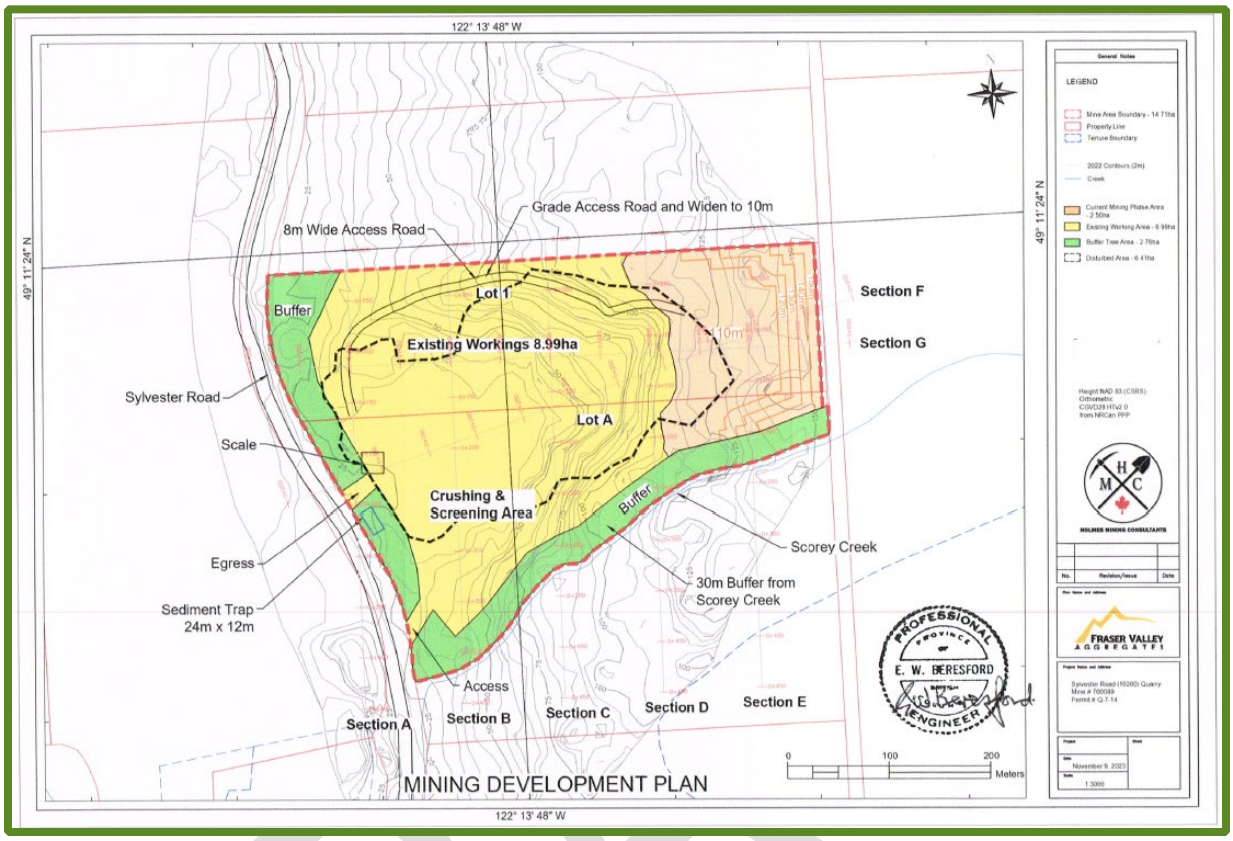
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SCHEDULE "A" – Permit Area



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SCHEDULE "B" – Mine Plan



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SCHEDULE "C" – Communications Plans



Communications Plan

Sylvester Road Quarry

Permit # Q-7-014
Mine # 0700089

NOVEMBER 26, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, BC
V3G 3C1

HOLMES MINING CONSULTANTS

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1.0 Introduction and Purpose

Property Owner, Braelynn Enterprises Ltd., and Site Operator, Fraser Valley Aggregates Ltd., are committed to maintaining open and constructive communication with nearby residences and the broader community. This Communications Plan, included as part of the FVRD Commercial Gravel Operations Permit (the "FVRD Permit") application, outlines the proactive measures the quarry operation takes to keep the community informed, address questions, and ensure that any concerns are handled promptly and respectfully.

This Communications Plan has been prepared by Holmes Mining Consultants Ltd. (HMC), on behalf of Fraser Valley Aggregates Ltd., and is in alignment with the Fraser Valley Regional District (FVRD) Bylaw No. 1181, 2014 (the "Bylaw"), which sets out expectations for community engagement.

2.0 Overview of Operation

Sylvester Road Quarry is a typical, medium-sized quarry that uses drilling and blasting to produce rock that can be crushed and sized according to market demands. Rip-rap is also produced at the quarry by picking oversized rock and shipping it directly to customers without any processing (crushing and screening). Typical operations in undisturbed areas of the quarry include clearing trees, grubbing then stripping topsoil and overburden to reveal the underlying bedrock. Exposed rock is drilled and blasted, crushed, screened and stockpiled for sale to customers. Aggregate transport trucks enter and exit the site via Sylvester Road.

3.0 Designated Emergency and Community Contact Person

Name: Drew Bailey
Company: Fraser Valley Aggregates Ltd.
Role: Mine Manager
Phone No.: 778-240-7757 (Cell)
Email Address: dbailey@fvagg.com

This individual is authorized to respond to enquiries and concerns from residents and is responsible for ensuring communication-related permit conditions or FVRD requirements are met.

4.0 Communication Methods with the Surrounding Community

4.1 Signage

The Site Operator will maintain and install signage in accordance with the Mines Act Permit and Bylaw, including the following:

Mines Act Permit

- All site access will be secured with locking gates, where practical, and signage provided indicating the mine name, Site Operator's name and emergency contact number as well as all necessary safety advisories.

Bylaw

- Sign posted at least 14 days prior to the FVRD Board's consideration of the FVRD Permit and removed within 48 hours after issuance or refusal of the FVRD Permit.
- Sign is clearly visible from Sylvester Road.
- Ensuring signage includes the name of the applicant, nature of application, plan of the FVRD Permit area and property, name and telephone number of

the Designated Community Contact Person, FVRD Permit application file number, and name and telephone number of the FVRD.

4.2 Notifications to Local Residents

The Site Operator will notify nearby residents in accordance with the requirements of the FVRD Permit and the Mines Act Permit. Notifications may be issued for:

- Blasting activities: Residents will be informed in advance of planned blasting, as required by permits.
- Noise, dust, or other environmental concerns: Residents will be informed in the event of a permit non-compliance or other conditions that trigger notification under the permits. Refer to the Noise and Dust Control Plan, included with the FVRD Permit application, for specific details.
- Unusual operational activities: Such as unusual equipment mobilization, changes in haul routes, or extended work hours (if permitted by FVRD), if the permits require notification.

4.3 Responding to Enquiries and Concerns

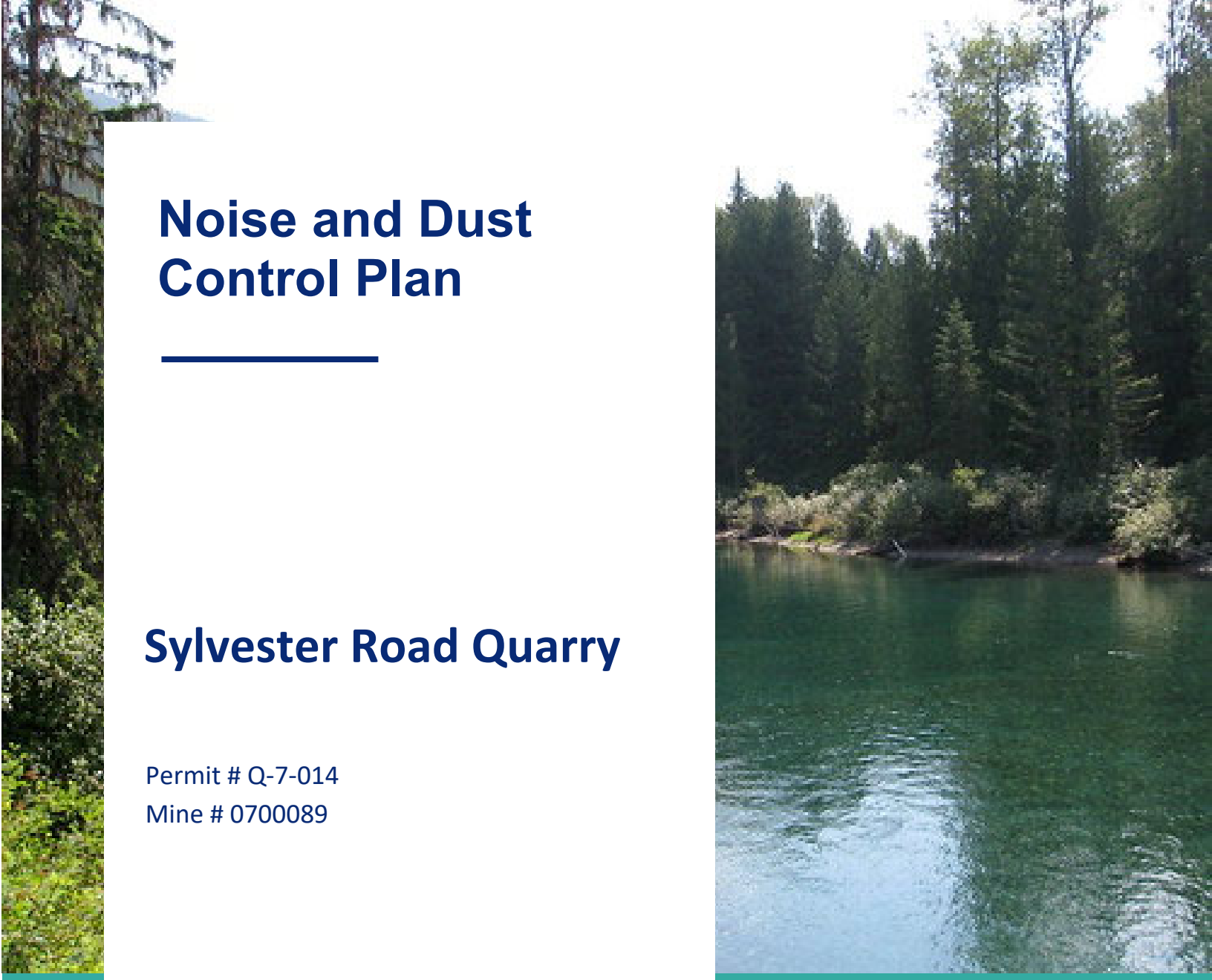
The Site Operator will follow an open and transparent practice for public communication.

For any issues subject to Mines Act Permit conditions, the Site Operator will follow the specific investigation, monitoring, and reporting procedures set out in the permit.

5.0 Compliance with Mines Act Permit

In addition to Bylaw requirements, the Site Operator is fully committed to meeting all communication obligations outlined in its Mines Act permit.

SCHEDULE "D" – Noise and Dust Control Plans



Noise and Dust Control Plan

Sylvester Road Quarry

Permit # Q-7-014
Mine # 0700089

NOVEMBER 21, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, BC
V3G 3C1

HOLMES MINING CONSULTANTS

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1.0 Introduction

1.1 Purpose and objectives

The purpose of the Sylvester Road Quarry Noise and Dust Control Plan is to identify, implement and monitor the application of Best Management Practices (BMPs) to help reduce the fugitive and small particle dust related to the industrial activities at Sylvester Road Quarry near Mission, B.C. and the potential impacts on the neighboring residential areas and waterbodies. Monitoring the air quality will be the onus of the proponent; however, the BMPs will be monitored by the appropriate agencies through inspections, such as but not limited to the Ministry of Mining and Critical Minerals (MMCM) - Mines Act Permit, Ministry of Transportation & Infrastructure (MoTI) - Road Use Permit, Ministry of Forest, Lands and Natural Resources & Rural Development (FLNRORD) - Land Tenure.

This Noise and Dust Control Plan includes activity- and site-specific dust control criteria and dust suppression procedures that have been reviewed and agreed to by all parties. BMPs will be implemented throughout the industrial operations on an as-needed basis. This depends on the activity and the agency oversight.

2.0 Background

2.1 Site Ownership and Physical Location

The Sylvester Road Quarry is an existing aggregate extraction and processing operation located at 10200 Sylvester Road, about 13km northeast of Mission, BC. The property, which is owned by Braelynn Enterprises Ltd. and operated by Fraser Valley Aggregates Ltd., is approved for a quarry operation under the Mines Act with the Ministry of Mining and Critical Minerals (MMCM) permit Q-7-14, Mine Number: 0700089. The quarry was first permitted in July 1986 and has been in continual operations since then.

The property, which reaches a peak elevation of 157m ASL on the east side, is a steep outcrop, surrounded by similar terrain, that descends toward Sylvester Road at 14m ASL. There are no wetlands, ephemeral or permanent creeks or streams that exist within the Mine Area Boundary. The property does not overlap with lands designated under the Agricultural Land Reserve (ALR). Operational considerations will be developed along with physical structures to prevent fugitive dust and noise from operations adversely affecting the surrounding rural area and environment.

Mine Name: Sylvester Road Quarry
Type of Operation: Aggregate Extraction

Property Location:

From Mission Memorial Hospital located at the intersection of Hurd Street and Scott Ave in Mission, BC, travel south on Hurd Street for 450m and turn left onto Lougheed Hwy / BC-7 E. Follow Lougheed Hwy / BC-7 for 2km and then continue on N Railway Ave for 1.4km before merging onto BC-7 E. After merging, follow BC-7 E for 5.9km and then turn onto Sylvester Road. After 4km, the site entrance will be on the right.

Legal Description:

LOT A, PLAN LMP18344, SECTION 1, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT
PID: 018-895-336

LOT 1, PLAN NWP55998, PART NE1/4, SECTION 1, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT
PID: 005-429-552

Site Map Location: Lat: 49.188900 Long: -122.229800

Mine Manager: Drew Bailey
Email Address: dbailey@fvagg.com
Contact Phone #: 778-240-7757 (Cell)
# of Employees on site: 4 to 10

2.2 Description of Operations

The Sylvester Road Quarry is an existing aggregate extraction and processing operation located at 10200 Sylvester Road, about 13km northeast of Mission, BC. The property, which is owned by Braelynn Enterprises Ltd. and operated by Fraser Valley Aggregates Ltd., is approved for a quarry operation under the Mines Act with the Ministry of Mining and Critical Minerals (MMCM) permit Q-7-14, Mine Number: 0700089. The quarry was first permitted in July 1986 and has been in continual operations since then.

Activities on site consist of drilling, blasting, excavation, crushing, screening, grading and stockpiling of materials. The quarry will continue to be developed with 10m x 10m benches. Conventional drilling and blasting will be conducted, as per the existing Mines Act Permit. Final reclamation of the quarry will take place as final grades, setbacks and slopes are achieved, followed by planting of native seedlings, as required, to enable future Forestry or Residential land uses.

The quarry is operated year-round, 5-6 days per week, to supply aggregates to the local construction market and rip-rap for river bank protection. At an annual extraction rate of 210,000 tonnes (80,000 m3), the quarry has an operational life of 26 years based on estimated reserves of 5,410,125 tonnes (2,061,000 m3).

2.3 Environmental Considerations

The development is not expected to have any environmental and/or socio-community impacts given its relatively small size and location. The project is not anticipated to have any effluent discharge, and it will be developed in an environmentally sensitive manner by implementing BMPs in order to either

eliminate or minimize any environmental impacts that might occur from the operational areas.

a. Land Considerations

The Project is within the Fraser Valley Regional District in Electoral Area F. The Official Community Plan Bylaw No. 0999, 2010 Hatzic Valley, Electoral Area F (OCP) governs the area and designates the property as 'Limited Use'. In addition to the OCP, the Fraser Valley Regional District Regional Zoning Bylaw No. 1638, 2021 governs the lands and designates the property as Rural 4 (R-4). Resource Extraction is one of the principal uses assigned to the R-4 designation.

Sylvester Road Quarry lies in the Hatzic Valley, in the lower Fraser River drainage area, on the southwestern mainland of BC. These lands were almost completely covered by glacial ice at the height of the Fraser Glacial Period, leaving large amounts of glacial till in the mountain valleys of the southern Coast Mountains. Rock in the area is part of the Middle Jurassic - granodioritic assemblage (MJg), consisting of intrusive rocks described as weakly to well foliated quartz diorite, minor granodiorite; minor orthogneiss. These rocks are primarily medium-grained. There are no concerns with acid rock drainage or metal leaching (ARD/ML) based on historical testing. The Stratigraphic Unit is MLJqd.

According to the BC Soil Information Finder Tool site is home to two different soil types – BUNTZEN (70%) and STEELHEAD (30%). BUNTZEN soil, classified as Duric Ferro-Humic Podzol, is primarily composed of mineral particles, with parent materials designated as Eolian for the uppermost and Till (Morainal) for below that. Water is removed from the soil somewhat slowly in relation to supply. Excess water is removed somewhat slowly due to low perviousness, shallow water table, lack of gradient, or some combination of these. Soils have intermediate to high water storage capacity (5-6 cm) within the control section and are usually medium to fined textured. Precipitation is the dominant water source in medium to fine textured soils; precipitation and significant additions by subsurface flow are necessary in coarse textured soils. STEELHEAD soil, classified

as Duric Ferro-Humic Podzol, is primarily composed of mineral particles, with parent materials designated as Till (Morainal). Water is removed from the soil sufficiently slowly in relation to supply, to keep the soil wet for a significant part of the growing season. Excess water moves slowly downward if precipitation is the major supply. If subsurface water or groundwater, or both, is the main source, the flow rate may vary but the soil remains wet for a significant part of the growing season. Precipitation is the main source if available water storage capacity is high; contribution by subsurface flow or groundwater flow, or both, increases as available water storage capacity decreases. Soils have a wide range in available water supply, texture, and depth, and are gleyed phases of well drained subgroups.

The property, which reaches a peak elevation of 157m ASL on the east side, is a steep outcrop, surrounded by similar terrain, that descends toward Sylvester Road at 14m ASL. Based on the mining area and surrounding land contours, run-off water will generally disperse within the quarry and/or the established vegetated areas. There are no wetlands, ephemeral or permanent creeks or streams that exist within the Mine Area Boundary. Scorey Creek runs east to west on the property, however, it exists south of the Mine Area Boundary with a 30m vegetated buffer between it and planned mining area. Hatzic Lake is the closest waterbody, and it is over 1km away.

The end land use for this site will be *Residential or Forestry* and that the reclamation plan will be consistent with adjacent land uses in the area. The objectives of the reclamation plan will be to create a physically stable environment and to ensure that there are no impacts to aquatic and/or terrestrial resources from the mining activities. These objectives would be consistent with the requirements of the HSRC. After closure, the site will be left in a safe and secure manner for the long-term with no projected maintenance. The final site reclamation will meet the end land use objective.

b. Vegetation

The area is classified as Coastal Western Hemlock (CWH). The CWH zone occurs at low to mid-elevations along much of the coast of BC, covering 10.8 million ha or 11.4% of the province. Except along major river valleys it is found mostly west of the Coast Mountains. At higher elevations it is bordered by the Mountain Hemlock zone, and in southern coastal BC by the Coastal Douglas-fir zone. In general, the climate in the CWH zone is moderate (cool mesothermal). The summers are cool and the winters mild. Mean annual temperature is 5.5°C, ranging from 2.4°C in the CWH ws2 (a northern, interior, montane subzone) to 9.3°C in the CWHxm1 (a southern, coastal subzone). The CWH is the wettest zone in BC with a mean annual precipitation of 2200 mm.

The site area is specifically considered dry and maritime (dm). This association occurs at low elevations on the mainland and immediately adjacent islands. Highly productive and structural complex coniferous forests are characteristic of the CWHdm. Western hemlock is the most common tree species and together with western redcedar is generally frequent throughout the zone. Douglas-fir are also prevalent. Wind is the common form of natural disturbance and compared to fire, generally only affects single trees or small patches of forest. As a result, most of the forests are old. Major understorey species include salal, red huckleberry, Hylocomium splendens, Kindbergia oregana, Rhytidiadelphus loreus, and Plagiothecium undulatum. Less common species include dull Oregon grape, vine maple, bracken, and swordfern.

All lands within the disturbed area have been cleared of vegetation and are comprised of exposed rock. There is only a small portion of land outside of this previously disturbed area, containing some second and third growth trees, that needs to be cleared for future mining.

Vegetation distribution and density can be seen in the Orthophoto Plan of the site. (Figure 4, Appendix).

c. Atmospheric Considerations

Climate

Mission's climate is characterized being warm and temperate. Precipitation is noteworthy as there is rainfall even during the driest months. This location is classified as Cfb by Köppen-Geiger. The mean yearly temperature recorded in Mission is 8.9 °C. There is an approximately 1884 mm of precipitation that occurs each year. The driest month is August with 62mm of precipitation and the wettest month is November which averages 289mm of rain.

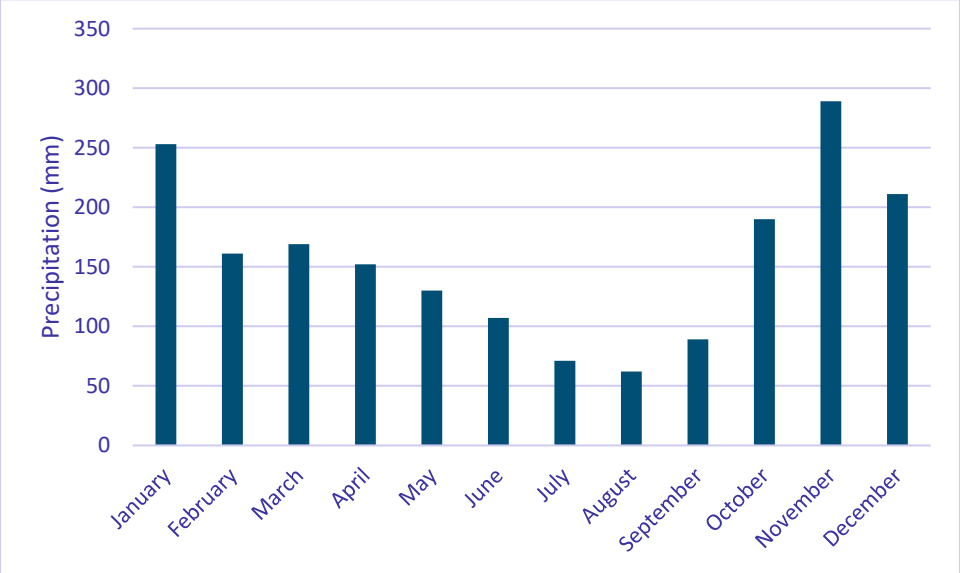


Figure 1: Mission, BC Precipitation by Month

The warm season lasts for around 4 months from about June 21 to September 21, with an average daily high of 22.25 °C. The hottest month of the year in Mission is July, with an average high of 24 °C. and low of 13 °C. The cold season lasts for 4 months, from about November 14 to March 2, with an average daily high temperature of 6 °C. The coldest month of the year in Mission is December, with an average low of 4 °C and high of 0 °C.

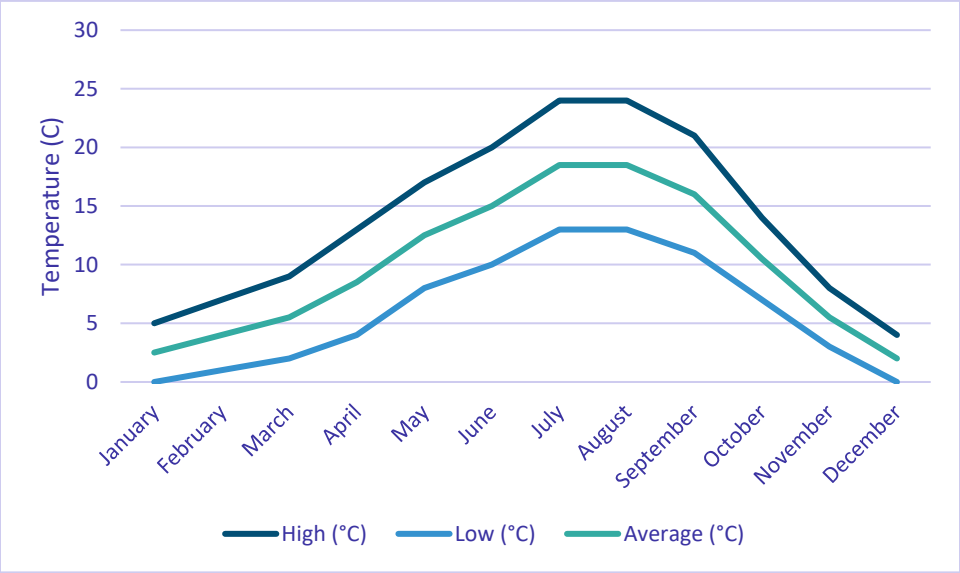


Figure 2: Mission, BC Temperature by Month

Atmospheric Effects

Atmospheric impacts have been minimal from equipment emissions and/or fugitive dust during operations based on data recording devices located on-site. It is expected that during operations and future reclamation activities there will be minimal impacts / insignificant effects (such as deterioration of air quality or reduced visibility due to diesel or fugitive dust emissions) on and from the site. However, to assist with reducing atmospheric effects, Fraser Valley Aggregates Ltd. will undertake the following steps:

- Use modern construction (mining) equipment that meets latest applicable Canadian emission standards;
- Ensure proper inspection and maintenance of equipment;
- Operate equipment within specifications and capacity;
- Limit vehicle and construction equipment idling;
- Use low sulphur fuels for all diesel equipment;
- Revegetate parts of the development that will not be disturbed in the future;
- Clear only the trees needed for mining in that particular area;

- Develop a planned site layout (minimize creation), operational controls (control escape); air quality (dust removal) and cessation, to manage and mitigate any generated fugitive dust; and
- Maximize use of and commitment to Best Management Practices such as following the guidelines set forth by the "Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)". https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/permitting/mine-exploration-and-discovery/agg_bmp_hb_2002vol2.pdf

2.3 Location Map and Site Map

Refer to Figures 3 & 4 in Section 6.

3.0 Best Management Practices

Proactive controls will be instituted at Sylvester Road Quarry to reduce the amount of dust generation during any site activities. The following Sylvester Road Quarry processes, operations or equipment have the potential to emit dust (refer to Figure 4 in Section 6 for visual reference):

- Haul roads (vehicle traffic)
- Stockpile areas
- Transfer points (drops)
- Processing (crushing, screening, etc.)
- Extraction (process)
- Disturbed areas with sands or fines

Best Management Practices (BMPs) represent the current 'state of practice' approach to manage dust impacts and effects, and at Sylvester Road Quarry include, but are not limited to:

- Limit surface areas disturbed, limit work in the wind thresholds greater than 20 km/hour, apply suppressant as needed, and clean up spills immediately;
- Grow groundcover, erect windbreaks, apply crust chemicals;
- Reduce speed limits;
- All trucks leaving the site will be covered by a tarp;
- Placement of the crusher will be in the bottom of the pit;
- As required, crushers will be equipped with effective water sprays;
- Area not being mined or used for stockpiling will be seeded with a local forestry range mix;
- A maximum material drop height is not to exceed 1 meter, minimize where possible and should use chutes;
- In cases of a wind event or extreme heat and should the referenced measures be inadequate, operations will stop until the dust is managed effectively. This is described in Section 4.3;
- Treed buffer around perimeter of site;
- All personnel will be notified of the Dust Control Plan.

Refer to Table 1 in Section 3.1 for recommended BMPs specific to Sylvester Road Quarry.

3.1 Site Specific Mitigation and Control Methods

To achieve an effective operational dust control plan at Sylvester Road Quarry, site specific mitigation measures and BMPs have been prescribed to address specific dust generating sources and activities.

Table 1 - Monitoring, Mitigation & Control Methods

Source	Monitoring	Methods for Management & Mitigation (based on BMPs)	Materials & Equipment Needed
Vehicle Traffic (access or haul roads within Sylvester Road Quarry)	Visual inspection for dusty conditions shall occur at a minimum of twice daily.	Water roads or use surfactants (calcium chloride). Wheel washer. Wash down trucks. Pave high use areas, where possible. Speed within mine site to be less than 20 km/hr. Post km/hr signage indicating dust control. Limit work on windy days.	Water truck. Calcium Chloride. Signage.
Stockpile areas (aggregate, topsoil/overburden)	Visual inspections shall be carried out hourly.	Keep storage piles covered either with a dust suppressant spray. Treat stockpiles. Seed overburden stockpiles with local native grass mix to reduce dust and prevent noxious weeds. Progressive reclamation; re-sloping mined out pit walls and re-establishing soil	Dust suppressant spray. Local native grass seed mix.

		cover and immediate re-vegetation or cover. Minimized stockpiling.	
Drops (at transfer stations)	Should be monitored hourly when the weather is dry and winds are anticipated to be blowing towards residential areas (west).	Limit work on windy days. Install chutes at drop points. Maximum dump heights not to exceed 1 m, minimize where possible and should use chutes. Enclosing transfer points along conveying circuits where dust may be created and apply sprays.	Chutes
Processing (feeds and discharges for conveyors, crushers, screens, etc.)	Should be monitored hourly when the weather is dry and winds are anticipated to be blowing towards residential areas (west).	Spray bars on crushers and conveyors; watering rate set as needed. Screenings and other high-fine materials: stackers to be kept as close to the tops of stockpiles (drop height of 1 m or less).	Spray bars
Excavation (working pit face, berm construction, rehabilitation)	Should be monitored hourly when the weather is dry and winds are anticipated to be	Avoid overburden removal and berm construction during dry months.	Weather forecast. Visual monitoring.

	blowing towards residential areas (west).	Passive dust suppression - no operations on hot, windy days.	
Weather and dust events	The site is located in a heavily forested area, so the surrounding trees will act as a natural buffer.		

Water sprays:

1. Adjust nozzles so that the spray is directed to dust generating areas to provide complete coverage.
2. Locate nozzles upstream of dust generation points and close enough so that the spray is not carried away by wind.
3. Ensure the volume and size of droplets are adequate to sufficiently wet the material (optimal droplet size is 10-150 µm).
4. Time water spray application to ensure the materials are still damp when they are disturbed
5. If conditions require increased dust suppression, emulsifiers or surfactants may be added to improve the 'wettability' of water sprays.

*Application of dust suppressants must not enter or contaminate waterbodies, including surface and groundwater

Weather and dust events create significant hazards to the control of dust management, and it may be that these events superseded the normal dust control methods in Table 1. At certain thresholds (including those climatic conditions listed in Section 4.3), pit activities that are producing visible dust and impacting neighbourhoods should be halted or ceased (with a plan to ensure stockpiles are protected), especially when mitigation techniques are no longer

appropriate or effective. Dust events and the required actions are to be recorded (as per Table 2 in Section 4.4).

The Mine Manager must ensure that wherever practicable, water sprays or other dust suppression means and devices are used at every dusty place where work is carried out and where it is impracticable to do so, personal protective equipment shall be supplied and worn by all persons working in that location, as per the Health, Safety and Reclamation Code for Mining, Section 6.24.2.

3.3 Prevention

Prevention or reduction of the amount of dust generation during site activities can be achieved through proactive controls including, but not limited to:

- Limiting surface disturbance;
- Enforcement of low-speed limits for vehicle traffic;
- Decontamination of trucks leaving work areas;
- Covering of truck loads leaving the facility;
- Height limits for gravel stockpiles;
- Wetting active areas;
- Spraying conveyors and stockpiles;
- Minimizing drop heights;
- Minimizing or ceasing dust generating activity during periods of high wind;
- Wetting unpaved areas;
- Application of dust suppressants or crusting agents;
- Establishing/maintaining vegetative or other groundcover.

3.4 Site Specific Mitigation and Control Methods for Noise

Site operator, Fraser Valley Aggregates Ltd., will utilize similar technology and operational activities that are currently used elsewhere in BC to successfully mitigate noise control issues.

Fraser Valley Aggregates Ltd. and the Mine Manager are committed to ensuring that all noise management and mitigation measures will follow the guidelines set forth by the "*Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)".*

http://www.empr.gov.bc.ca/Mining/Aggregate/BMP/Pages/default.aspx

General noises that are associated with a number of common activities at aggregate operations include:

- Loading
- Crushing
- Screening
- Hauling
- Excavation
- Blasting
- Drilling

Noises from specific sources that will need to be mitigated during operations include the following: mobile equipment (truck, dozers and excavators) which generate noise from sources such as diesel engines, back-up alarms and the scraping & crushing noises during excavation and transport.

Fraser Valley Aggregates Ltd. will complete noise level monitoring to collect background and/or operational noise data. This information will be used to evaluate the potential and cumulative effects of sensitive receptors to noise emissions associated with activities of the project.

It will be through a planned site layout (containment & dampening), operational controls (prevention) and interception (ambient reduction), where the company is confident it can manage and mitigate the generated noises. Fraser Valley Aggregates Ltd. will ensure the following management and mitigations are implemented as required to minimize noise impacts:

- Develop a mine plan which has designed sound buffers such as operation sunk in to a pit area lower than the surrounding area, processing equipment surrounded or shielded by stockpiles and development of pit walls that will dampen noises;
- Ensure noise reducing vegetation (tree barrier) and topographical features are maintained;
- Examine noise mitigation strategies at other aggregate operations, which have similar requirements for noise reduction;
- Maintain a maximum 20 km speed limit along access roads and within the pit areas;
- Maintain smooth running roads surfaces on all access roads and pit floors to reduce tire noise;
- Operate equipment within specifications and capacity (e.g. don't overload machines) and use noise abatement accessories such as sound hoods and mufflers; and
- All efforts during operations will be to have the placement of the short-term crusher operation in the bottom of the pit, in order to decrease potential noise escapement.

The following is a list of permit conditions that Fraser Valley Aggregates Ltd. will comply with at the Sylvester Road Quarry:

- A sound reducing berm of approximate height of 6 to 8 metres will be provided on the west side of the plant to reduce noise levels.
- The existing screen buffer along Sylvester Road will be maintained to provide a visual and sound barrier.
- The peak particle velocity shall not exceed 50 mm/sec at the intersection of Sylvester Road and the Quarry access.
- Air blast (concussion) shall not exceed 120 Dbl at the intersection of Sylvester Road and the Quarry access.
- All blasts will be electronically monitored.

- All blast records, including the printout of the electronic monitoring, shall be maintained at the Minesite office and made available to an Inspector on request.
- A copy of the Blaster's log shall be maintained at the Minesite office.
- All blasts resulting in public complaints will be reported to the Inspector in accordance with the Mines Act permit.
- Suitable notification shall be given to all residents or businesses within 1 km of the quarry blast site at least 24 hours prior to the initiation of any blast. This notice will specify a blast window of 1.5 hours.
- All blasts shall be scheduled and designed to minimize effects on nearby residences.
- A sign will be posted at the Sylvester Road Quarry access indicating a scheduled blast.
- Blasing outside the blasting hour window will not be conducted without permission of an inspector.

The following is a list of Fraser Valley Regional District requirements, from Bylaw No. 1181, 2014, that Fraser Valley Aggregates Ltd. will comply with at the Sylvester Road Quarry:

- Between the hours of 7:00 a.m. and 7:00 p. m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel. This does not apply to the noise that may be generated by the movement of trucks entering or exiting the site.
- No person will cause or permit dust associated with aggregate removal or processing to escape the permit area so as to constitute a nuisance on any other lands.
- No person will cause or permit dust associated with aggregate removal or processing to result in:

- Dustfall over an average period of 2 weeks in excess of 1.7 mg/(dm^2-d) on any other lands, or;
- Total Suspended Particulate Matter over an average period of 24 hours in excess of 120 µg/m3 on any other lands.

4.0 Plan Implementation

4.1 Roles and Responsibilities

While not all site personnel will be directly involved in implementation of the plan, all site personnel should be aware that the plan exists and to contact the Mine Manager in the event that they observe a potential dust concern during the course of their regular activities. Training in this regard should occur to introduce new employees and contractors to the plan and to refresh all employees/contractors regularly.

The Mine Manager will delegate staff to be responsible for the monitoring and management of the dust control. The Mine Manager will determine the frequency of monitoring procedures to be put in place based on triggers for potential dust sources: such as seasonal (e.g. dry) or operational (e.g. crusher on site) conditions, and using BMPs as a guide.

The Mine Manager is responsible for reviewing this DCP on a seasonal basis for consistency and relevancy, if there is a significant operational change, or if reviews or inspections indicate that dust management practices do not meet requirements.

4.2 Monitoring

Monitoring will be on the onus of the Mine Manager and should include:

1. Visual inspection for dusty conditions shall occur at a minimum of twice daily;

2. Visual inspections shall be carried out hourly when overburden removal, berm construction or rehabilitation;
3. Inspection of dust controls functioning properly, such as watering and if chutes are effective;
4. Excavation and loading operations should be monitored hourly when the weather is dry and winds are anticipated to be blowing towards residential and recreational areas;
5. Site manager or delegate will be responsible for monitoring current conditions and weather forecasts from Environment Canada, to subsequently help plan for current and next day watering needs and other measures;
6. Records regarding when and how dust control measures are implemented must be kept on site. These records must include and not be limited to: watering on roads, visible dust observed, meteorological conditions for that day.

4.3 Triggers for Dust Management Mitigation

Visual cues will be the primary trigger for mitigation action to be taken. Typical triggers of employing dust control measures would be:

- If material handling activities are occurring that may impact air quality beyond the property boundary;
- If visible dust is being generated beyond the property boundary by material handling activities, and/or stockpiles;
- If the weather forecast indicates dry conditions and strong winds are likely.

In addition to specific site features which may generate fugitive dust, consideration should also be given to specific climatic conditions which cause dust. These conditions or unusual weather or dust events can include, but not be limited to:

- Temperatures over 30 degrees Celsius;

- Consistent wind speeds over 30 km/hour;
- Temperature inversions and/or cloud cover creating poor air quality.

4.4 Record Keeping

The following tables are to be used for record keeping and include a record of dust events and responses (Table 2), and a complaint tracking tool (Table 3).

Table 2 - Dust Events and Response:

Date	**Name** (staff member responsible)	**Dust Event** (details; time, source, weather, etc.)	**Mitigation and Response** (details)

Table 3 - Complaint Tracking Tool:

Date	**Source of complaint** (name, organization, contact details, etc.)	**Complaint specifics** (who took the complaint, what was the issue, what was done, follow up, etc.)

5.0 Closure

We trust that the information contained in this report meets your requirements. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Holmes Mining Consultants Ltd.

Andrew Field

Andrew Field, B.ASc., MBA
andrew@holmesmining.ca

Reviewed and approved by:

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
F. CAPDEVILLE PEREZ
#37525

Felipe Capdeville Pérez, P.Eng. (BC)

6.0 Figures

Figure 3: Site Location Map

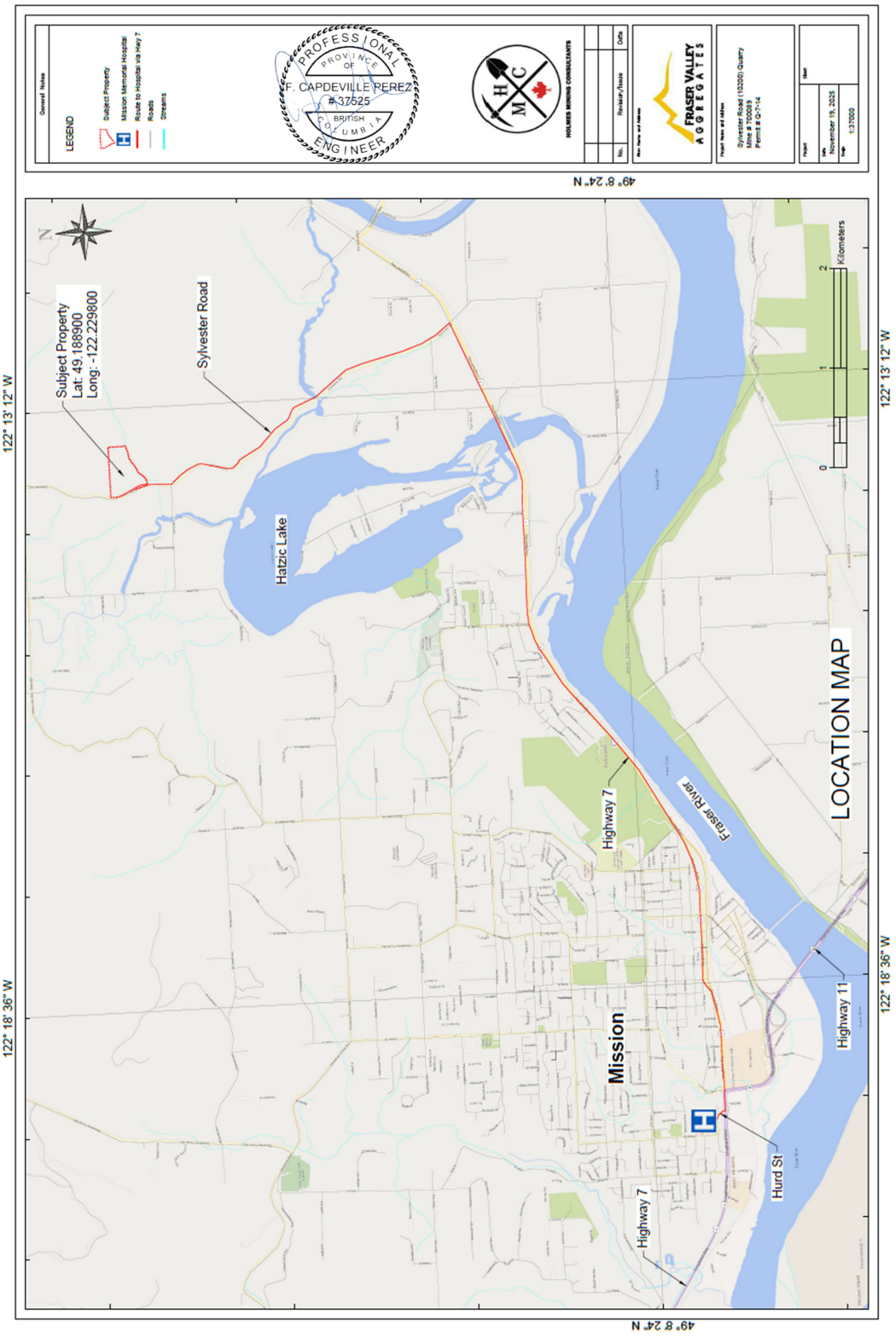
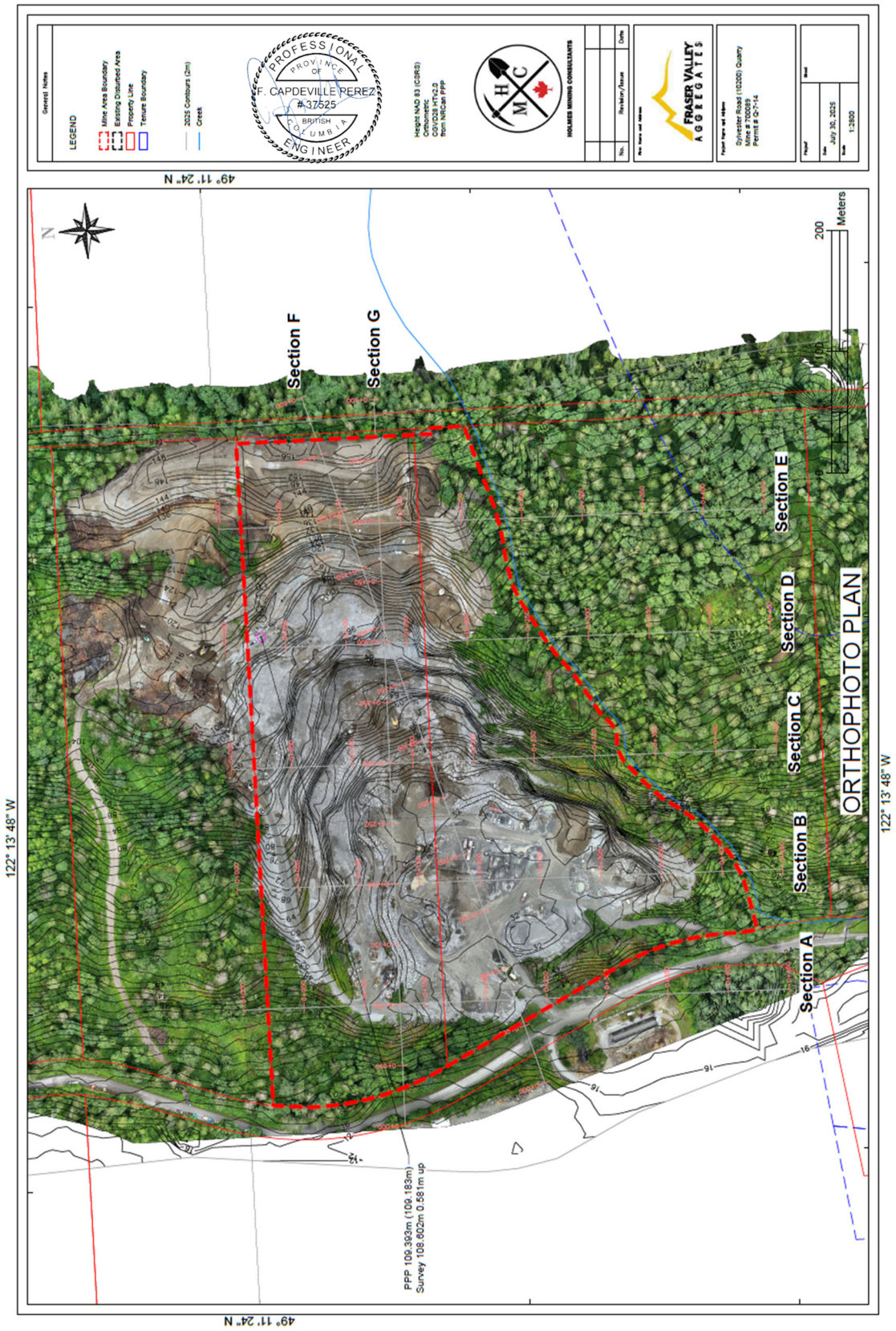


Figure 4: Orthophoto Plan



FRASER VALLEY REGIONAL DISTRICT

SOIL REMOVAL PERMIT

FINAL
As Issued by Regional Board
January 27, 2009

Permit No. SRP 2007-01	Folio Nos. 775:02198.000 / 775:02198.100
Registered Owner: Braelynn Enterprises Ltd.	Telephone: n/a
Owner Address: 10200 Sylvester Road, RR 3, Mission BC, V2V 4J1	
Applicant: Dave Vernon, Ekset Contracting Ltd.	Telephone: 604-220-4677
Applicant Address: 10200 Sylvester Road, RR 3, Mission BC, V2V 4J1	
Site Address: 10200 Sylvester Road	

The lands affected by and subject to this permit ("the Lands") are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

Lot A Section 1 Township 18, NWD,
Plan LMP18344 (PID 018-895-336)

Lot 1 Section 1 Township 18, NWD
Plan 55998 (PID 005-429-552)

LIST OF ATTACHMENTS

- Schedule A: Location Map
- Schedule B: Amended Quarry Site Plan, January 25, 2008
- Schedule B2: Garshin Creek Amended Protection Buffer, November 6, 2008, Eric Beresford, P.Eng.
- Schedule C: Buffer Strip Sections, January 25, 2008, Eric Beresford, P.Eng.
- Schedule D: Work System and Reclamation Program, February 28, 2007, Eric Beresford, P.Eng.
- Schedule E: Supplemental Information, June 17, 2008, Eric Beresford, P.Eng.
- Schedule F: Letters to FVRD, August 27, 2007, November 6, 2008 and December 19, 2008, Eric Beresford, P.Eng.
- Schedule G: Ministry of Transportation Access Approval, June 28, 2007.
- Schedule H: Flooding and Geotechnical Hazard Assessment, GeoPacific Consultants, May 2, 2008

AUTHORITY TO ISSUE

This Soil Removal Permit is issued under FVRD Electoral Area Soil Removal and Deposit Bylaw No. 0729, 2006 ("Bylaw 0729"), pursuant to Sections 723 and 799 of the *Local Government Act.*

SOIL REMOVAL OR DEPOSIT INFORMATION

Estimated Quantity of soil:
(1) To be removed: 1,250,000 m^3 of rock aggregate
(2) To be deposited: n/a

TERMS AND CONDITIONS

1. In this permit, "soil" means sand, gravel, rock and other substances of which land is composed.

2. This permit applies to soil removal associated with the existing rock quarry, expansion of the existing quarry, and the proposed quarry expansion onto Lot 1 Plan 55998.

3. Except as otherwise provided under this permit, all soil removal and reclamation activities under this permit shall be in accordance with the Work System and Reclamation Program attached hereto as Schedule D, and the supplemental submissions to FVRD attached as Schedules E and F.

4. Notwithstanding clause 3 above, the quarry layout shall be as shown on the Amended Quarry Site Plan, attached hereto as Schedule B.

5. A natural buffer strip 30 metres wide, measured from the natural boundary of Scorey Creek, shall be provided. No vegetation removal, land alteration, quarrying or other disturbance of land or vegetation shall be permitted in the 30 metre buffer strip.

6. The requirements of clauses 47, 48 and 49 of Bylaw 0729 (pertaining to sound deflection structure) are reduced to permit perimeter buffer strip configurations as shown on the Buffer Strip Sections, attached hereto as Schedule C. In particular, the buffer strips along the northerly boundary of the Lands, adjacent to Lot A Plan 83081 which is currently owned by the applicant, and along the easterly boundary of the Lands, adjacent to Crown land, do not require a berm or fence, but shall require a depressed rock cut section 7 – 10 metres high, to be established as the quarry excavation progresses.

7. Clauses 47, 48 and 49 of Bylaw 0729 are supplemented to require increased noise deflection and buffering measures along the westerly boundary of the Lands, adjacent to Sylvester Road, generally consisting of a 30 metre wide tree retention area and 15 metre wide buffer within which a rock and overburden berm shall be constructed and maintained, as shown on Schedules B and C.

8. Except as shown on Schedule B (Amended Quarry Site Plan), no further openings for access roads or otherwise shall be permitted in the buffer strip on the westerly boundary of the Lands.

9. Specific measures shall be implemented as set out in Schedules D, E, and F, including but not limited to the following items:
   (a) Per Schedule E and F "Clause 9(a)(xiii)", buffer strip berms shall be graded and seeded. Rock fragments shall be used to stabilize the toe of the berms.

(b) Noise, dust, vibration and visual impact control measures shall be implemented as set out in Schedule E and F "Clause 9(a)(xv)". For certainty, hours of operation of the quarry shall not exceed those described in Schedule F.
(c) Road protection measures shall be implemented as set out in Schedule E "Clause 9(a)(xvi)".
(d) Post-quarrying drainage facilities shall be provided as set out in Schedule E "Clause 9(a)(xxi)".
(e) Post-quarrying drainage and reclamation measures shall be provided progressively as quarry operations are completed in individual areas.
(f) Quarrying shall not be permitted and a natural treed buffer strip shall be maintained north of the "Mining Development Line" shown on Schedule B2, Garshin Creek, Amended Protection Buffer plan, dated November 6, 2008, by Eric Beresford, P.Eng.

10. Quarry development shall be in accordance with the Flooding and Geotechnical Hazard Assessment attached hereto as Schedule H. Specific requirements as set out in the assessment shall be implemented, as follows:
(a) The applicant's Registered Professional (pursuant to Bylaw 0729) shall carry out annual inspections and report on the condition of water catchment and retention areas, per Schedule H, page 2, paragraph 3.
(b) The Registered Professional and/or geotechnical engineer shall design and supervise the construction of a drainage ditch containing gravel berms, silt fences and filter cloth to minimize any environmental impacts of turbid waters flowing offsite, per Schedule H, page 2, paragraph 4.
(c) The Registered Professional and/or geotechnical engineer shall design and supervise the construction of a diversion ditch on the east side of the access road, per Schedule H, page 2, paragraph 7.
(d) The Registered Professional and/or geotechnical engineer shall inspect the channel of Scorey Creek at least annually, or more frequently as determined necessary by the professional, and shall direct that maintenance activities be carried out (with any required approvals in place), per Schedule H, page 2, paragraph 8.

11. The applicant must obtain from the Province of BC and FVRD approval to amend Covenant BH298671 prior to undertaking any quarry expansion or related work in the area northwest of Plan 59106 (as set out in the covenant).

12. Processing activities such as asphalt production, concrete production, or crushing (other than preliminary grading and cutting of materials for shipment) are not permitted on the Lands, except as provided by Section 911 of the Local Government Act pertaining to land uses legally non-conforming to the zoning bylaw, or upon obtaining necessary land use approvals from FVRD. In no case shall such crushing activities be continued on a scale or to an extent or degree greater than that which legally existed at the time of adoption of the current zoning bylaw for the area, on July 28, 1993 and as amended.

13. No buildings or structures are authorized by this permit. Building permits may be required for any future buildings or structures, in accordance with FVRD building regulations, subject to any exemptions under Provincial legislation, and where applicable shall comply with FVRD bylaws (including but not limited to any specific siting requirements for buildings for resource use, as set out in the zoning bylaw).

14. All quarrying and associated activities shall be in accordance with Mines Act Permit Q-7-14, as amended July 3, 2007 and as it may be amended from time to time, and with any orders or directives of the Provincial Inspector of Mines.

15. Subject to the provisions of Bylaw 0729, this permit shall lapse on the date ten (10) years from the date of issuance of this permit.

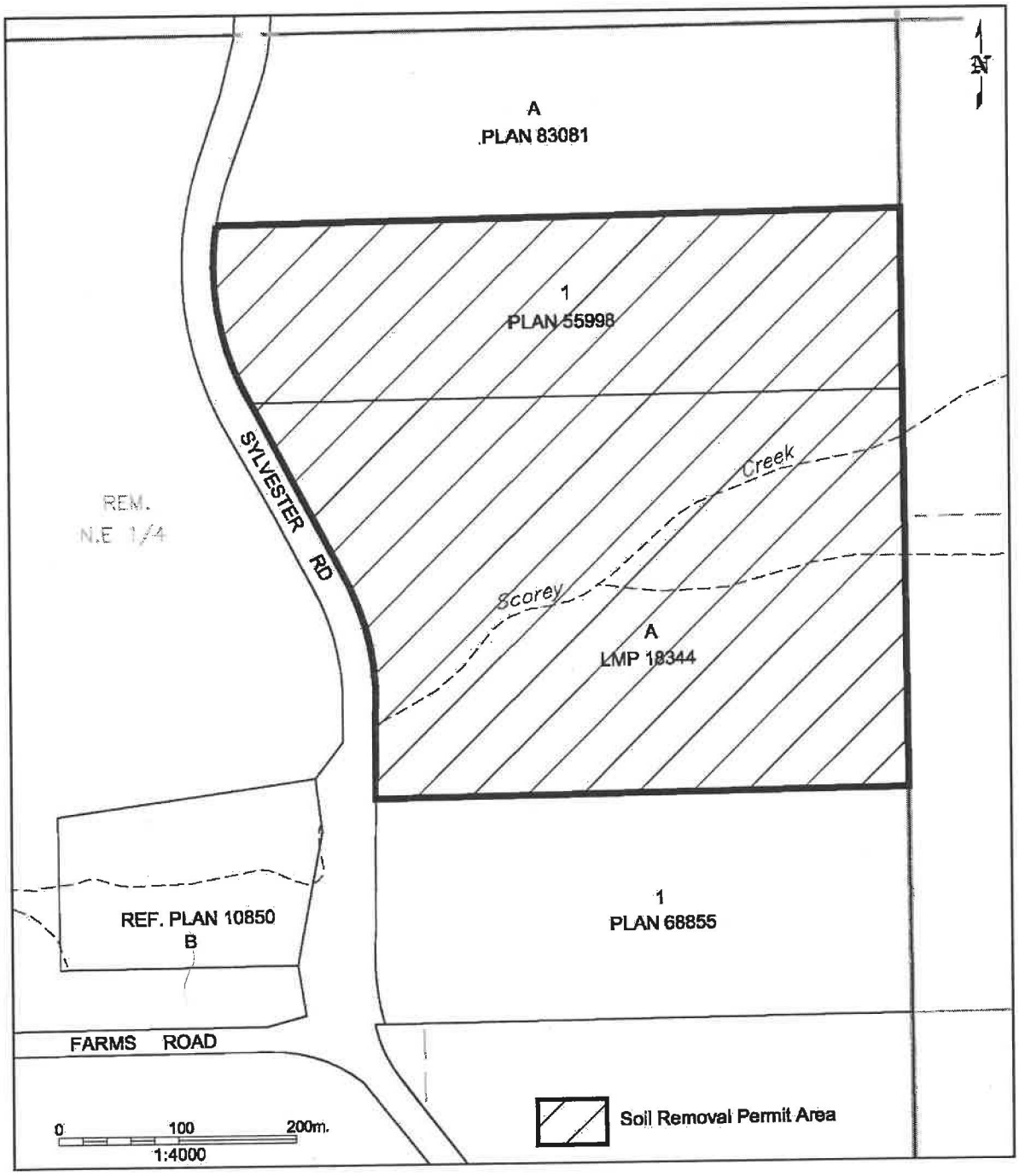
PERMIT ISSUANCE

This Soil Removal or Deposit Permit No. 2007-01 is issued by the FVRD Regional Board pursuant to the Fraser Valley Regional District Electoral Area Soil Removal and Deposit Bylaw No. 0729, 2006.

Administrator / Deputy

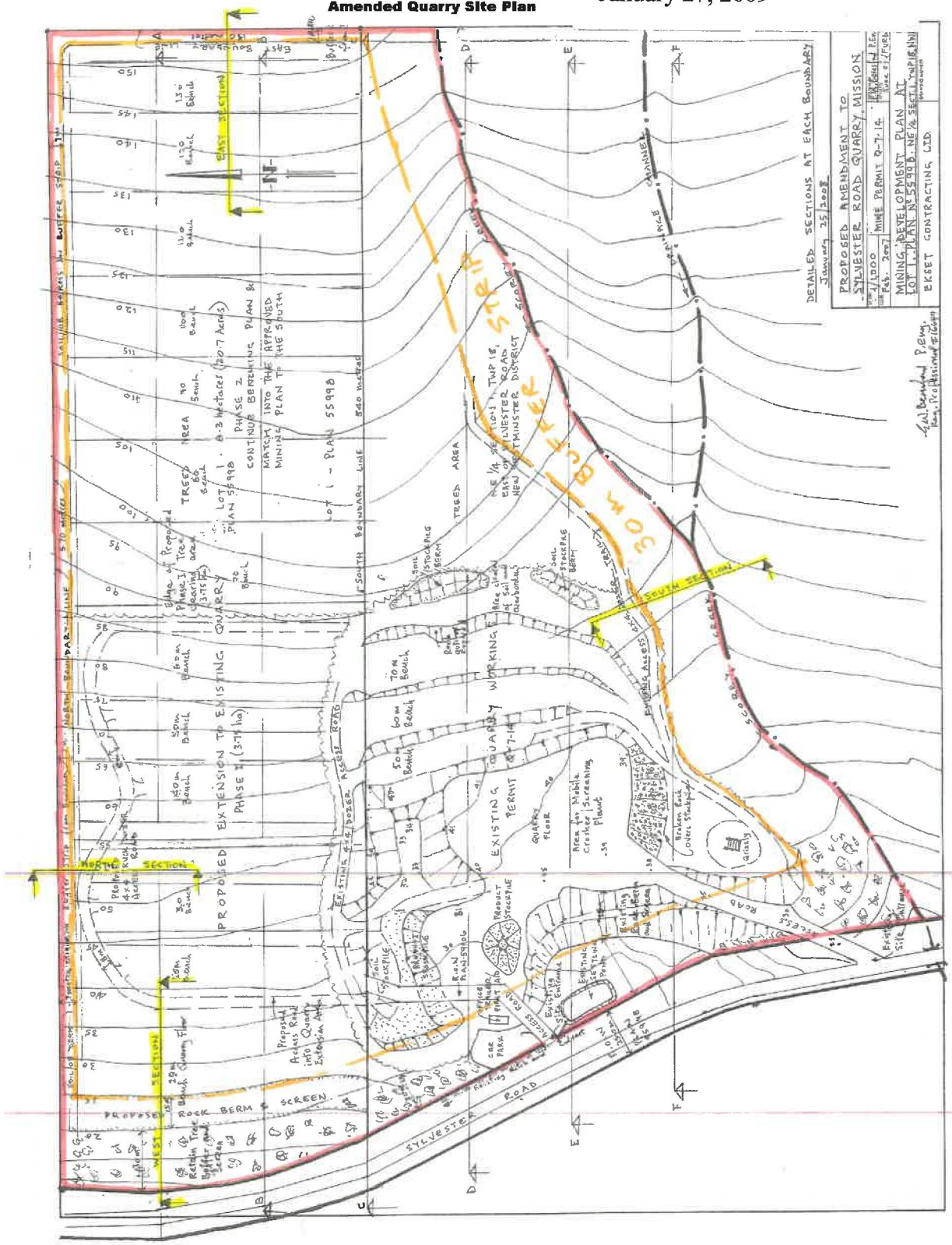
January 30, 2009
Date

SOIL REMOVAL PERMIT 2007-01
SCHEDULE "A"
Location Map



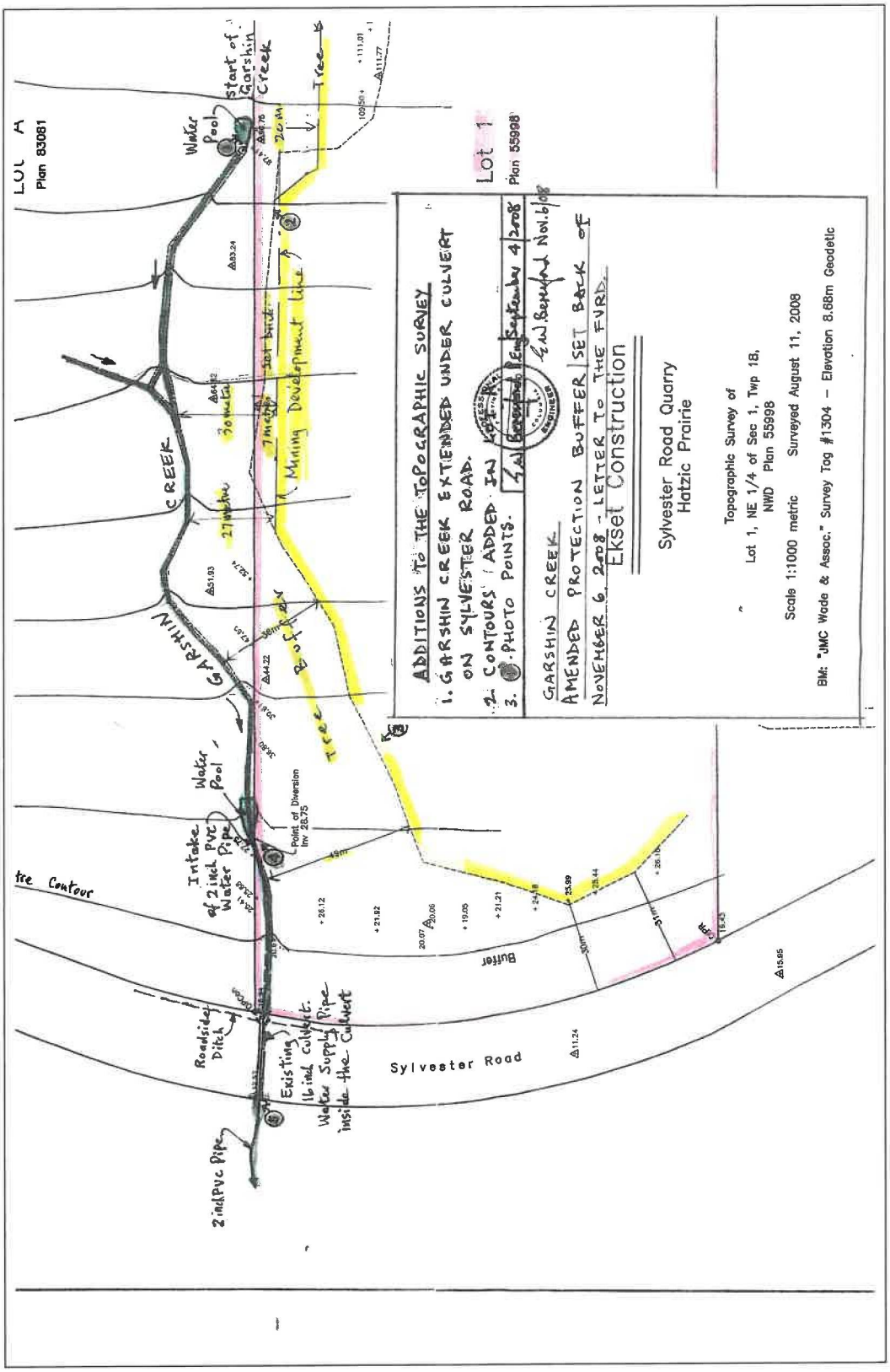
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As Issued by Regional Board
January 27, 2009

Soil Removal Permit 2007-01
Schedule B
Amended Quarry Site Plan

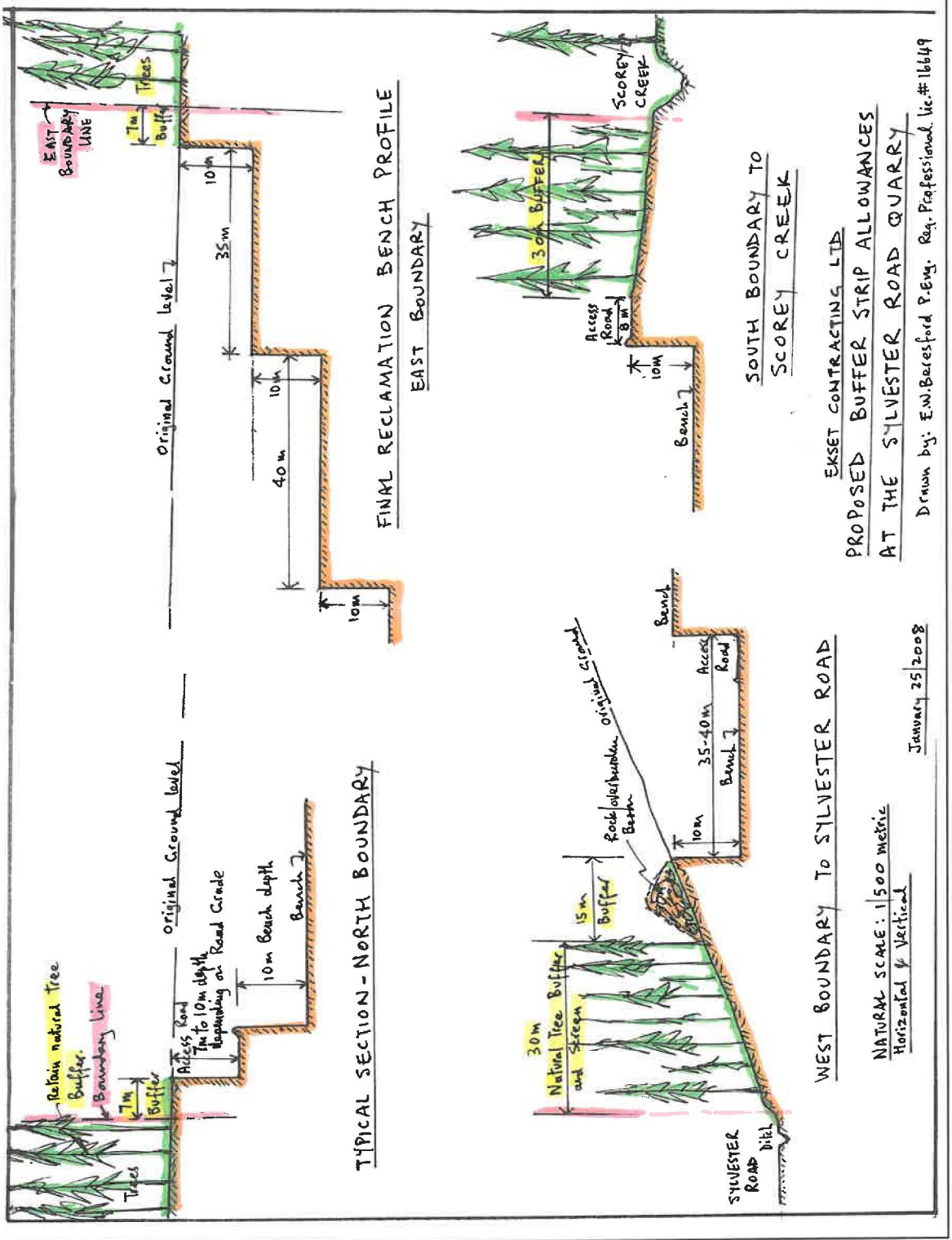


SOIL REMOVAL PERMIT 2007-01
SCHEDULE B2
Garshin Creek, Amended Protection Buffer

FINAL
As Issued by Regional Board
January 27, 2009



Soil Removal Permit 2007-01
Schedule C
Buffer Strip Sections



SOIL REMOVAL PERMIT 2007-01
SCHEDULE D

FINAL
As Issued by Regional Board
January 27, 2009

EKSET CONTRACTING LTD.

EXTENSION to SYLVESTER ROAD QUARRY

MINE PERMIT Q-7-14

MISSION, B. C.

WORK SYSTEM

and

RECLAMATION PROGRAM

Lot 1, Plan 55998, NE 1/4 Section 1, Township 18,
Lying East of Sylvester Road, New Westminster District

Eric W. Beresford, P.Eng.
Mining Consultant
February 28, 2007

Extension to Sylvester Road Quarry, Mission comprising 8.3 hectares

Introduction

This report and accompanying mining and reclamation plans and sections are submitted as per Part 10.0 of the Mines Act, and Part 6.0 of the Health, Safety and Reclamation Code for Mines in British Columbia, for approval to extend the existing Sylvester Road Quarry (Mine Permit Q-7-14) into Lot 1, Plan 55998, NE 1/4 Sec. 1, Twp 18 lying East of Sylvester Road, New Westminster District.

The report and plans also form part of the application for a Soil Removal Permit to the Fraser Valley Regional District. The plans illustrate the excavation and removal of rock by quarrying in a series of benches over Lot 1 as a continuation of the existing quarry.

The Sylvester Road quarry was originally permitted by the Ministry of Energy & Mines in September 1986 and amended in February 1998. The existing quarry supplies rock aggregate for the construction industry including road and dyke maintenance and new projects.

Property

The extension as proposed comprises approximately 8.3 hectares (20.7 acres) and is situated immediately to the north of the existing quarry and under the same land-ownership. There are two existing access entrances into the existing quarry and it is proposed to use the existing road allowance r.o.w. Plan 59106 into Lot 1for access. A four wheel drive/dozer road runs along the common boundary with the quarry and provides access to the bench terraces. No new access or entrance is required from Sylvester Road for the development as planned. The site is covered by trees and a buffer of trees and natural vegetation will be retained along Sylvester Road. Selective logging has taken place over the past 40 years, including most recent logging in 1996/97.

Geology

The rock is medium to coarse grained quartz diorite composed typically of 60-70% plagioclase feldspar, 15-30% quartz, 5-10% biotite and minor amounts of orthoclase feldspar and horneblende. No pyrite or other sulphides have ever been noted. The site is part of a much larger crystalline intrusive body within the Coast Crystalline Complex. No significant faults or shears are known to exist. Some till and gravelly slopewash deposits occur but are shallow in depth. A thin topsoil covers parts of the site.

Rock Reserves

The site has been divided into two mining phases for development, and matches into the existing quarry, and benching system. Estimated in-situ rock reserves have been calculated as follows based on the submitted mine plan:

Phase 1	700,000 cubic metres	1,855,000 tonnes
Phase 2	550,000 cubic metres	1,457,000 tonnes
Total	**1,250,000 cubic metres**	**3,312,000 tonnes**

A tonnage factor of 2.65 tonnes per cubic metre was used in calculating the reserves. Estimated rock production is 80,000 cu.metres per year.

Mining and Reclamation Plan

The mining plan is based on continuing the current practice of using either an 8 metre by 8 metre or 10 metre by 10 metre bench system, but leaving terraces of approximately 40 metres in width upon completion of quarrying. These terraces will then be suitable for other uses or reclaimed to grasses and trees, depending on land use zoning at the time of completion.

Conventional drilling and blasting will be employed as is currently practiced. As higher benches are reached the broken rock will be bulldozed over successive benches to the processing area. A 4 x 4 and dozer access road will be carried to each bench elevation as progress continues but no haul road as such will be provided. Explosives storage magazines are currently in place under existing permits on Sylvester Quarry. The broken rock after blasting and dozing is loaded out by a Front End loader with an Excavator assisting and keeping the workings face clear of loose debris. A mobile crushing and screening plant is brought onto the quarry as required to process the rock into various product sizes of aggregate. Larger rocks called rip-rap rock is produced as a dyke and river bank protection for the Lower Mainland area..

In addition to a natural vegetation and tree buffer being maintained alongside Sylvester Road a berm of rock/overburden material will be constructed parallel to the buffer and continuing from the existing quarry. This berm reduces noise, dust and vibration to the surrounding area. All soils and loose overburden material will be excavated off the solid rock and stockpiled in berms and sloped stockpiles on the site for future use in reclamation of the site after mining.

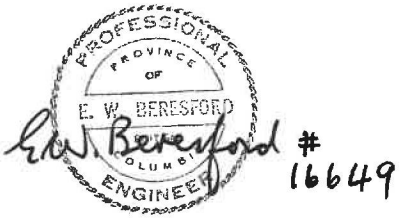
Berms, stockpiles and any reclaimed areas will be seeded to grass to prevent erosion and green up the disturbed areas. Water run-off from the site will be collected by a collector ditch and diverted into the existing settling pond for settlement prior to entering the road ditch system.

Summary

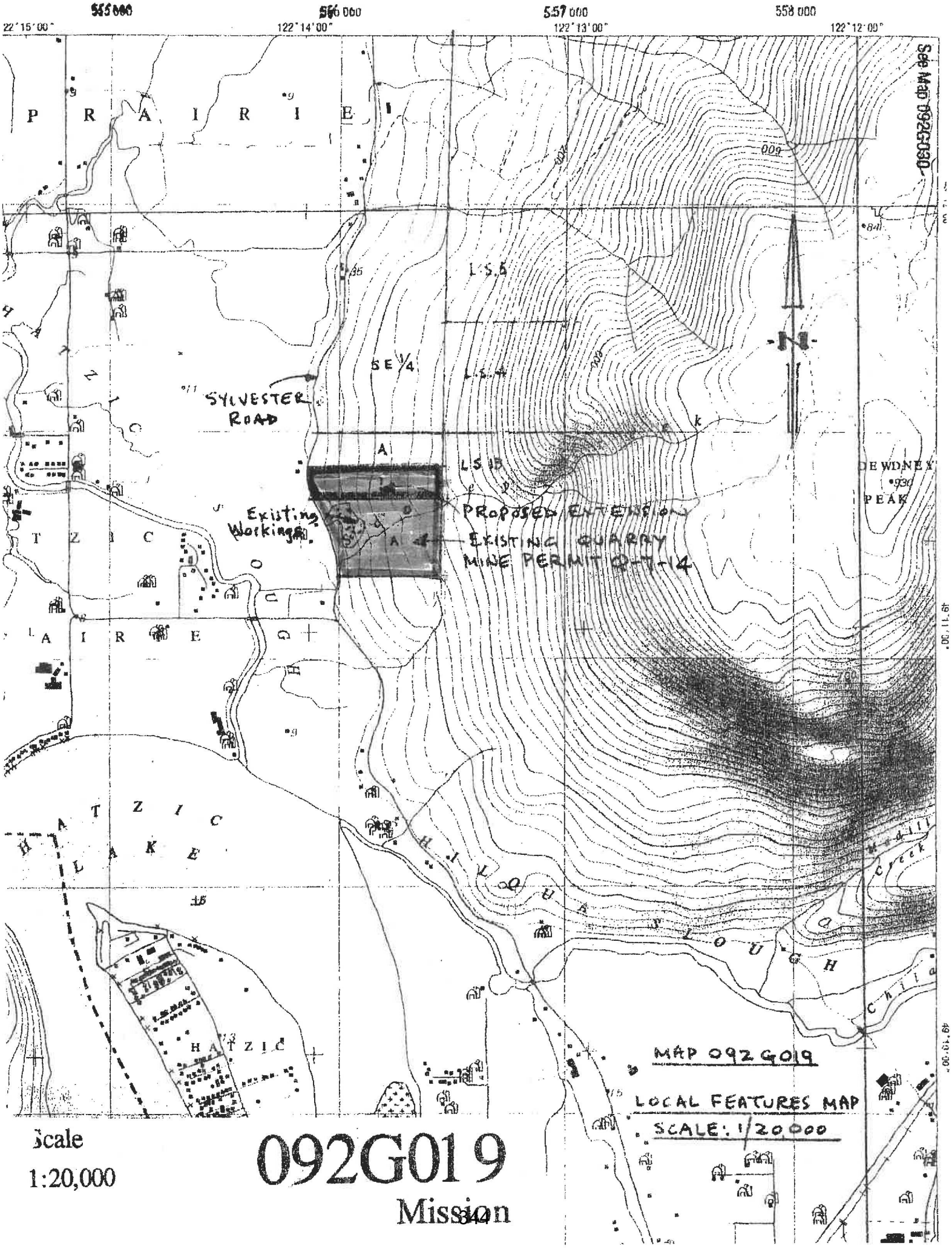
The extension to the existing Sylvester Road quarry will provide a good supply of rip-rap rock and aggregates to serve the local area with the minimum disturbance and without any significant environmental effects. At the production rate as planned of approximately 80,000 cu.metres per year, the subject property will provide between 15 to 20 years of rock supply based on the current mine development plan.

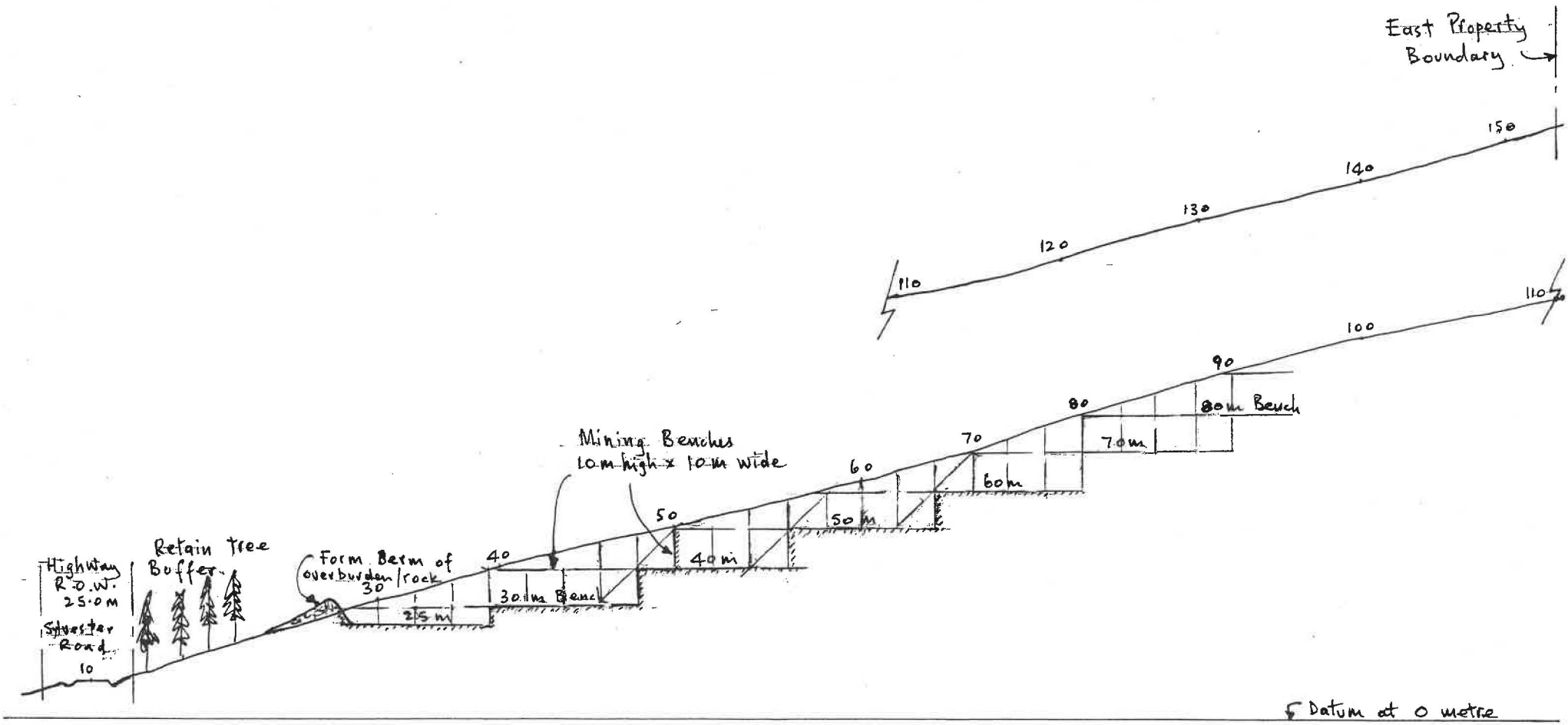
Quarrying experience at the Sylvester Road quarry over the past 20 years has shown the rock strata to be strong and free of any geological structures which might contribute to stability problems.

The benching design is conservative from a geo-technical point of view with an average overall slope of 45 degrees, giving a stable land form during and after mining development is completed.



Eric W. Beresford,P.Eng.
Mining Consultant
February 28, 2007

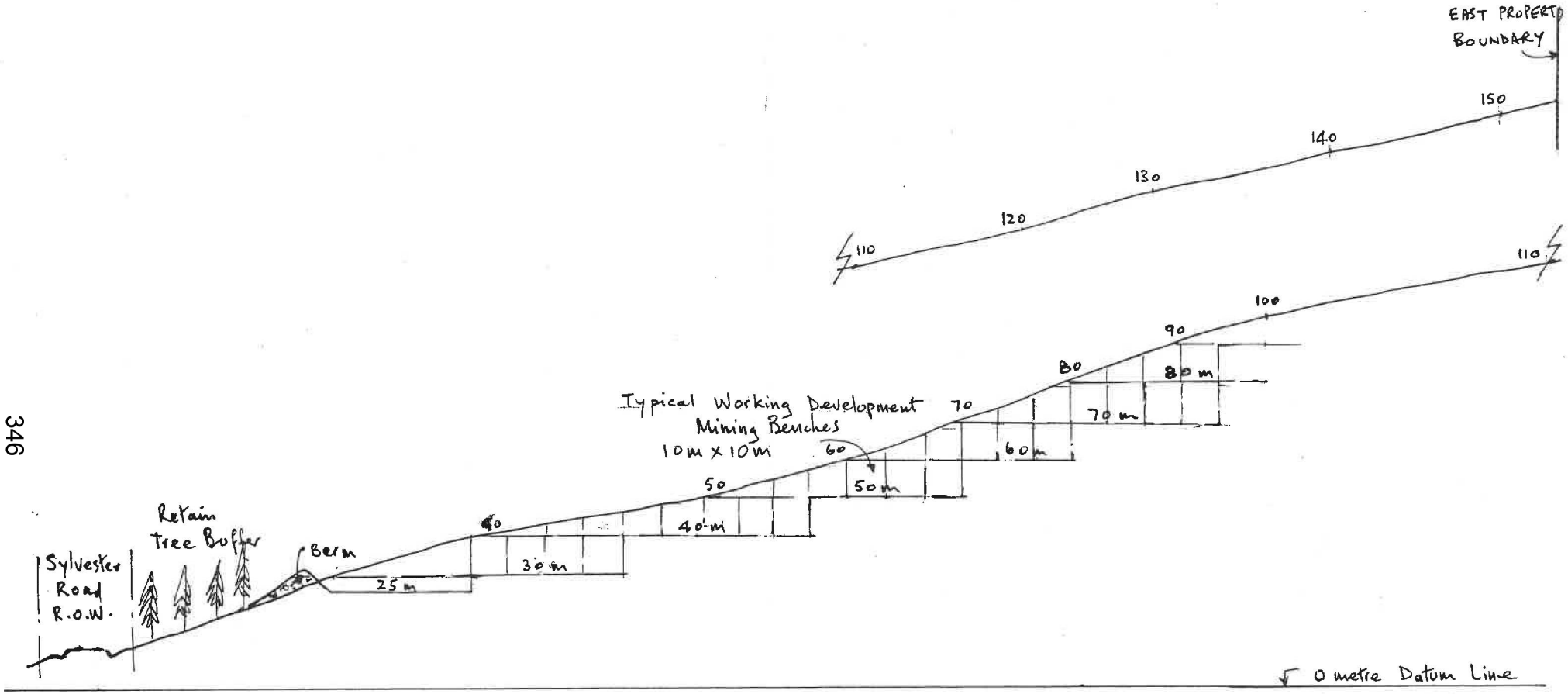

555 000
556 000
557 000
558 000
122°15'00"
122°14'00"
122°13'00"
122°12'00"
See Map 092G030
PRAIRIE
L.S.5
SE 1/4
L.S.4
SYLVESTER ROAD
A
L.S.3
DEWDNEY PEAK
Existing Workings
PROPOSED EXTENSION
EXISTING QUARRY
MINE PERMIT Q-T-14
HATZIC
HATZIC LAKE
HATZIC SLOUGH
MAP 092G019
LOCAL FEATURES MAP
SCALE: 1/20000
Scale
1:20,000
092G019
Mission



SECTION A-A

Horizontal & Vertical Scale: 1/1000

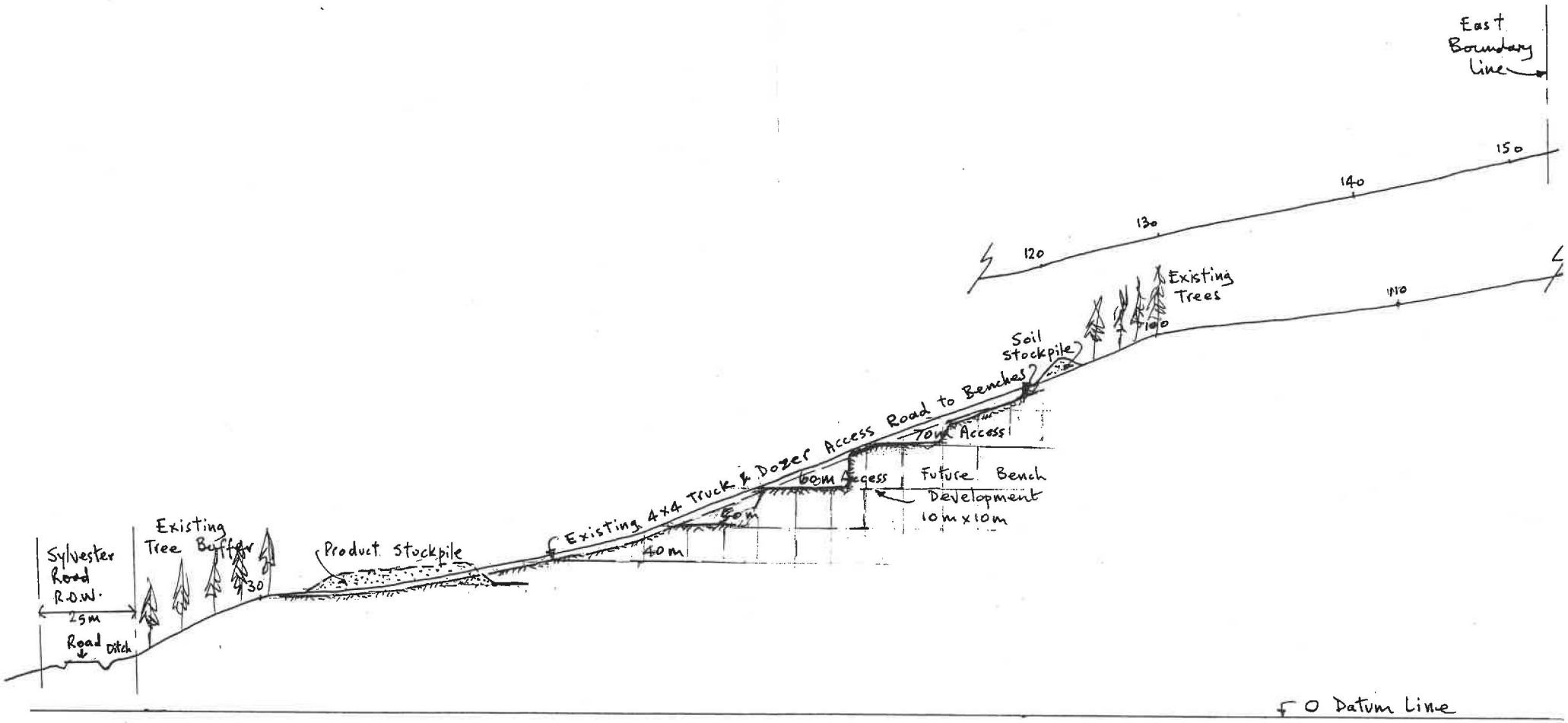
SYLVESTER ROAD QUARRY EXTENSION



SECTION B-B

Horizontal & Vertical Scale: 1/1000.

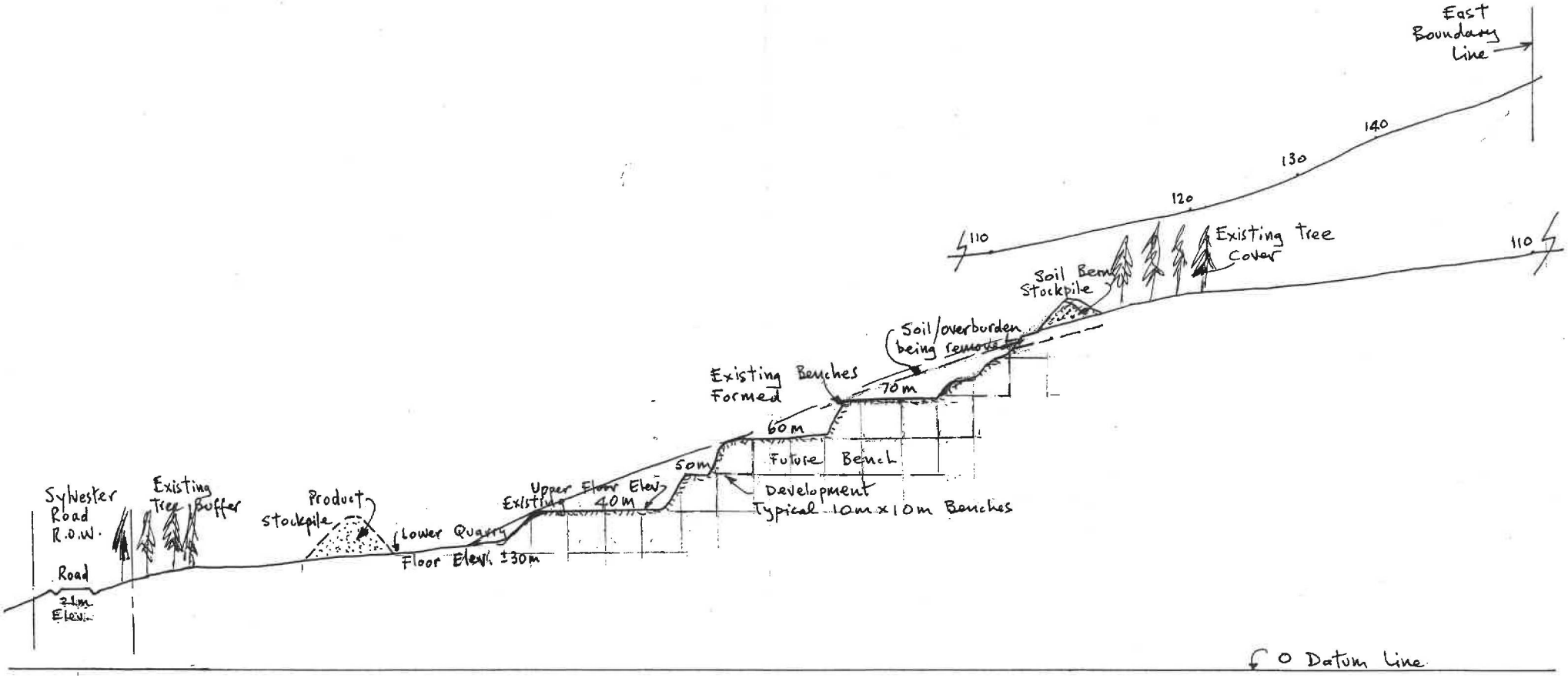
SYLVESTER ROAD QUARRY EXTENSION



SECTION C-C

Horizontal & Vertical Scale: 1:1000

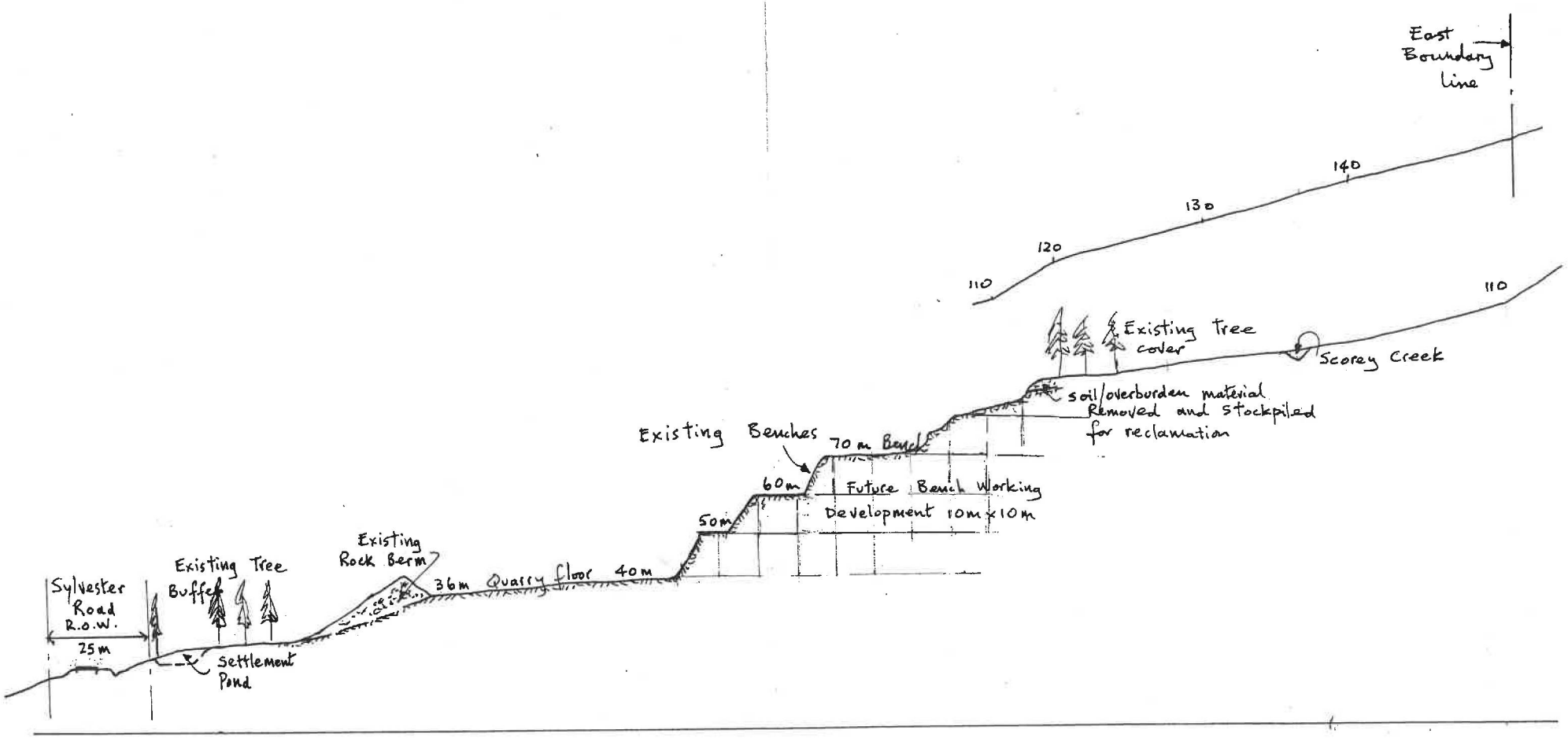
SYLVESTER ROAD QUARRY



SECTION D-D

Horizontal & Vertical Scale: 1/1000

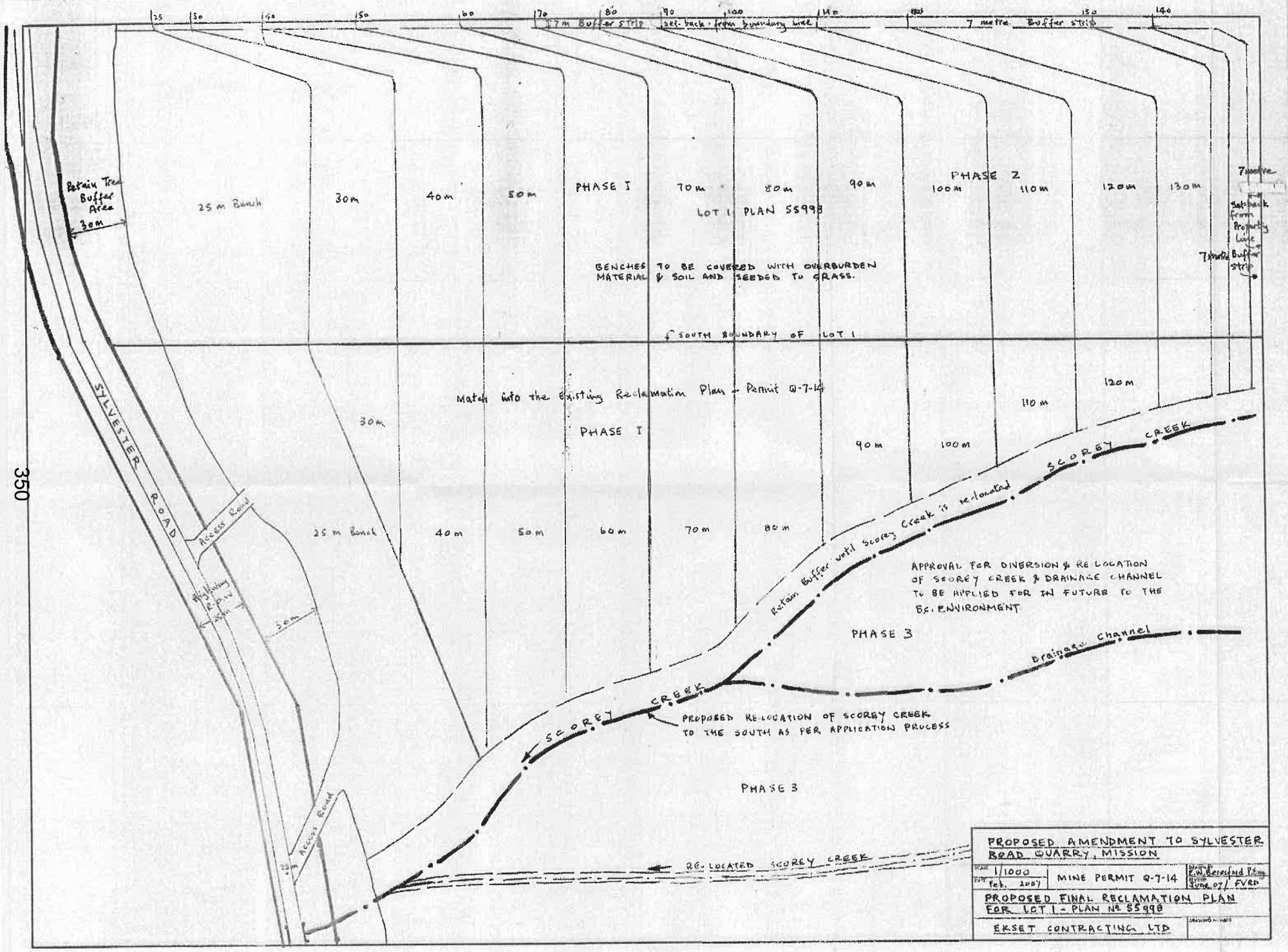
SYLVESTER ROAD QUARRY

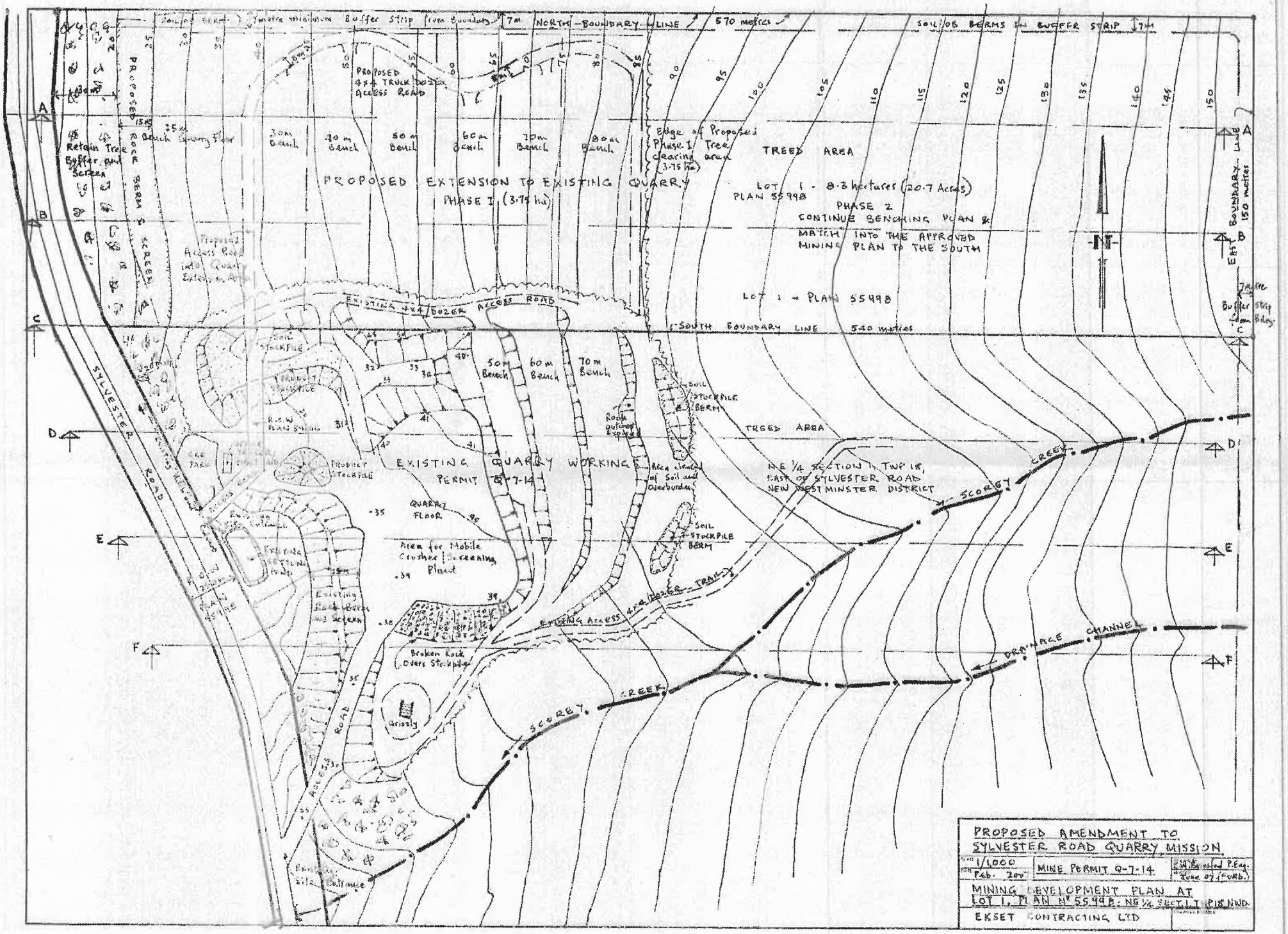


SECTION E-E

Horizontal & Vertical Scale: 1/1000

SYLVESTER ROAD QUARRY


25
30
40
50
60
70
80
90
100
110
120
130
140
7m Buffer Strip
set back from boundary Line
7 metre Buffer Strip
Retain Tree Buffer Area
30m
25 m Bench
30m
40m
50m
PHASE 1
70m
80m
90m
PHASE 2
100m
110m
120m
130m
7 metre
set back from Property Line
7 metre Buffer Strip
LOT 1 PLAN 55998
BENCHES TO BE COVERED WITH OVERBURDEN MATERIAL & SOIL AND SEEDED TO GRASS.
SOUTH BOUNDARY OF LOT 1
Match into the Existing Reclamation Plan - Permit Q-7-14
30m
PHASE 1
90m
100m
110m
120m
SYLVESTER ROAD
Access Road
25 m Bench
40m
50m
60m
70m
80m
Retain Buffer until Scorey Creek is relocated
SCOREY CREEK
APPROVAL FOR DIVERSION & RELOCATION OF SCOREY CREEK & DRAINAGE CHANNEL TO BE APPLIED FOR IN FUTURE TO THE B.C. ENVIRONMENT
PHASE 3
Drainage Channel
SCOREY CREEK
PROPOSED RELOCATION OF SCOREY CREEK TO THE SOUTH AS PER APPLICATION PROCESS
PHASE 3
RE-LOCATED SCOREY CREEK
PROPOSED AMENDMENT TO SYLVESTER ROAD QUARRY, MISSION
SCALE 1/1000
DATE Feb. 2007
MINE PERMIT Q-7-14
DRAWN BY E.W. Beresford P.Eng
REVISED June 07/ FVRD
PROPOSED FINAL RECLAMATION PLAN FOR LOT 1 - PLAN No 55998
ERSET CONTRACTING LTD
DRAWING No. / REF.


7m NORTH BOUNDARY LINE
570 metres
SOUTH BERMS & BUFFER STRIP 7m
PROPOSED 4x4 TRUCK DOZER Access Road
Retain Tree Buffer and Screen
Edge of Proposed Phase I Tree clearing area (3.75 ha)
TREED AREA
PROPOSED EXTENSION TO EXISTING QUARRY
PHASE I (3.75 ha)
LOT 1 - 8.3 hectares (20.7 Acres)
PLAN 55998
PHASE 2
CONTINUE BENCHING PLAN &
MATCH INTO THE APPROVED
MINING PLAN TO THE SOUTH
LOT 1 - PLAN 55998
SOUTH BOUNDARY LINE 540 metres
EAST BOUNDARY LINE 150 metres
EXISTING 4x4 DOZER ACCESS ROAD
SYLVESTER ROAD
EXISTING QUARRY WORKING PERMIT Q-7-14
QUARRY FLOOR
Area for Mobile Crusher / Screening Plant
Area cleared of Soil and Overburden
NE 1/4 SECTION 1, TWP 18, EAST OF SYLVESTER ROAD NEW WESTMINSTER DISTRICT
SCORE CREEK
DRAINAGE CHANNEL
4x4 DOZER TRAIL
Existing Access
Broken Rock Loaders Stockpile
Grizzly
Existing Site Entrance
PROPOSED AMENDMENT TO SYLVESTER ROAD QUARRY MISSION
1/1000
MINE PERMIT Q-7-14
Feb. 20
June 07
MINING DEVELOPMENT PLAN AT LOT 1, PLAN N° 55998; NE 1/4 SECT 1, T 18 N.W.D.
EKSET CONTRACTING LTD

SOIL REMOVAL PERMIT 2007-01
SCHEDULE E

FINAL
As Issued by Regional Board
January 27, 2009

SUPPLEMENTAL INFORMATION JUNE 17, 2007

Eric W. Beresford, P.Eng.,
Mining Consultant
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Email: ericwberesford@shaw.ca

Richard McDermid ,B.A.,A Sc.T.
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue,
Chilliwack, BC.
V2P 1N6

June 17, 2007

Dear Mr McDermid,

Re: Soil Removal Permit Application 2007-01, Lot 1Sec.1 Twp.18 NWD Plan 55998

Thank you for your letter of May 29, 2007 with review comments on the application as submitted for a Fraser Valley Regional District [FVRD] Soil Removal Permit.

The following response has been prepared and signed by the registered professional ,Eric W Beresford P.Eng. License No 16649 on behalf of Dave Vernon, Agent, Ekset Contracting Ltd and with the approval of the landowner Braelynn Enterprises Ltd.

The response as follows is answered in the same order as the letter to cover the points raised:

1. It has been agreed to include the existing quarry as well as the proposed expansion in the permit application as suggested to cover both properties under the same ownership.

2. On an historical basis the existing quarry was granted a Mine Permit [Q-7 14] on September 15, 1986 and quarrying development commenced shortly after that date. The approval included drilling, blasting, screening ,crushing and stockpiling of processed aggregate materials on site and reclamation after mining.

   McIntyre & Associates prepared the mining and reclamation report and plans for Ekset Contracting Ltd to support the application under Part10 of the Mines Act.
   A subsequent amendment application was approved on Feb.13, 1998 under the same permit.
   The permit area covered 14.7 ha [37 acres] of NE 1/4 Sec.1 Twp. 18 NWD.

   A mobile screening and crushing plant has historically been brought onto the property on an as required basis to produce aggregate materials over the past 20 years.

3. The Proposed Final Reclamation Plan [R.1] shows a 15 metre undisturbed buffer strip along the north side of Scorey Creek under the Phase 1 mining plans approved by the Ministry of Energy & Mines [MEM] in 1997.
The buffer strip is intended to protect Scorey Creek to allow Phase 1 development of the quarry to take place and prior to making any application to BC Environment to permanently relocate the Creek to the south part of the property so that mining can move into the Phase 2 area.

No application as been made to date toBC Environment under the Fisheries Act or Water Act for diversion of the Creek.

4. A geotechnical engineer will review the Covenant BH 298671 area in regards to any future building development and will be involved with the design for the diversion of the Creek to ensure protection from overland flows.

5. We are now in receipt of the letter from Sharie Conroy who opposes the existing quarry and the proposed expansion and raises many issues and concerns .

We are also in receipt of letters of support from neighbours and businesses in the area.

It is our intention to hold one meeting comprising a public information open house in the daytime and follow that with a public meeting in the evening.
All the issues raised by the Conroy letter or others will be addressed at that time both for the existing permitted quarry and the expansion as proposed.

6. The application for a Mine Permit expansion was submitted to MEM in the first week of March 2007 and is presently under their technical review and referral system.
To date MEM have not requested any further information regarding the proposed expansion.
Advertising notices were placed in the local newspaper and the BC Gazette as part of the MEM 30 day public notification system in mid to end of March 2007.

7. FVRD SRP Bylaw, Clause 9 [a][v]
There have been no observed aquifers or water flows from the exposed rock face of the quarry over the past 20 years of operating the quarry.
The rock is hard, medium to coarse grained quartz diorite with no observed significant faults or shears to aid the passage of water through the rock mass.

Scorey Creek drains the area from above the property and the water table is below Sylvester Road.
There are no water courses visible in the expansion area. .

Clause 9[a][xii]
The buffer zones were designed to meet the requirements of the Mines Act./ Code which requires a 5 metre set back from the boundary .

The buffer zones will be increased to a 7 metre minimum distance as per FVRD , SRB. The tree cover and buffer zones fronting Slyvester Road vary in width from 20 to 40 metres and designed to retain existing natural tree vegetation wherever possible for a visual effect and also act as a sound attenuating barrier .

Clause 9 [a][xiii]
The soil / overburden cover will be excavated and placed in berms/embankments within the buffer areas and graded and seeded to grass to prevent erosion and green up the new disturbed areas.
Placement of larger rock pieces have also been used to prevent erosion of stockpiled material and stabilise the toe of the berms.
The hard quarry rock does not erode as 'organic' soil would.

Clause 9 [a][xv]
The berms/tree retention areas along Sylvester Road vary in width from 20 metres to 40 metres and in length 450 metres and height 10 to 15 metres.
These berms act as a noise barrier at property boundaries.
Usual operating hours at the quarry are from 7.00 a.m. to 6.00 p.m. five days per week with work on Saturdays if required .

As soil removal from the quarry includes rock under the FVRD Bylaw the visual impact of the quarry can only be addressed by keeping a tree cover /berm for visibility from Sylvester Road .
Reclamation of the quarry slopes and benches can only be completed after mining is finished in a particular phase.
The mobile screening and crushing plant works on an intermittent basis and complies with accepted noise levels at property boundaries.
Dust is controlled by water sprays on the quarry roads and at dust emission points.
Ground vibration in the quarry is controlled by use of electric blasting techniques and no surface detonation cord is used in order to reduce blasting noise levels.
Ground vibration tests have been carried out and show no levels that would affect buildings or structures.
The quarry has been monitored from time to time by the MEM Environmental Safety Group in Victoria and no offsite vibration effects have been detected .

Clause 9 [a][xvi]
All trucks leaving the quarry are weighed at the weigh scale on site and therefore conform to legal allowable weights for the type of truck on the highway.
Both entrances off Sylvester Road are paved and the quarry roads are constructed of hard compacted rock to avoid tracking any material onto the public road .
If any material does spill onto the road the road is immediately swept clean of any debris.

Clause 9 [a][xxi]
Upon completion of soil removal ie quarrying, a system of ditches will collect water runoff from the benches/terraces excavated after mining.

The water collection ditches will lead into the existing settling pond of size 30 metres by 10 metres x2 metres deep with out flow to the roadside ditch.
Depending on the end land use of the property ie if residential development then a storm water drainage system will be included in the housing development.

Clause 9 [a][xxii]
The quarry will be developed in a series of benches and stepped terraces in hard rock. These benches will be stable at overall final slopes of 1.5 Horizontal to 1 Vertical and 2H:1V with 40 metre wide terraces suitable for housing development or reclamation to forestry
Soil/overburden will be spread over the flat slopes and seeded to grass and trees depending on the final landscaped reclamation plan.

Clause 9[a][xxiv]
Scorey Creek enters the existing quarry site from L.S.13 at a point 30 metres south of the north east corner boundary and the Creek will not be disturbed in L.S 13.
Diversion plans for the Creek will be drawn up at a suitable time to meet BC Environment and FVRD requirements and submitted accordingly.
The Creek will remain undisturbed with a protective buffer from quarrying activities until such time as approval is granted to relocate to the south part of the property.

Clause 9[b]
A report by a registered professional is attached as Appendix 2 to this letter.

Clause 9[c]
Attached is the current Mine Permit Q-7-14 dated February 13 ,1998.
No other permits are required to operate the quarry.

Clause 9[d]
The reclamation cost on completion of quarrying is estimated at $20,000 as the quarry configuration including ditches, water control ,etc are all included in the actual production costs of the quarry operation and not separated out for reclamation.

Clause 43
Buffer strips will be at least 7 metres in width as required by FVRD.

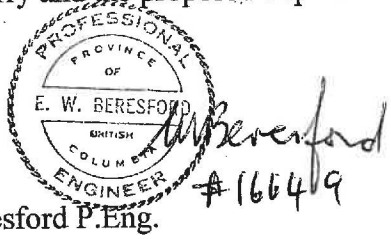
Clause 45
All approvals from the appropriate authorities will be obtained prior to relocation of Scorey Creek.

Clauses 47-49
Sound deflection structures will consist of natural forestry cover at the north, south and east boundaries and a combination of forest cover and rock/overburden berms at the frontage to Sylvester Road.

As you are aware the existing Mine Permit supported by the Mines Act and the Health Safety and Reclamation Code for Mines in British Columbia is a very comprehensive piece of legislation that the existing quarry and any future expansion must comply with.
This legislation protects the workers and public for safety aspects as well as reclamation of the site after mining.
The FVRD ,SRB has very similar and somewhat overlapping legislation with the Mines Act and Code and I have endeavoured to meet the intent of both pieces of legislation.

I trust the foregoing meets the requirements of the FVRD to enable a SRP to be issued for the existing quarry and the proposed expansion.

Yours truly.



Eric W Beresford P.Eng.
Registered Professional

Enc. Appendix 1 - Maps
Appendix 2- Report ,Clause 9[b]
Appendix 3 - Permits.

cc Dave Vernon, Agent, Ekset Contracting Ltd.
Land owner ,Braelynn Enterprises Ltd .

Report by a Registered Professional on the Sylvester Road quarry

as per Clause 9 [b] of the Fraser Valley Regional District ,Soil Removal

Bylaw No 0729, 2006.

Eric W Beresford P.Eng.

Dated June 17 , 2007

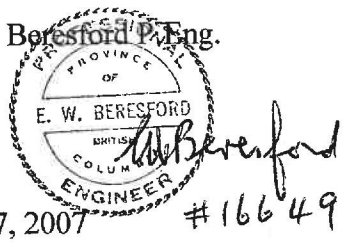
Registered Professional Statement

Provided the soil removal ie quarrying is carried out in accordance with the approved Mine Permit Q-7- 14 and associated mining and reclamation plans together with the application details to the Fraser Valley Regional District for a Soil Removal permit , the soil removal will not create any of the dangers or hazards as descibed in Clause 9 [b] of Bylaw No. 0729, 2006.

This statement is based upon 20 years of operations at the quarry and examination of the conditions at the existing quarry on Sylvester Road ,backed by sound engineering and blasting practices as proposed for the expansion and continuation of the existing quarry.

As an Inspector of Mines with the Ministry of Energy and Mines between 1988 and 2000 and attending this particular quarry, together with my experience in mining totalling 40 years , I make the above statement.

Eric W Beresford P.Eng.



June 17, 2007 #16649

SOIL REMOVAL PERMIT 2007-01
SCHEDULE F

Eric W. Beresford, P.Eng.,
Mining Consultant
P. O. Box 1529
Carstairs, Alberta T0M 0N0
(403) 337-4031 FAX 337-2789
Email: ericwberesford@shaw.ca

RECEIVED
AUG 3 1 2007
FRASER VALLEY REGIONAL DISTRICT
DEPARTMENT _____

August 27, 2007

Richard McDermid, B.A., A Sc.T.
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Mr. McDermid:

Re: Soil Removal Permit Application 2007-01, Lot 1 Sec. 1 Twp.18 NWD Plan 55998

Further to your letter of June 25, 2007 requesting additional information and clarification of requirements under Bylaw No. 0729, 2006. The following points address these requirements and are appended in the same order as your letter.

1. Agreed.

2. Agreed.

3. Agreed.

4. A Flooding and :Geotechnical Hazard Assessment Report" has been prepared by GeoPacific Consultants Ltd., dated August 21, 2007 relating to the existing Covenant BH298671. This is being forwarded by Dave Vernon, Agent under separate cover.

5. When advised by FVRD, Ekset Contracting Ltd., will arrange an open house information meeting as discussed.

6. The Ministry of Energy, Mines & Petroleum Resources (MEM) issued an amendment to the existing Mines Permit Q-7-14 dated July 3, 2007 which includes the expansion into Lot 1, Sec 1, Twp 18 NWD, Plan 55998. Copy of permit attached.

7. Clause 9(a) (v)
The surface water runoff and any groundwater discharges from the existing and expanded quarry workings will not effect any neighboring or downstream water supplies.

Clause 9(a) (v), cont.

The water run off from the quarry is directed by a series of collector ditches and benches into a settling pond within the frontage buffer area adjacent to Sylvester Road. This water control system has been in operation for over 10 years and has worked effectively to control surface water runoff.

Clause 9(a) (xii)

The amended mining development plan (enclosed) allows for a 7.0m undisturbed buffer zone of tree cover along the north and east boundaries plus an additional 8.0m of buffer for a soil/overburden sound deflection berm structure as defined in Clauses 47 - 49

The west boundary along Sylvester Road has existing natural vegetation tree buffers of minimum width 20 metres plus a berm/embankment of 15 to 25 metres. The proposed expansion will continue this practise with a natural tree buffer of 30 metres plus a berm/embankment of minimum 15 metres.

Clause 9(a) (xv)

The operating hours as proposed are from 7:00am to 7:00pm, five (5) days per week and Saturday 7:00am to 5:00pm as required. The MEM did not address operating hours in the permit.

Clause 9(a) (xxiii)

After quarrying is completed the land will be left in a series of benches (8-10m high) and wide terraces. These terraces of approximately 40 metres in width will be suitable for either residential development or reclaimed to forestry. Soil and overburden will be stockpiled from the rock quarry as mining develops and placed in berms and will be spread over the disturbed quarry areas on completion of mining. Depending on the end land use at that time if residential development occurs the land will be architecturally landscaped to blend with the development. If forestry use, trees and grasses will be planted to cover the disturbed rock areas.

Clause 9(b)

Geo Pacific Consultants Ltd., referes to the SRK-Robinson Inc., "Flooding and Geotechnical Hazard Assessment Plan 59106" report dated November 20, 1992. This report covers the existing quarry Plan 59106 and the expansion area and will be sent under separate cover.

Clause 9(c)

Amended mine permit Q-7-14 dated July 3, 2007 enclosed.
The Ministry of Transportation were supplied with the mining development plans and application from MEM and Dave Vernon on June 25, 2007. MOT replied by e-mail (enclosed) June 26, 2007 that the existing road access and permit is acceptable File 01-007-15446 and no further work is required.

There are no other permits or approvals required to operate the quarry.

Clause 9 (d)

The reclamation security bonding held by the MEM is $20,000 under permit Q-7-14 and I concur that this amount is adequate for the reclamation as described. Additional reclamation bonding may be required by MEM in future years as the quarry develops.

The quarry will be progressively mined in a series of benches and terraces which at completion of mining will only require seeding and tree planting. Additional residential development costs will be borne by the builder at that time. The actual costs of forming the terraces, replacing topsoil/overburden, ditching and water management control of the site are included in the mine operating costs and not separated out for the reclamation portion.

Clause 43 - Agreed

Clause 45 - Agreed

Clauses 47, 49

As mentioned in the response to Clause 9(a) (xii) an additional buffer area of 8m width is provided for construction of a sound deflection berm structure to comply with Clause 47, 48.

I trust the above information meets the requirements of the FVRD to enable a public information meeting to be held and subsequent issuance of a Soil Removal Permit.

Yours truly,

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA E. W. BERESFORD

#16649

Eric W. Beresford, P.Eng.
Registered Professional

cc: Dave Vernon, Agent - Ekset Contracting Ltd.
Braelynn Enterprises Ltd.

ENCL:

RECEIVED
NOV 12 2008
FRASER VALLEY REGIONAL DISTRICT
DEPARTMENT

Eric W. Beresford, P.Eng.,
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November 6, 2008

Richard McDermid, B.A. A.Sc.T
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Permit No. SRP 2007-01

Dear Richard McDermid:

Re: Soil Removal Permit 2007-01 - Ekset Contracting Ltd.

Thank you for your letter dated October 24, 2008 regarding the final requirements for the above noted permit primarily in regards to water supply details.

As the Registered Professional for the application and project I can confirm the following on the water supply details:

1. Regarding Scorey Creek, there are no visible water supply diversions, inlet or water pipeline on Scorey Creek within the Ekset Contracting Ltd., SRP application land area.

2. Regarding Garshin Creek we intend to leave the water supply intake pipeline as existing which is located along the boundary lines of Lot 1 and Lot A.

There is an adequate protection buffer of 49m to 36 metres at the diversion point on Garshin Creek shown on my drawing of September 4, 2008. In addition there will be a minimum of 27 metres of buffer protection set-back from Garshin Creek which includes the Lot 1 northerly boundary set-back distance of 7 metres as per the amended mine development plan and section included in the draft Soil Removal Permit 2007-01, received July 4, 2008 and conforming with Bylaw 0729.

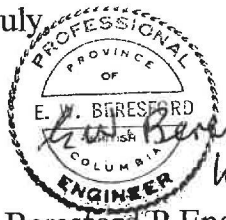
I trust this written confirmation of the measures taken to protect the Garshin Creek water supply is acceptable to the Regional Board and the SRP can be formally issued at the November meeting.

In the matter of the crushing activity as previously mentioned we can discuss these implications at a later time as you note that this issue is not directly involved with the SRP process.

Due to time constraints I have e-mailed this letter and faxed same under my professional engineers stamp as the Registered Professional for the project.

The original letter is being sent by courier today.

Yours truly,



Eric W. Beresford, P.Eng.
Registered Professional

cc: Dave Vernon, Ekset Contracting Ltd., Agent
Braelynn Enterprises Ltd., Land Owner

iMANAGED

Doc. No. 181090 DEC 2 3 2008

Eric W. Beresford, P.Eng.,
Mining Consultant
P.O. Box 1529
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Email: ericwberesford@shaw.ca

December 19, 2008

Permit No SRP 2007-01

Richard Mc Dermid B.A., A.Sc.T
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Richard Mc Dermid:

Re: Soil Removal Permit 2007-01, Sylvester Road Quarry
Certification by the Registered Professional

In accordance with the Fraser Valley Regional District's Soil Removal Bylaw No 0729, 2006, Section 9(b), I, Eric W. Beresford P.Eng., hereby certify as the Registered Professional for the above Permit, that if the proposed quarry development is carried out in conformance with the application as submitted including supporting reports and letters, the proposed soil removal or deposit on the land will not create a danger from flooding, erosion, landslide, or avalanche, and will not foul, obstruct, or impede the flow of any stream, creek, spring, waterway, watercourse, waterworks, ditch, drain, sewer, or other source of groundwater, whether or not they are situated on private land.

Yours truly,

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA E. W. BERESFORD

E W Beresford License # 16649

Eric W. Beresford, P.Eng.
Mining Consultant

cc: Dave Vernon, Agent, Ekset Contracting Ltd. ✓
D. Bailey, Braelynn Enterprises Ltd., Registered Landowner

SOIL REMOVAL PERMIT 2007-01
SCHEDULE G

Rick McDermid

From: Neill, Mike D TRAN:EX [Mike.Neill@gov.bc.ca]
Sent: Thursday, June 28, 2007 8:02 AM
To: Laura McGill
Cc: Rick McDermid
Subject: RE: Letter from Dave Vernon

Dave Vernon

Thank you for the letter explaining your propose quarry extension. Since you are still processing and loading the material on the existing quarry site and have no significant increase in truck traffic your existing permit will be acceptable. I will add your letter and this email to file 01-007-15446.

Michael Neill
Senior Development Technician
Lower Mainland District, Chilliwack Area
Mike.Neill@gov.bc.ca
Tel 604-795-8206
Cell 604-793-8118
Fax 604-795-8214

From: Laura McGill [mailto:lauram@bbcontracting.com]
Sent: June 26, 2007 1:12 PM
To: Neill, Mike D TRAN:EX
Subject: Letter from Dave Vernon

Ekset Contracting Ltd.
PO Box #34098 17790 #10 Highway
Surrey, BC V3S 8C4

June 26, 2007

M.D. Neill
45890 Victoria Avenue
Chilliwack, BC
V2P 2T1

Dear Mike

Re: Our meeting at your office on June 25, 2007,

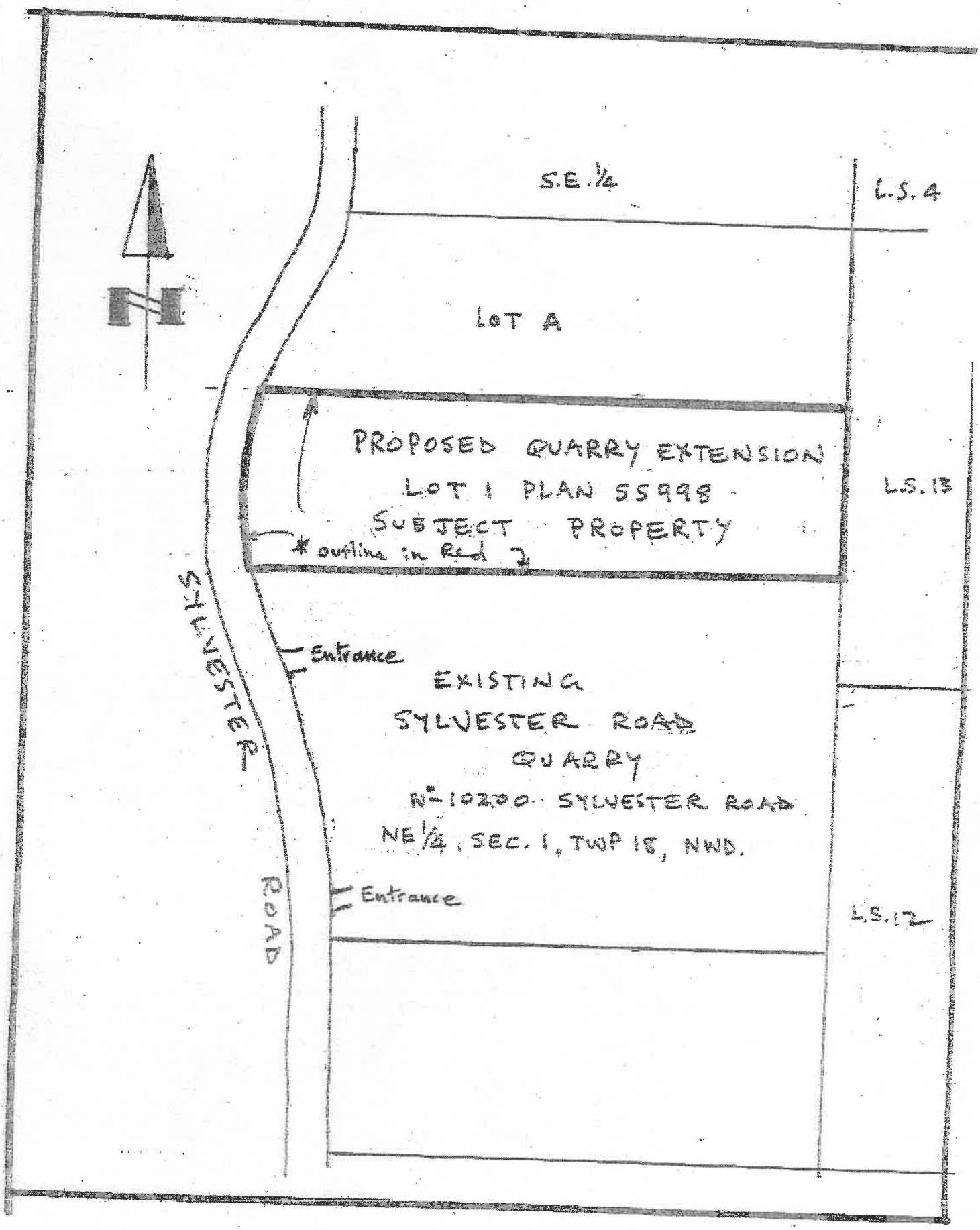
Please advise the Ministry of Transportation that the proposed Quarry Expansion (Lot 1, Sec 1, TWP 18 NWD) does not require a new entrance onto Sylvester Road. The two existing entrances into the existing Quarry are sufficient. Quarry Material will be brought off Lot 1 and loaded onto trucks in the existing quarry and hence onto Sylvester road. The production Quantity and traffic volumes will not be increased onto Sylvester Road as a result of the new expansion. A site plan attached show: the existing Quarry entrances and proposed expansion.

I trust this information is satisfactory for your review.

Yours truly,



Dave Vernon
Agent for Ekset Contracting Ltd.
d.vernon@shaw.ca


S.E. 1/4
L.S. 4
LOT A
PROPOSED QUARRY EXTENSION
LOT 1 PLAN 55998
SUBJECT PROPERTY
* outline in Red
L.S. 13
Entrance
EXISTING
SYLVESTER ROAD
QUARRY
N° 10200 SYLVESTER ROAD
NE 1/4, SEC. 1, TWP 18, NWD.
Entrance
L.S. 12
SYLVESTER ROAD

SOIL REMOVAL PERMIT 2007-01
SCHEDULE H

GeoPacific Consultants Ltd.

#410 -1200 West 73rd Avenue, Vancouver, BC, V6P 6G5
Phone (604) 439-0922 / Fax (604) 439-9189

Ekset Contracting Ltd.
10200 Sylvester Road
RR #3 Mission, BC
V2V 4J1

May 2, 2008
File: 7227

Attention: Dave Vernon

Re: Soil Removal Permit Application 2007-01, Lot 1 Sec. 1 Twp. 18 NWD Plan 55998; Flooding and Geotechnical Hazard Assessment

Introduction

GeoPacific Consultants Ltd. acknowledges being retained by the Ekset Contracting Ltd. in respect of relative geological and hydrological hazards for the proposed quarrying of property.

The site is located on the east side of Sylvester Road, Hatzic Prairie near Mission, described as Lot 1 Twp. 18 NWD Plan 55998. A site visit and tour of current and planned quarrying operations was conducted on Tuesday, July 3, 2007.

The existing covenant BH298671 prohibits any quarrying on subject property (Plan 55998) as part of extension to the existing quarry prior to review against landslide and/ or overland flows, from Scorey Creek, by a registered professional.

The existing quarry on property south (LMP 1834A) has a subdivision in the north west corner (Easement plan NWD 59106) that is the only building site identified on that property to be protected against overland flows from Scorey Creek.

Discussion

The risk of overland flows from Scorey Creek on subject property are minimal based on McElhanney Consulting Services topographical map titled "Sylvester Road Quarry" included as part of Geopacific's original report, dated August 23, 2007. Currently Scorey Creek flows through the existing quarry property from the northeast to the southwest corners. The approximate elevation difference from the top northeast to southwest corners is 120 metres over 530 metres in plan, hence +/-4.5H:1V drop. The creek currently follows roughly the same path as described in SRK-Robinson Inc. "Flooding and Geotechnical Hazard Assessment Plan 59106" report, dated November 20, 1992.

However, it is possible that the incised creek bed could be blocked, and altered in direction, with the deposits of wood waste log jams under extreme rainfall/ snow melt conditions to the point that overland water flows occur. If these conditions happen within the property limits of LMP 1834A the water would flow into existing quarry and then possibly down the access road. If these conditions happen east of subject property it is difficult to predict the amount of water flow that could potentially impact Plan 59106.

The creek avulsion potential and associated alluvial fan hazards related to Scorey Creek are considered of less risk to Easement Plan NWD 59106 with the existing and proposed quarrying expansion. A safeguard zone is created with the removal of rock that will act as a catchment area for any overland flow deposits. In addition, water is pooled, flows slowed and sediments deposited in the quarry basin prior to potential runoff from site.

If an overland water flow event occurred with the magnitude that caused creek avulsion, potential erosion damage would be expected with the quarry, quarry expansion or with the natural undisturbed hillside. However, with the typical creation of a buffer zone at the toe of rock quarry operations the damage risk to city roadways and neighbouring properties can be greatly reduced. The construction and maintenance of the holding areas would be inherent to the quarrying and rock removal process that should be monitored periodically to ensure that their impacts are beneficial in minimizing the risk of overland water or debris flows.

In the extreme event where surface water does fill settlement ponds or catchment areas and flows offsite it can be channeled and cleaned prior to entering local ditches and/ or the ground water. A drainage ditch can be constructed containing gravel berms, silt fences and filter cloth to minimize any environmental impact of turbid waters flowing offsite.

Any related road works or quarrying on the site that are lower than the 100 metre topographical line shown on attached mapping are not going to impact the potential for flooding on lands below and including subdivision lot Plan 59106.

A quarrying program for Plan 55998 is in place and has been approved under the Provincial Mines Act, Permit Q-7-14, dated July 3, 2007. Any works above the 100 metre topographical line is to comply with the creek buffer limits required that will minimize overland flow potential from Scorey Creek in the future. These safe limits will vary with the hillside topography and can be accurately determined based on a detailed topographical survey of creek bed and surrounding hillside at the southeast edge of site, if required.

A berm and or channel could be cut diagonally along the east side of access road into site to channel inadvertent overland flows to existing quarry areas that are lower in elevation than the level of residential lot Plan 59106. The direction of Scorey Creek and tributaries is limited to within existing subject properties, any works (logging etc.) on hillside east of and above properties is beyond the owner's control.

Ekset Contracting Ltd. must continue with the ongoing seasonal monitoring program of Scorey Creek that has been conducted with current quarry operations including maintaining access road

to the creek in the southwest. The maintenance of creek beds should be carried out with the clearing of rock deposits and/or forest litter (trees & branches) after heavy rainfall events.

The Geological Survey Map 1485A of Canada lists the proposed materials to be quarried as Mesozoic and upper Paleozoic granitic bedrock having typically an unconfined compressive strength of 100-250 MPa. Based on the current operations within LMP 1834A there were no visible or known continuous joints or fractures in the open rock face that might contribute to any slope stability concerns. The Canadian Foundation Engineering Manual (CFEM), Chapter 25 explains that unsupported excavations in rock are suitable if the slope height (in m) divided by the rocks UCS (in Mpa) is less than a rough limit of 10. Taking the worst case the slope height is approximately 150 metres and dividing by 100 Mpa a value of 1.5 is calculated. This result indicates a very sound and stable excavation if carried out in the conservative 8m x 8m benching program proposed.

The rock mass composure and conservative benching program within the proposed quarry expansion could withstand a 1:2475 year design seismic event (2% probability of exceedance in 50 years) without suffering a major slope failure. The 2005 National Building Code Seismic Hazard Calculation results in a design peak ground acceleration in this area as PGA (g) = 0.413. The effect of this movement could, however, send loose rocks and boulders down the hillside.

Conclusions

Based on current conditions there is no risk of overland flows from Scorey Creek that would impact the covenanted lot Plan 59106. With the implementation of recommendations given above the extension of quarry into property Plan 55998 poses minimal risk of flooding and potential overland flows can be controlled protecting the building site. The surface waters must be controlled within settlement ponds and ditches on site and cleaned to local standards prior to being decanted to the open local ditches offsite and potentially into the neighboring groundwater of the Hatzic floodplain.

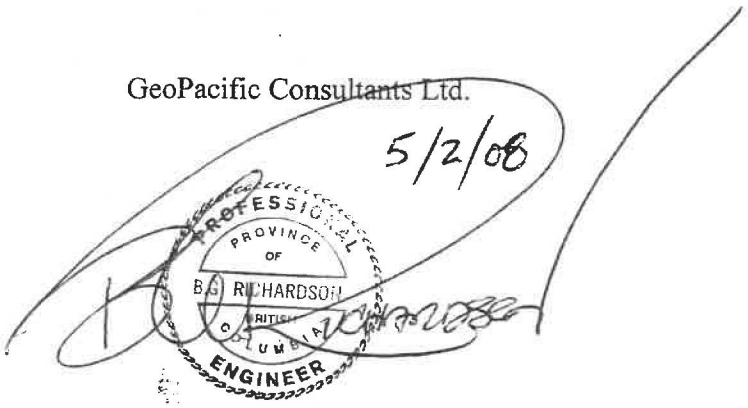
In our opinion, the rock removal from Plan 55998 if carried out in conformance with the application and recommendations made above will "not create a danger from flooding, erosion, landslide, or avalanche" and should not "foul, obstruct, or impede the flow of any stream, creek, spring, waterway, watercourse, waterworks, ditch, drain, sewer, or other source of ground water".

It must be appreciated that conventional drilling and blasting of rock masses leads to extremely complex media whose engineering properties are difficult, if not impossible to predetermine. It would be prudent to engage independent reviews periodically on the procedures/ methodologies used to quarry the rock, maintain the creeks and control water runoff from site.

We trust this is the information you require. Should you require additional information or clarification of the above, don't hesitate to contact the undersigned.

GeoPacific Consultants Ltd.

5/2/08



Bryon G. Richardson, B.A.Sc., P.Eng.
Project Engineer
ref:disk:jobs\forms\

Fraser Valley Regional District
45950 Cheam Avenue, Chilliwack, BC V2P 1N6
Phone: 1-800-528-0061 or (604) 702-5000
Fax: (604) 792-9684

STAFF REPORT

To: Electoral Area Services Committee, Regional Board

From: Rick McDermid, Manager of Development Approvals

Date: January 5, 2009

Subject: Soil Removal Permit application, Ekset Contracting, Area F

File No.: 4520-20-2007-01

RECOMMENDATION:

That the Regional Board issue Soil Removal Permit 2007-01.

ISSUE:

Ekset Contracting proposes to expand its existing rock quarry located at 10200 Sylvester Road in Electoral Area F and has applied to FVRD for a soil removal permit.

BACKGROUND:

The proposal involves a northerly extension of the existing Ekset Rock Quarry located at 10200 Sylvester Road (see location map, Appendix A). The owner of the lands is Braelynn Enterprises; the authorized agent is Dave Vernon of Ekset Contracting. They have engaged Eric Beresford, P.Eng., as the registered professional.

Braelynn owns three adjacent parcels on Sylvester Road. The existing rock quarry is located on the most southerly property. They now propose to expand onto the "middle" property. They do not propose to expand the quarry onto the northerly parcel at this time.

Members of the previous Board will be familiar with this proposal. The following information provides some background on the application:

- The existing quarry property is about 14.8 ha (36.5 acres) in area, although a substantial portion of the property is not included in the quarry plan because of Scorey Creek.
- The proposed expansion property to the north is about 8 ha (20 acres) in area.
- The existing Mines Act permit Q-7-14 was amended by the Ministry of Energy, Mines and Petroleum Resources on July 3, 2007 to permit the expansion.
- The properties are zoned Rural-3 (R-3).

- The R-3 zoning permits resource use, which allows removal of rock, gravel, and other resource materials from the property, including the "preliminary grading and cutting" of such materials. However, the R-3 zoning does not permit rock crushing.
- We understand that the original Mines Act permit for a quarry was issued on September 15, 1986, and we understand the quarry operations commenced shortly thereafter. At the time, the zoning permitted rock crushing, and crushing was undertaken on site during that period.
- The zoning bylaw was amended on December 21, 1994 by the DARD Board, removing crushing as a permitted component of resource use under the bylaw. Crushing of rock continued on the property thereafter.
- It is our understanding, and we accept the conclusion, that rock crushing on the existing quarry property is "grandfathered" under the terms of the Local Government Act.
- The owners now propose to expand onto the adjacent property to the north, which raises questions about the status of the rock crushing use. Based on advice received, the existing crushing use on the lands may continue, but not to an extent or degree greater than existed when the bylaw was changed to prohibit crushing in 1994. As well, rock quarried from the expansion property cannot be crushed in the plant because that land was not used for crushing previously.
- In other words, Ekset cannot crush rock at a higher rate (e.g. tonnes per year) than was occurring when the bylaw changed, and the grandfathering provisions apply only to the land upon which the non-conforming use was occurring in 1994, not the expansion property.
- There were some problems a number of years ago with blasting activities, but the quarry has new operators and blasting contractors, and staff are not aware of recent problems in this regard.
- Scorey Creek crosses the southerly portion of the existing quarry property. The applicant engaged Geopacific Consultants to carry out a geohazard assessment. Ekset originally proposed to "relocate" the creek, but subsequently revised its plans and now is leaving a 30 meter buffer from the existing creek location.
- At the Board's direction, a public information meeting was held for the soil removal permit, on July 29, 2008 at the Hatzic Prairie Community Hall. Twenty members of the public attended. A copy of the meeting report is attached for reference.
- A key concern raised at the information meeting was an existing water supply located on a small creek (known as Garshin Creek) at the northerly edge of the expansion property. A water license is also noted on Scorey Creek.
- The applicant and his engineer investigated the water license on Scorey Creek, but could not find evidence of any physical works, nor could the holder of the license (Tremblay Island Farms – Sidhu Nurseries) provide information regarding any works on the property. However, on Garshin Creek there are physical works (pond, intake, and supply line) identified.
- The applicant carried out surveys and the engineering professional has submitted written recommendations for a treed buffer area setback from the Garshin Creek water supply. The engineer has stated by email that he certifies that "the water supply on Scorey Creek and Garshin Creek will not be affected by the proposed quarry development if carried out in compliance with reports, plans and letters as submitted with the application". The engineer has provided written, sealed certification regarding protection of the water supply, as required by Soil Removal and Deposit Bylaw No. 0729, 2006.

DISCUSSION:

The draft soil removal permit includes a number of conditions to address technical requirements and issues that have been raised by the public. A copy of the draft permit is attached for reference. Some of the key conditions include:

- The permit applies to both the existing quarry site and the expansion property.
- A 30 meter buffer from Scorey Creek is to be maintained.
- Condition 6 of the permit alters the requirement for berms at some locations on the quarry perimeter, and specifically requires a depressed rock cut section 7 – 10 meters high along the north quarry margin to reduce off-site noise, rather than an elevated berm. As well, Ekset owns the property to the north, Crown land is located to the east, and Scorey Creek and the vegetated leave area provide a buffer to the south.
- Ekset proposes, and the permit includes, requirements for increased buffering and noise-reducing berming along the westerly boundary adjacent to Sylvester Road.
- For noise-reducing measures, Ekset proposed hours of operation from 7:00 a.m. to 7:00 p.m., five days per week, and on Saturday from 7:00 a.m. to 5:00 p.m. as required. The hours as proposed are therefore included as a condition of the permit.
- The permit includes requirements for a treed buffer in the vicinity of Garshin Creek as recommended by the registered professional. The buffer will range from 20 – 30 or more meters. (The quarry edge in the vicinity will be a depressed rock cut, as noted earlier).
- The permit relies upon the professional assurance respecting protection of water supplies.
- The permit clarifies that crushing is not allowed except as provided for by the non-conforming use regulations of s. 911 of the Local Government Act.
- The permit also clarifies that other processing activities such as asphalt or concrete production are not permitted unless necessary land use approvals are obtained from FVRD.
- Annual reports from professionals will be required under the permit and pursuant to Bylaw 0729.

Ekset originally applied for this permit on March 7, 2007, and has made considerable effort to provide materials required by Bylaw 0729 and to obtain a proper permit, and to address the concerns raised at the public meeting. Obviously, gravel pits and rock quarries are not always welcomed into our rural residential communities, but the applicants are entitled to a permit provided that they comply with Bylaw 0729, and the zoning does permit resource extraction on the property. Staff recommend that the Board now consider issuance of the permit accordingly.

COST: Permit application fee of $2500 received.

COMMENT BY DEPARTMENT HEAD: Reviewed and support.

COMMENT BY DIRECTOR OF FINANCE: Comment not required.

COMMENT BY ADMINISTRATOR: Review and concur.

Appendix A – Location Map



PROVINCE OF BRITISH COLUMBIA
MINISTRY OF ENERGY AND MINES

QUARRY PERMIT
APPROVING WORK SYSTEM AND RECLAMATION PROGRAM
(Issued pursuant to Section 10 of the **Mines Act** R.S.B.C. 1996, C.293)

Permit: **Q-7-014** Mine No.: **0700089**

Issued to: **Fraser Valley Aggregates**
3077 – 188th Street
Surrey, BC V3S 9V5

For work located at the following property:

Sylvester Road (10200) Quarry

Legal description: Lot A NE ¼, Sec 1, Twp 18, lying east of Sylvester Road, except Plans 10850, 55998, 68855 and 59106 New Westminster District. PID 000-992-691 PID 018-895-336 - 36.5 acre.

This approval and permit is subject to the appended conditions.

Approval of the work system is granted.

Issued this 15th day of September in the year 1986
Amended this 4th day of September in the year 2014.

M Bouffard

Maryann Bouffard
Inspector of Mines Permitting

Amendments Permit Q-7-14

This approval and permit is subject to the appended conditions.

July 31, 1986	Notice of Opening –Sand and Gravel Operations- Ekset Contracting Ltd.
August 29, 1986	Mining Plan and Reclamation Report - McIntyre Associates.
September 8, 1986	Application for Quarry Permit and Approval.
September 15, 1986	Permit- Ekset Contracting.
December 5, 1986	Notice of Opening –Sand and Gravel Operations- Ekset Contracting Ltd.
November 1, 1988	Permit – Amended.
May 19, 1989	Cancellation of Reclamation Permit Q-7-14 (Amendment September 15, 1989) Property: Sylvester Road Quarry and Sand and Gravel Pit. Only applies to Permit Nov 1, 1988.
October 21, 1994	Approval for installation of crushing and screening facilities. Mine Permit Q-7-14 Sylvester Road Quarry.
December 8, 1997	Amended Work System and Reclamation Program.
February 13, 1998	Amendment to Permit.
June 14, 2000	Inspector's Directive.
February 22, 2007	Notice of Work
February 28, 2007	Extension to Sylvester Road Quarry Mine Permit Q-7-14 Mission BC Work System and Reclamation Program Ekset Contracting.
July 3, 2007	Amend Permit Approving Work System and Reclamation Program.

August 10, 2007	Securities for Amended Reclamation Permit Q-7-14 Quarry: Sylvester Road.
January 30, 2014	Consolidated Permit Amendment.
September 4, 2014	Name change amendment from Ekset to Fraser Valley Aggregates.

PREAMBLE

Notice of intention to commence work on a quarry, including a plan of the proposed work system and a program for the protection and reclamation of the surface of the land and watercourses affected by the work dated August 29, 1986, December 8, 1997 and February 22, 2007 was filed with the Chief Inspector of Mines on September 8, 1986, December 22, 1997 and March 5, 2007. Notice of such filing was published in Mission News August 13, 1986, Mission Record, March 22, and 29, 2007 and in the Gazette on **August 14, 1986** and **March 22, 2007**.

This permit contains the requirements of the Ministry of Energy and Mines for reclamation. It is also compatible, to the extent possible, with the requirements of other provincial ministries for reclamation issues. The amount of security required by this permit, and the manner in which this security may be applied, will also reflect the requirements of those ministries. Nothing in this permit, however, limits the authority of other provincial ministries to set other conditions, or to act independently, under their respective permits and legislation.

This permit amendment contains terms and conditions of all previous permits and amendments identified on page 2 and is consolidated and updated into one document.

Decisions made by staff of the Ministry of Energy and Mines will be made in consultation with other ministries. This application was supported by the following additional documents and reports.

Supplementary Documentation:

Grogan Rock Consulting Ltd. Review of Blasting Operations Ekset Contracting Ltd's Sylvester Road Quarry Mission, B.C. November 19, 2010.

Levelton Consultants Ltd. to Western Explosives Ltd. Geotechnical Review of the Proposed Blasting Plan Rock Quarry at 10200 Sylvester Road Quarry Mission, B.C. November 17, 2010. Report Ekset Contracting Ltd.

Ekset Contracting Ltd. Application for Amendment for Regal Enviro-safe vacuum monitored tank letter on site fuel storage. Drew Bailey. March 20, 2009.

Fisheries and Oceans Canada, Proposed Ekset Contracting Pit Expansion Sylvester Road, Hazic Valley. Alan Jonsson, July 23, 2007.

Fraser Valley Regional District. Soil Permit Application 2007-01, Lot 1 Sec 1 Twp 18 NWD plan 55998 letter. June 25, 2007.

Ministry of Energy and Mines, Larson Davis Laboratories Sound Monitor reading. April 3, 2002.

Sardis Explosives, Report to Ministry of Energy and Mines EM Flyrock Incident March 30, 2000 Report. B. Kirkland June 15, 2000.

Austin Powder, Report to Ministry of Energy and Mines EM flyrock Incident March 30, 2000 Report. D. Sly June 15, 2000.

McIntyre Associates. Report on Matters Relating to the Sylvester Road Stone Quarry, Fraser Valley Aggregates Ltd. Surrey B.C. June 18, 1998.

Environmental Assessment Office Michael Willcox P.B.D, Sylvester Road Quarry Ekset Contracting email (watercourse diversion). January 21, 1998.

McIntyre Associates. Amended Work System and Reclamation Program. Ekset Contracting Ltd. Sylvester Road Rock Quarry Mission B.C. Permit Q-7-14. December 7, 1997.

Ministry of Energy, Mines and Petroleum Resources to Dewdney Alouette Regional District Letter RE: Sylvester Road Quarry, Mine Permit Q-7-14 Crushing Days letter. E.W. Beresford June 13, 1995.

Ministry of Environment and Parks. Ekset Contracting-Gravel Pit Scorey Creek letter. S. Latimer. April 6, 1987. File: 4085.08.04/MR.86

Steffen Robertson and Kristen (BC) Inc. Blasting Guidelines for Contractor, Construction Aggregates Limited.

McIntyre Associates. Appendum Mining Plan and Reclamation Report. Sylvester Road Rock Quarry Ekset Contracting North Vancouver B.C. December 1, 1986

McIntyre Associates. Mining Plan and Reclamation Report. Sylvester Road Rock Quarry Ekset Contracting North Vancouver B.C. August 29, 1986

CONDITIONS

The Chief Inspector of Mines (Chief Inspector) hereby approves the work plan and the program for protection and reclamation of the land surface and watercourses subject to compliance with the following conditions:

1. Reclamation Security

   (a) The owner, agent or manager (herein called the Permittee) shall maintain with the Minister of Finance securities in the amount of twenty thousand dollars ($20,000). The security will be held by the Minister of Finance for the proper performance of the approved program and all the conditions of this permit in a manner satisfactory to the Chief Inspector. RE: Permit July 3, 2007.

   (b) The Permittee shall conform to all forest tenure requirements of the Ministry of Forests. Should the Permittee not conform to these requirements then all or part of the security may be used to cover the costs of these requirements. RE: Permit July 3, 2007.

   (c) The Permittee shall conform to all Ministry of Environment approval, license and permit conditions, *Environmental Management Act,* including Contaminated Sites and Special Waste regulations as well as requirements under the **Wildlife Act**. Should the Permittee not conform to these conditions, then all or part of the security may be used to fulfill these requirements. RE: Permit July 3, 2007 and Permit January 30, 2014.

   (d) All work shall be suspended during any forest closures relating to extreme fire hazard conditions as determined by the Ministry of Forests, Lands and Natural Resources. Firefighting equipment shall be maintained on the site in accordance with the Forest Fire Prevention and Suppression Regulation. RE: Permit January 30, 2014.

2. Land Use

The surface of the land and watercourses shall be reclaimed to the following land use: **Residential or Forestry** RE: Permit July 3, 2007.

3. Productivity

The level of land productivity to be achieved on reclaimed areas shall not be less than existed prior to mining on an average property basis unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, the impracticality of doing so. RE: Permit July 3, 2007.

4. Revegetation

Land shall be re-vegetated to a self-sustaining state using appropriate plant species. RE: Permit July 3, 2007.

5. Use of Suitable Growth Medium

(a) On all lands to be revegetated, the growth medium shall satisfy land use, productivity, and water quality objectives. Topsoil and overburden (to rooting depth) shall be removed from operational areas prior to any disturbance of the land and stockpiled separately on the property for use in reclamation programs, unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, that reclamation objectives can otherwise be achieved. RE: Permit February 13, 1998.

(b) No topsoil shall be removed from the property without the specific written permission of the Inspector. RE: Permit July 3, 2007.

6. Buffer Zones and Berms

Buffer zones and/or berms shall be established between the mine and the property boundary unless exempted in writing by the Inspector. RE: Permit July 3, 2007.

7. Treatment of Structures and Equipment

Prior to abandonment, and unless the Chief Inspector has made a ruling otherwise, such as heritage project consideration or industrial use,

(a) all machinery, equipment and building superstructures shall be removed,

(b) concrete foundations shall be covered and revegetated unless, because of demonstrated impracticality, they have been exempted by the Inspector, and

(c) all scrap material shall be disposed of in a manner acceptable to the Inspector. RE: Permit July 3, 2007.

8. Watercourses

(a) Watercourses shall be reclaimed to a condition that ensures

(1) long-term water quality is maintained to a standard acceptable to the Chief Inspector, RE: Permit July 3, 2007.

(2) drainage is restored either to original watercourses or to new watercourses which will sustain themselves without maintenance, and RE: Permit July 3, 2007.

(3) use and productivity objectives are achieved and the level of productivity shall not be less than existed prior to mining unless the Permittee can provide evidence which demonstrates, to the satisfaction of the Chief Inspector, the impracticality of doing so. RE: Permit July 3, 2007.

(b) Water which flows from disturbed areas shall be collected and diverted into settling ponds. RE: Permit July 3, 2007.

I. Contaminated or silt laden water shall be suitably contained on site and shall not be allowed to enter any watercourse or stream. RE: Permit January 30, 2014.

II. Erosion shall be minimized and controlled at the source eliminating negative impacts to the environment. RE: Permit January 30, 2014.

III. Water which flows from disturbed areas shall be collected and diverted into settling ponds. RE: Permit January 30, 2014.

IV. A program over the next 4 years of upgrading as maybe required, all weather containment ponds to a 1 to 200 year weather event. (Rain, Snowfall) As each pond is upgraded the manager shall forward to the Inspector an as built signed by suitable registered Professional for all the existing ponds that meet the standard referenced in this section. RE: Permit January 30, 2014.

V. A water management and pond system shall be constructed to prevent siltation entering any water course or creek. Pond discharge shall not exceed 25 mg/litre of total suspended solids. Ponds shall be designed to withstand a 200 year flood event. RE: Permit January 30, 2014.

VI. In the event of high water levels/flow the total suspended solids (TSS) must not exceed the background levels. RE: Permit January 30, 2014.

VII. Watercourses within or immediately adjacent to the operations are to be protected against pollution. RE: Permit September 15, 1986.

9. Roads

(a) All roads shall be reclaimed in accordance with land use objectives unless permanent access is required to be maintained.

(b) Individual roads will be exempted from the requirement for total reclamation under condition 9(a) if either:

(i) the Permittee can demonstrate that an agency of the Crown has explicitly accepted responsibility for the operation, maintenance and ultimate deactivation and abandonment of the road, or RE: Permit July 3, 2007.

(ii) the Permittee can demonstrate that another private party has explicitly agreed to accept responsibility for the operation, maintenance and ultimate deactivation and abandonment of the road and has, in this regard, agreed to comply with all the terms and conditions, including bonding provisions, of this reclamation permit, and to comply with all other relevant provincial government (and federal government) regulatory requirements. RE: Permit July 3, 2007.

10. Disposal of Fuels and Toxic Chemicals

Fuels, chemicals or reagents which cannot be returned to the manufacturer/supplier are to be disposed of as directed by the Chief Inspector in compliance with municipal, regional, provincial and federal statutes. RE: Permit July 3, 2007.

11. Fuels and Lubricants

Fuels and Lubricants, if stored on the mine site, shall conform to the requirements of the Ministry of Environment **Field Guide to Fuel Handling, Transportation, and Storage.**
The Permittee shall develop and implement a hydrocarbon management plan that deals with fueling, operational servicing, spill prevention and clean-up for fuels and lubricants stored on the mine site. The plan shall account for the following:

(a) Fuel and lubricants, delivery and storage to site.
(b) Impermeable, oil absorbent matting shall be used when refueling and servicing equipment. RE: Permit January 30, 2014.
(c) While refueling the operator shall be in control of the refueling nozzle at all times. RE: Permit January 30, 2014.
(d) If any Petroleum, hydrocarbon or other product is spilled the contaminated soil/gravels shall be forthwith collected and removed for appropriate disposal. RE: Permit January 30, 2014.
(e) Fuel or oil leaks on equipment shall be effectively repaired as soon as they are discovered or the equipment shall be removed from the site and not operated until repairs have been made. RE: Permit January 30, 2014.
(f) An emergency spill containment and clean up kit shall be maintained at the site while it is in operation. The kit shall have the capacity to contain and clean up 100% of a spill from a failure of the largest volume of a fuel or lubricant tank or system plus 10%. RE: Permit January 30, 2014.
(g) Any spill reportable under the *Transportation of Dangerous Goods Act* (TDG) shall be reported without delay to the Inspector. RE: Permit January 30, 2014.
(h) Any oil or fuel spills shall be cleaned up immediately and disposed of in an appropriate manner. Absorbent pads shall be maintained on-site during the course of operations. Stationary engines shall be provided with appropriate design drip pans. RE: Permit January 30, 2014.

12. Archaeological Find

An Archaeological Chance Find Procedure (ACFP) for this site shall be developed within 3 months of the date of this permit, for undeveloped land.

(a) A copy of the procedure shall be posted at the Mine Site, and all workmen shall be trained in the implementation of this procedure.
(b) A copy of this procedure shall be filed with the Inspector. RE: Permit January 30, 2014.

In the event that an archaeological site is encountered during the course of the approved mining activities, the program shall be suspended or modified in such a manner so as to ensure that the site is not damaged, desecrated or otherwise altered and the occurrence shall be reported immediately to the Archaeological Branch of the Ministry of Tourism, Culture and the Arts, and the Ministry of Energy and Mines. Work shall not be resumed until authorized by the joint Ministries. RE: Permit January 30, 2014.

13. Site Access

The Mine Manager, or in their absence a Designate, shall allow Employees of other Provincial Ministries holding authorizations related to Compliance and Enforcement duties onto the mine site subject to the following conditions:

(a) the Provincial Employee must present the appropriate Ministry identification; and
(b) must clearly state that they are acting on behalf of an Inspector of Mines;
(c) they must be given a site orientation as required by the Health & Safety, and Reclamation Code;
(d) they must sign-in and sign-out as acknowledgement of being on site;
(e) they must be accompanied at all times by the Mine Manager, or qualified person appointed by the Manager, and shall take all necessary measures to ensure the safety and well being of the individual(s); and this condition is not applicable to other Provincial Legislation. RE: RE: Permit January 30, 2014.

14. Site Stability

(a) The inspector shall be advised in writing at the earliest opportunity of any unforeseen conditions that could adversely affect the extraction of materials, site stability, erosion control or the reclamation of the site. RE: Permit January 30, 2014.

(b) The stability of the slopes shall be maintained at all times and erosion shall be controlled at all times. RE: Permit January 30, 2014.

15. Site Security

All site access shall be secured with locking gates, where practical and signage provided indicating the mine name, operator' s name and emergency contact number as well as all necessary safety advisories. Gates shall be locked when the quarry is not in operation. RE: Permit January 30, 2014.

16. Emergency Response Plan:

An emergency response plan shall be developed and within 3 weeks of receipt of this amended permit. In addition to addressing daily operational issues, the plan shall specifically address emergency evacuation of personnel due to injury and forest fire hazard. All persons on the mine site shall be familiar with the ERP. The plan shall be available on site for review. RE: Permit January 30, 2014.

17. Temporary Shutdown

If this sand and gravel pit ceases operation for a period longer than one year the Permittee shall either continue to carry out the conditions of the permit or apply for an amendment setting out a revised program for approval by the Chief Inspector. RE: Permit July 3, 2007.

18. Safety Provisions

All safety and other provisions of the ***Mines Act*** shall be complied with to the satisfaction of the Chief Inspector. RE: Permit July 3, 2007.

19. Monitoring

The Permittee shall undertake monitoring programs, as required by the Inspector, to demonstrate that reclamation objectives are being achieved. RE: Permit July 3, 2007.

20. Alterations to the Program

Substantial changes to the program must be submitted to the Inspector for approval. RE: Permit July 3, 2007.

21. Notice of Closure

Pursuant to Part 10.6.1 of the Health, Safety and Reclamation Code for Mines in British Columbia, a Notice of Completion of Work shall be filed with the Inspector not less than seven days prior to cessation of work. RE: Permit July 3, 2007.

22. Annual Reclamation Report

By March 31 of every year, an annual reports shall be submitted in a form and containing the information required by the Chief Inspector. The Annual Reclamation Report shall document the current status of the work system and reclamation obligations, outstanding liability and associated costs, and all monitoring including water quality, and ongoing maintenance activities. RE: Permit February 7, 2006.

The Manager shall forward to the Inspector each year a copy of the submitted Health and Safety Assessment form. RE: Amended Permit Sept 7, 2012.

23. Annual Report

Annual reports shall be submitted in a form and containing the information as and if required by the Inspector. RE: Permit July 3, 2007.

24. Mine Plan

A mine plan shall be submitted every five years. Commencing with this permit, a plan is to be submitted January 30, 2019.

OTHER CONDITIONS:

25. Mine Volume

The maximum production volume shall be a total of 210,000 tonnes/year or 80,000 m^3/yr. RE: NOW February 22, 2007.

26. Hours of Operation

Hours of work for the mine shall be restricted to 7:00 a.m. to 6:00 p.m., Monday through Friday. Saturday operations loading from product stockpile. No work shall take place on Sundays or Statutory Holidays. RE: NOW February 22, 2007.

i. Nothing in the condition limits the operator from carrying out such work as may be necessary to save life, relieve human suffering, or to

mitigate and environmental emergency, outside of the restricted hours of work.

ii. Should an authority having jurisdiction declare an emergency, such that product from this quarry is required, any hours of work restrictions will not apply for the duration of the emergency. RE: Permit January 30, 2014.

27. Mine area

This permit authorizes additional mining in the area noted as Proposed Extension to Existing Phase I (3.75 ha) on the 1:1,000 scale mine plan map. Mining shall not extend above 90 meters elevation at both the existing and proposed sites. Re: Permit Amendment Letter October 21, 1994.

28. Crushing and Screening Facilities.

(a) Initial sitting of the plant shall be on existing loading area on the north side of Scorey Creek, and east of Sylvester Road. Re: Permit Amendment Letter October 21, 1994 a sound reducing berm of approximate height of 6 to 8 metres shall be provided on the site. Re: Permit Amendment Letter October 21, 1994.

(b) A sound reducing berm of approximate height of 6 to 8 metres shall be provided on the west side of the plant to reduce noise levels. Berm material shall be composed of overburden, crushed rock or other suitable materials available on site, this berm shall be maintained and in place at all times. Re: Permit Amendment Letter October 21, 1994.

(c) The existing screen buffer along Sylvester Road shall be maintained to provide a visual and sound barrier. Re: Permit Amendment Letter October 21, 1994.

(d) In addition, the site trailer is approved for mine security purposes, first-aid, lunchroom, office and wash facilities for the quarry operation. The trailer shall meet the applicable Health and Safety regulations. Re: Permit Amendment Letter October 21, 1994.

29. Access Road

The southern-most access road (not shown on the Mine Plan) connecting the top of the existing mine area to Sylvester Road shall not be used for mining activities without written authorization of the property owner. RE: Permit July 3, 2007.

30. Scorey Creek

A natural buffer of 30 metres shall be maintained along Scorey Creek. RE: Permit July 3, 2007.

31. Blasting

(a) All conditions of the Inspector's Directive dated June 14, 2000 (copy attached) shall apply to this permit. RE: Permit July 3, 2007.

(b) Air Blast shall be limited to 120db l at the intersection of Sylvester Road and the Quarry access. RE: Permit July 3, 2007.

(c) Peak Particle Velocity shall not exceed 50mm/sec (2 inches/sec) at the same location as identified in b) above. RE: Permit July 3, 2007.

(d) All Blasts shall be electronically monitored. RE: Permit July 3, 2007.

(e) All Blast records including the printout of the electronic monitoring shall be maintained at the Minesite office and made available to an Inspector on request. RE: Permit July 3, 2007.

(f) A copy of the Blaster's Log (copy attached) shall be maintained at the Minesite office. RE: Permit July 3, 2007.

(g) All Blasts resulting in public complaints shall be reported to the Inspector in accordance with the attached instructions. RE: Permit July 3, 2007.

(h) Any flyrock in excess of 15 meters from the centre of the pattern shall be reported as a dangerous occurrence as per 1.7.1 Health, Safety and Reclamation Code for Mines in British Columbia (HSRC). RE: Permit July 3, 2007.

32. Blasting Operations:

(a) All blasts shall conform to the recommendations contained in the report prepared by Grogan Rock Consulting Ltd. dated November 19, 2010 and

these specific directives. Resumption of Blasting Conditions Letter November 24, 2010.

(b) All development and secondary blast shall be covered with adequate blast mats to prevent flyrocks. Resumption of Blasting Conditions Letter November 24, 2010.

(c) The manager shall follow the recommendation of the blasting consultant to use appropriate electronic detonators in all production blasts within 300 meters from the Sylvester Road without exceeding the blast hole diameter currently used. Resumption of Blasting Conditions Letter November 24, 2010.

(d) The designated blaster shall be a holder of a Blasting Certificate with an urban endorsement issued by this Ministry. Resumption of Blasting Conditions Letter November 24, 2010.

(e) Twenty four (24) hour notification shall be given to all residence or businesses within one kilometer radius of the blast site. This notice shall specify a blast window of 1.5 hours. Resumption of Blasting Conditions Letter November 24, 2010.

(f) A sign shall be posted at the Sylvester road quarry access indicating a scheduled blast. The sign must contain the information as noted above. Resumption of Blasting Conditions Letter November 24, 2010.

(g) Blasting outside the blasting hour window shall not be conducted without permission of an inspector, and then only under such conditions as he may require. Resumption of Blasting Conditions Letter November 24, 2010.

(h) All blasts shall be electronically monitored at the Tremblay Farms Ltd. Gurdev Sidhu Nursery 9623 Sylvester Road Mission BC. Resumption of Blasting Conditions Letter November 24, 2010.

(i) The Tremblay Farms Ltd. (Gurdev Sidhu Nursery) 9623 Sylvester Road Mission greenhouse area shall be considered within the "blast danger zone" for all blasting operation and shall be included in clearing prior to detonation of any blast at the mine. Investigation Report MNRO Coast Area Sylvester Road (10200) Quarry Mine 0700089 Permit No. Q-7-14 Date of Incident: Nov 3, 2010 Type of Incident: DO: Blasting Flyrock.

(j) All blasts shall be mapped by the certified blaster and the powder factor shall be marked on the plan. MEM Flyrock Incident March 30, 2000 Letter June 15, 2000.

(k) Where there are significant elevation differences along the blast face, blast mats shall be used. In this directive significant means two feet or greater. MEM Flyrock Incident March 30, 2000 Letter June 15, 2000.

(l) Stemming must be reduced to 3/8" or ¼" angular material as recommended by D. Sly. The recommendations of this report are to be included in future blasting operations. MEM Flyrock Incident March 30, 2000 Letter June 15, 2000.

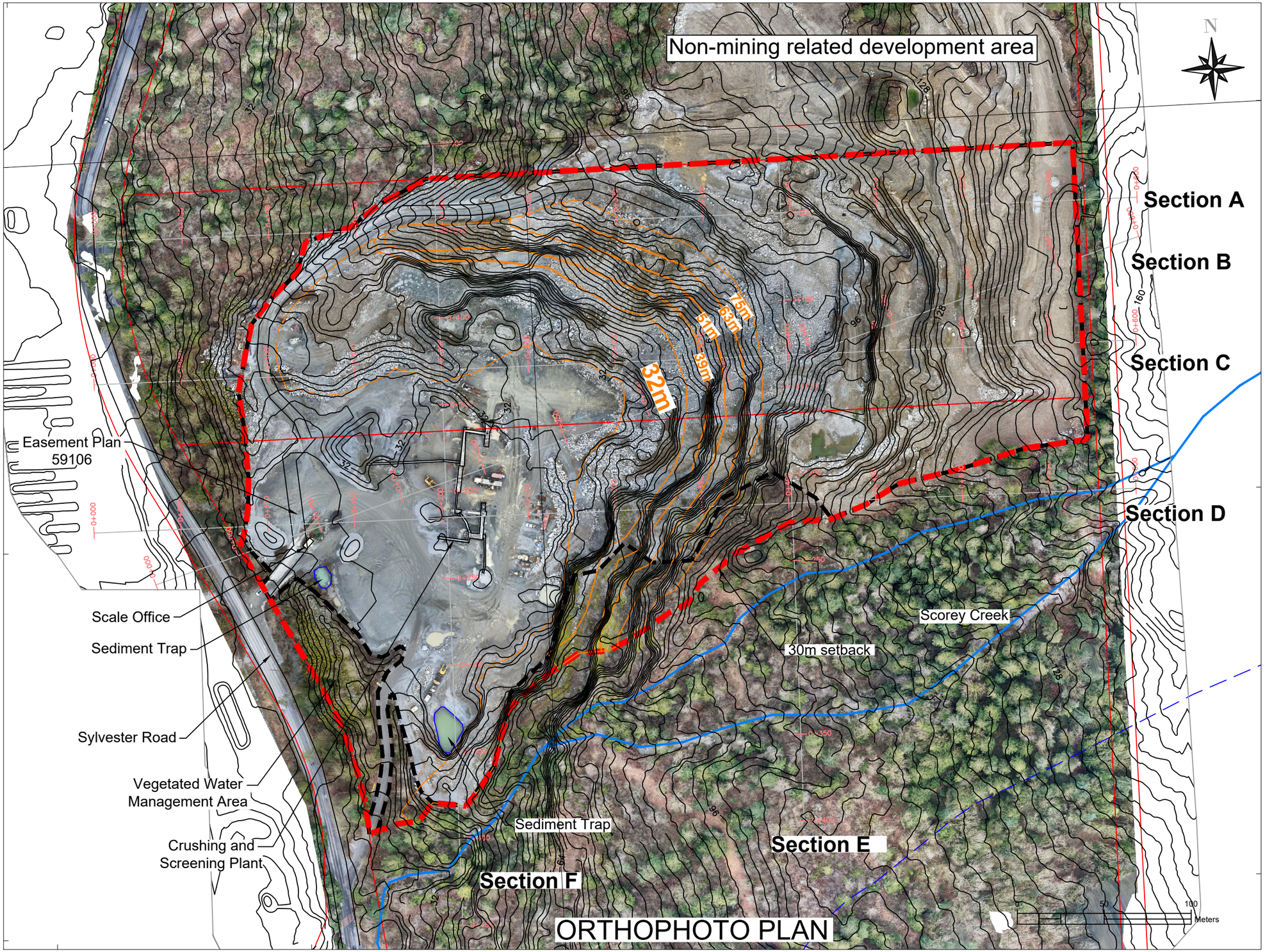
33. Above ground fuel storage

(a) Your request to amend the Notice of Work dated Feb. 22, 2007 regarding installation of fuel storage facility at the mine site through your letter dated March 20, 2009 with the Enviro-safe tank and the conditions laid out in your letter has been approved. This facility shall be exclusive to all machines and equipment operating within the mine. RE: Permit amendment-Sylvester Road Quarry (Q-7-14). RE: Permit January 30, 2014.

34. Hazards and Confined Spaces

(a) The Manager shall ensure hazardous areas and confined spaces on the mine site are identified and documented in a formal report. Confined spaces shall be clearly marked near the entrances to the confined space. Upon completion of the report, the report shall be provided to all emergency responders (police, fire, ambulance, etc.) that may potentially enter the mine site. RE: Permit January 30, 2014.

35. Unless modified or eliminated by this amendment, all other existing permit conditions remain in force. RE: Permit July 3, 2007.



General Notes

LEGEND

- Mine Area Boundary - 11.88ha
- Existing Disturbed Area - 10.86ha
- Property Line
- Current Mining Phase Area - 3.63ha
- Future Phases of Mining Area - 4.45ha
- Processing Stockpile Area - 3.08ha
- Vegetated Water Management Area - 0.45ha
- Access Road - 0.20ha
- Easement - 0.07ha
- 2026 Contours (2m)
- Creek
- Vegetated Buffer - 2.77ha

Current Mining Phase Volume:
380,000m3

F. CAPDEVILLE PEREZ
#37525
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA

Permit to Practice 1006141

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

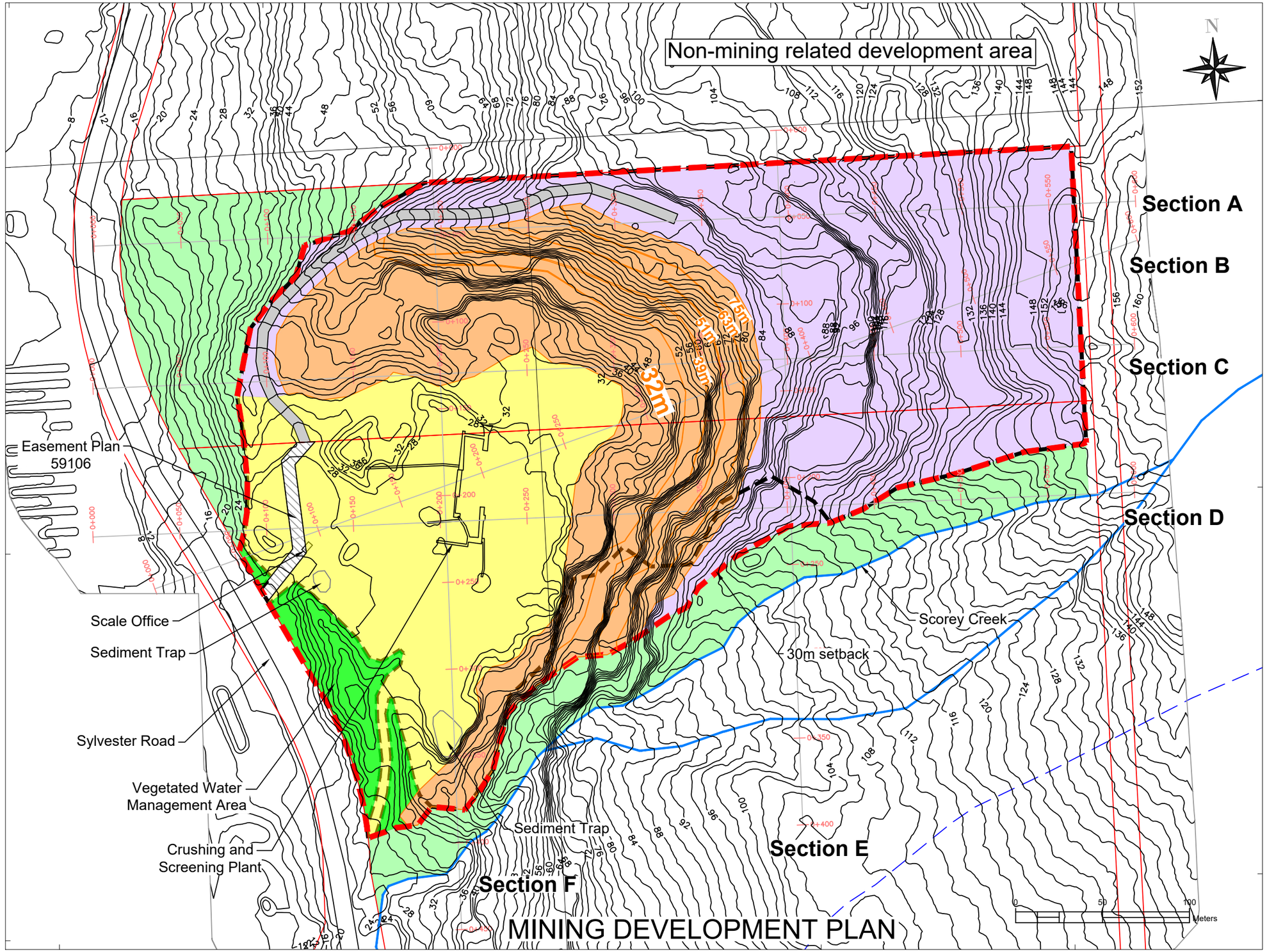
Sylvester Road (10200) Quarry
Mine # 700089
Permit # Q-7-14

Project

Date
March 24, 2026

Scale
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HOLMES MINING CONSULTANTS



General Notes

LEGEND

- Mine Area Boundary - 11.88ha
- Existing Disturbed Area - 10.86ha
- Property Line
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PROFESSIONAL ENGINEER
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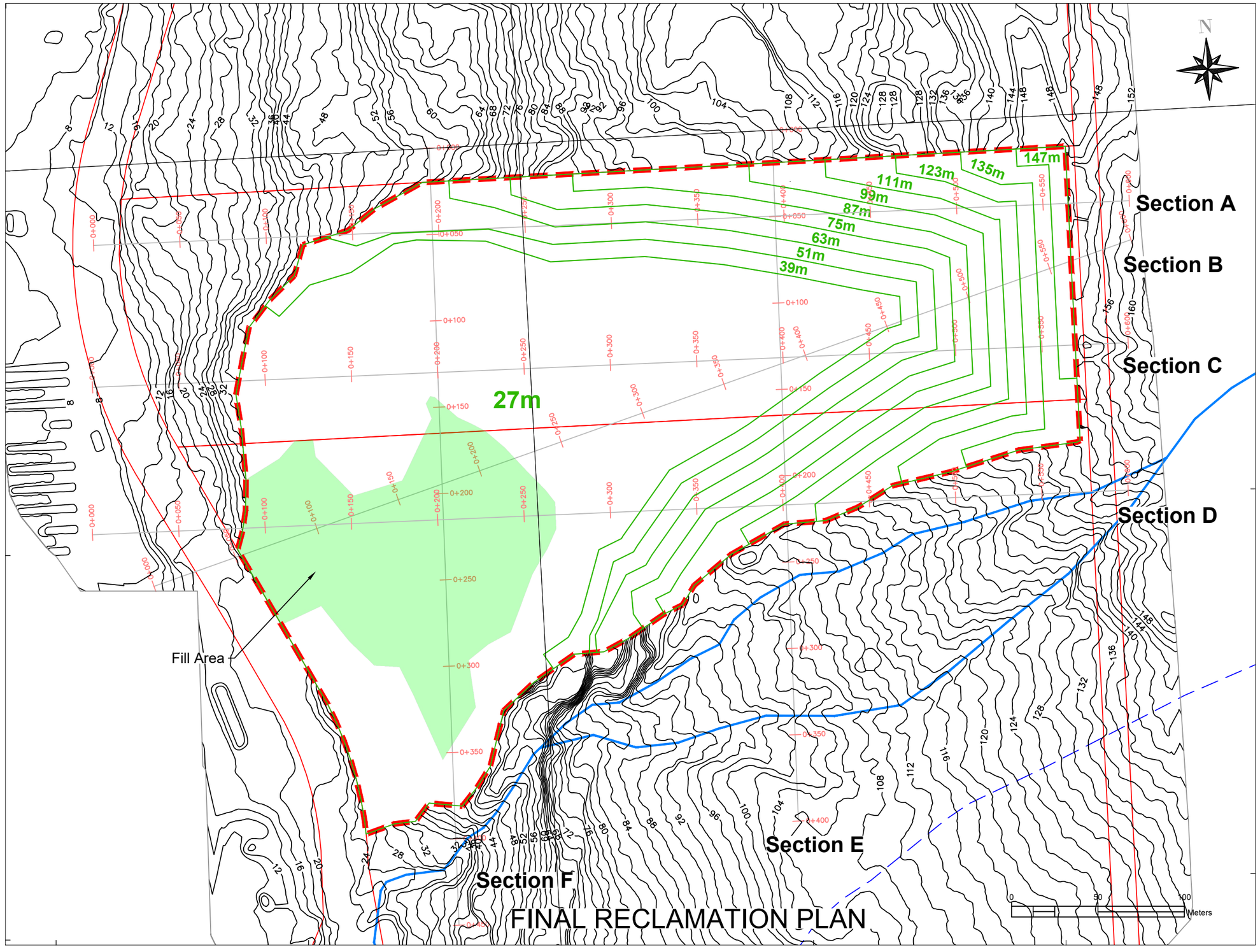
Sylvester Road (10200) Quarry
Mine # 700089
Permit # Q-7-14

Project	
Date	March 24, 2026
Scale	1:2200

HOLMES MINING CONSULTANTS

122° 13' 48" W

49° 11' 24" N



FINAL RECLAMATION PLAN

General Notes

LEGEND

- Mine Area Boundary - 11.88ha
- Property Line
- Fill Area - 1.93ha
- 2026 Contours (2m)
- Final Reclamation Contours (1m)
- Creek

Final Reclamation Mining Volume:
2,229,000m3

Fill Volume:
19,000m3

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
F. CAPDEVILLE PEREZ
#37525

Permit to Practice 1006141

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

Sylvester Road (10200) Quarry
Mine # 700089
Permit # Q-7-14

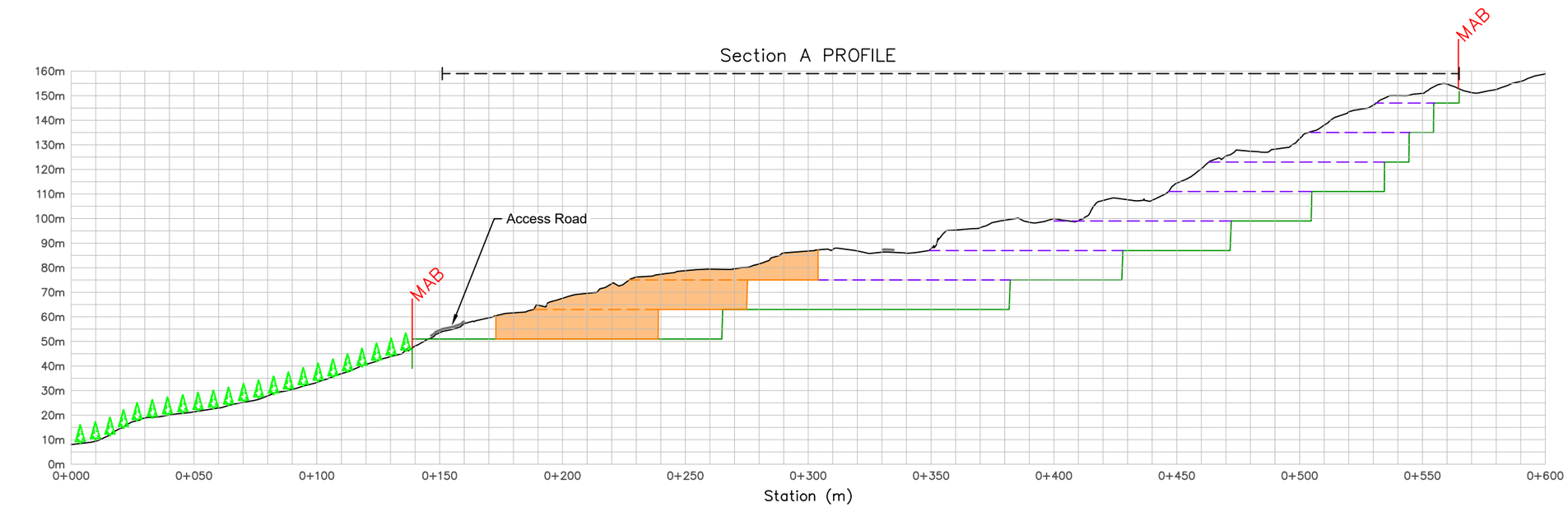
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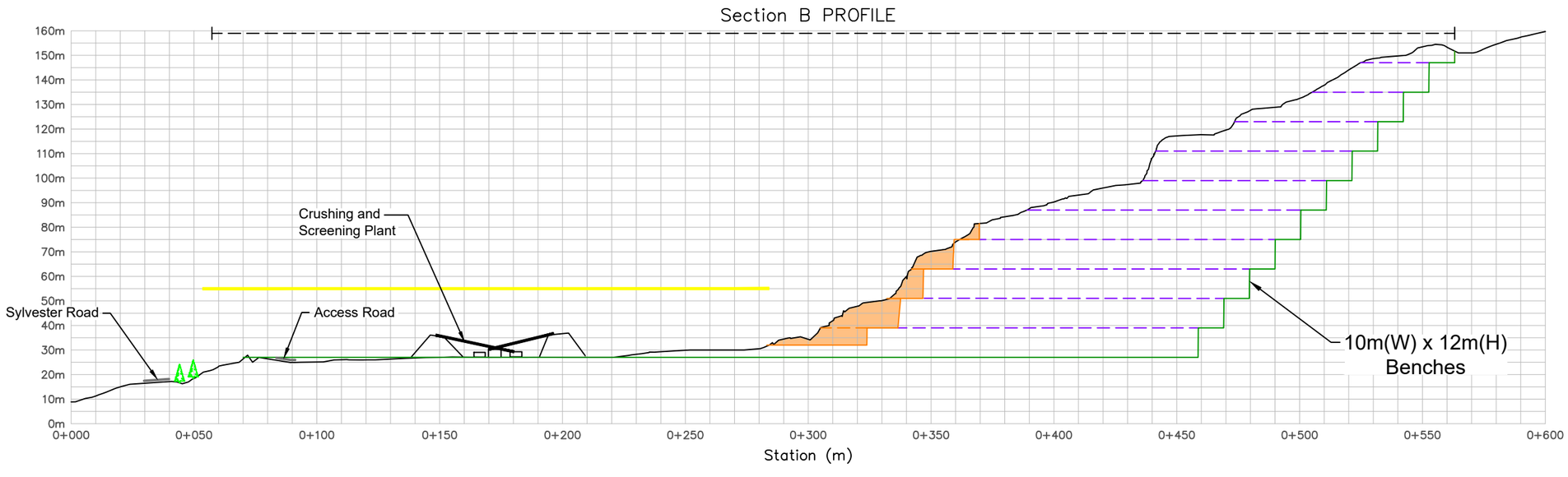
Date
March 24, 2026

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HOLMES MINING CONSULTANTS

122° 13' 48" W





CROSS SECTIONS

General Notes

LEGEND

- Existing Ground Profile
- Current Mining Phase Profile
- Final Reclamation Ground Profile
- Stockpile Area
- Disturbed Area
- Access Road
- Vegetated Buffer Area
- Current Phase Excavation 12m Benches
- Future Phase Excavation 12m Benches

SCALE 1:2000 H
1:2000 V

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F. CAPDEVILLE PEREZ
37525

Permit to Practice 1006141

No.	Revision/Issue	Date

Firm Name and Address

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Permit # Q-7-14

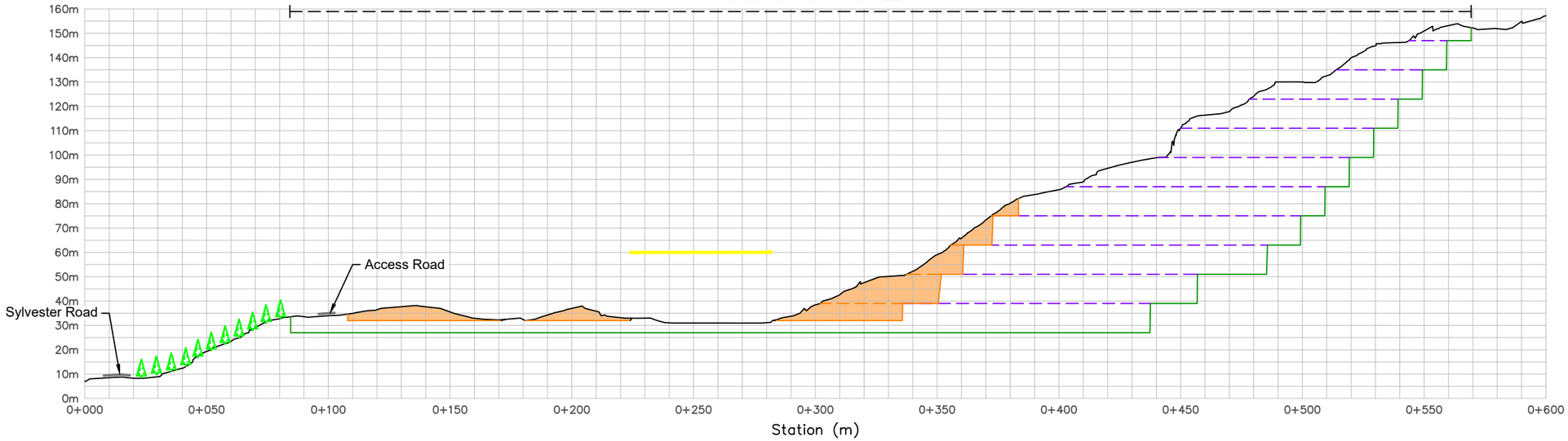
Project

Date
March 24, 2026

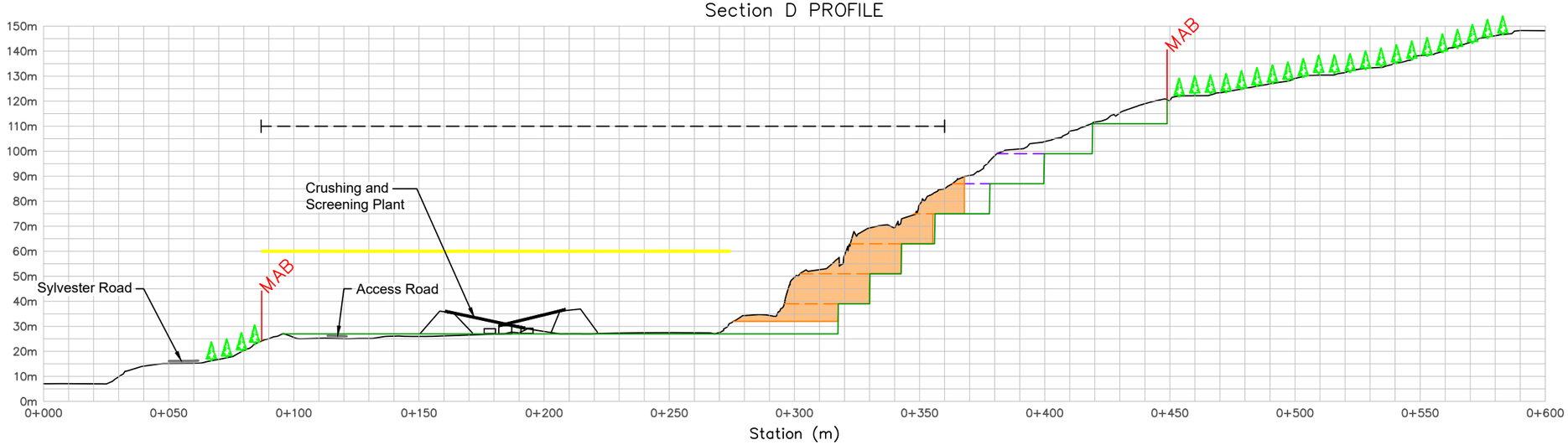
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HOLMES MINING CONSULTANTS

Section C PROFILE



Section D PROFILE



CROSS SECTIONS

General Notes

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SCALE 1:2000 H
1:2000 V

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
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No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

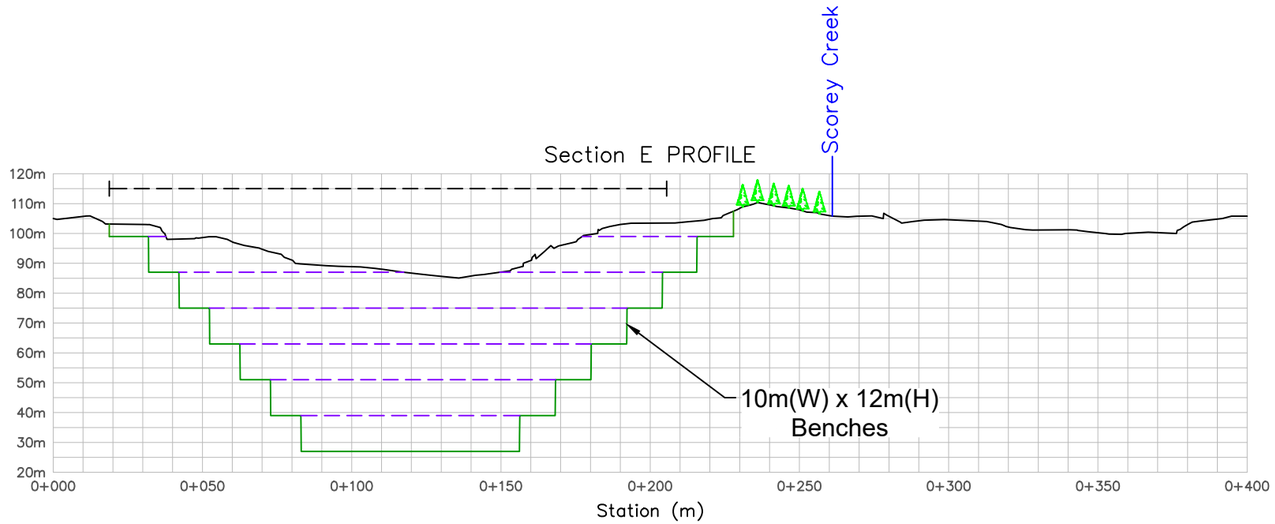
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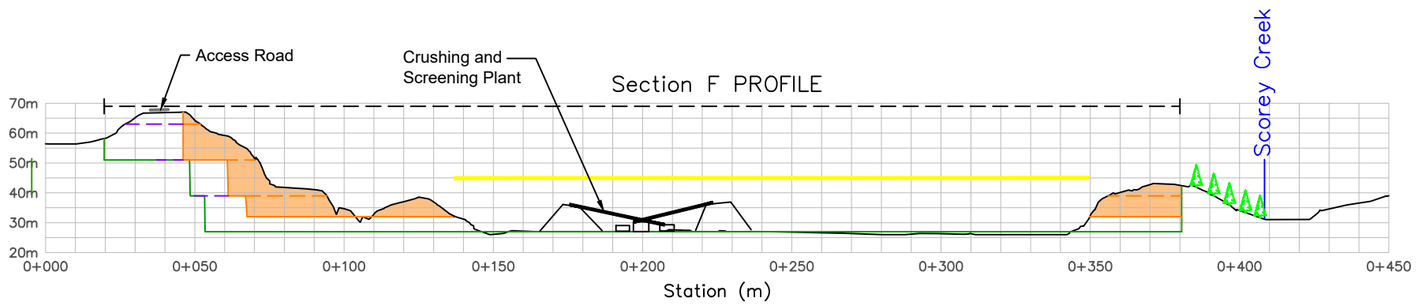
Project

Date
March 24, 2026

Scale

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CROSS SECTIONS

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- Future Phase Excavation 12m Benches

SCALE 1:2000 H
1:2000 V

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
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No.	Revision/Issue	Date

Firm Name and Address

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Project Name and Address

Sylvester Road (10200) Quarry
Mine # 700089
Permit # Q-7-14

Project

Date
March 24, 2026

Scale

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Commercial
Gravel Permits



Fraser Valley Regional District

FVRD Commercial Gravel Permit

10200 Sylvester Road Quarry, Area F
What We Heard Report
Public Input Summary | March 2026

INTRODUCTION

Staff launched an invitation for the public to provide input on the Gravel Permit at Sylvester Rd through the FVRD Have Your Say webpage. The discussion forum was open for comments from February 6 to March 2, 2026. During this period:

- 136 people visited the Have Your Say project webpage
- 24 people visited the Sylvester Rd Quarry Comment Forum
- 1 comment was received via the online discussion forum related to the Sylvester Rd Quarry Permit

Summary

This summary presents the key concerns expressed by residents, highlighting shared concerns related to noise control, dust mitigation, drinking water assurance, truck operating hours, etc.

• Truck Operation and Road Impacts
  ○ Trucks should not operate during peak rush-hour periods
  ○ The quarry operator should be responsible for road maintenance costs
  ○ Road degradation are believed to be caused primarily by quarry truck traffic

Have Your Say Discussion Forum

Comment Period (February 06, 2026 – March 02, 2025)

February 09 2026	Trucks should not be allowed to operate in rush hour. Most importantly: the operators must pay to upkeep Sylvester, Stave Lake, Farms and Hartley Roads. The potholes, gravel, etc. are excessive. They cause most of the damage and they need to fix it.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2026-04-23

From: Sterling Chan, Deputy Director of Engineering

Subject: Athey Rd Shoreline Protection – Rip Rap Supply Amendment

Reviewed by: Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute a change order to the previously signed contract with the Nicomen Island Improvement District for the amount of $575,000 for the supply of rip rap material required to complete the Athey Rd Shoreline Protection works.

BACKGROUND

Nicomen Island is protected from flooding by the Fraser River by 35km of dikes and five pump stations owned and operated by the Nicomen Island Improvement District (NIID). The shorelines adjacent to Athey Rd, located on the eastern side of Nicomen Island have been susceptible to erosion from the Fraser River. Staff were successful in securing $5,000,000 in grant funding under the Investing in Agriculture Foundation (IAF) Fraser Valley Flood Protection Program to complete bank stabilization works in this area on behalf of NIID.

With this funding in place, WSP Canada Inc. was further engaged to complete the detailed design and prepare the necessary regulatory applications for this project. The works were put out to tender and awarded to Jakes Construction Ltd. The Fraser Valley Regional District Board previously authorized its signatories to enter into a contract with Jakes and to execute a change order to reflect an updated schedule of quantities following the pre-construction survey. Additionally, the Fraser Valley Regional District Board has authorized its signatories to enter into a contract with NIID for the supply of the rip rap and filter material necessary to complete the works.

DISCUSSION

NIID owns and operates a quarry nearby the project site, which it uses to produce rip rap and filter material used for shoreline protection works along the Fraser River. NIID had a previously produced a stockpile of the 500kg rip rap and filter material needed and is providing this material to the project at no cost. Under the original project plan, some additional rip rap production was required above what

was on hand. Changes to the schedule of quantities following the pre-construction survey have increased the volume of rip rap required and therefore the amount of additional rip rap to be produced at NIID's quarry. To meet this requirement, the Fraser Valley Regional District Board had previously authorized its signatories to enter into an agreement with NIID for this material supply.

It has since been determined that the volume of previously produced 500kg rip rap is less than what was thought to be available. That material stockpiled at NIID's quarry was previously co-mingled and the percentage of 500kg rip rap buried within the stockpile is less than originally reported.

The cost to produce this additional material is $575,000. To address this additional cost, a change order to the FVRD's contract with NIID for $575,000 is required. While significant contingencies are still being held, it is expected that this additional cost will exceed the available budget. As a result, the scope of the project will be reduced as there is no additional funding available. It is anticipated that upstream reach of self launching rip rap will be reduced by 50-75m. This section of the works is much further setback from the river (61-109m) and is not critical at this time.

COST

This project is funded through a $5,000,000 grant under the IAF Fraser Valley Flood Protection Program. The FVRD does not have a specific service area for Nicomen Island Flood Protection and does not have additional funds outside of the IAF grant. Despite these additional costs, the project is expected to be completed with the grant funding available.

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2026-04-09

From: Ashley Zhu, Environmental Services Technician
Lance Lilley, Manager of Environmental Services

Subject: Car Seat Recycling Program Contract Amendment

Reviewed by: David Urban, Deputy Director of Regional Services
Stacey Barker, Director of Regional Services/Deputy CAO
Beth Klein, Controller/Deputy Financial Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board support a contract amendment with Reclaim Plastics to expand the current two-year pilot program by $80,000 to allow for the collection and recycling of additional child and infant car seats.

BACKGROUND

Child and infant car seats are not currently part of a provincially regulated recycling program and used car seats cannot typically be re-sold due to liability concerns and expiration dates. This results in most car seats being taken to a landfill for disposal, even though most of their content is recyclable. Estimates put the total number of car seats disposed of in BC at 85,000 – 100,000 per year[1], which represents a significant portion of landfill space that can potentially be preserved if this material is able to be diverted and recycled.

The Fraser Valley Regional District (FVRD) initiated a two-year pilot program with Reclaim Plastic in 2025 for the collection and recycling of used car seats from the region (July 2025-July 2027). Goals of the pilot program include reducing waste going to landfills, increasing diversion of recyclable materials, and generating data to use for advocating for a new provincial Extended Producer Responsibility program for child car seats.

Collection locations were established in Abbotsford at the Abbotsford-Mission Recycling Depot, in Mission at the Mission Recycling Depot, and in Chilliwack at the Bailey Landfill (Figures 1-3). Residents drop off car seats at these locations into "super sacks". When full, Reclaim Plastics collects them and manually disassembles the car seats into their main components (plastic, metal, Styrofoam, and textiles)

[1] BC Automobile Association (BCAA) Website: https://www.bcaa.com/community/community-programs/child-passenger-safety/.

for recycling. Based on initial estimates, the contract with Reclaim Plastic was for the collection and recycling of up to 500 car seats per year.



Figure 1. Project signage at the Abbotsford-Mission Recycling Depot.



Figure 2. Car seats collected as part of the pilot program that were taken for recycling.



Figure 3. Super sacks filled with car seats at the Bailey Landfill.

DISCUSSION

Collections of car seats started in early July 2025 from all three sites. Within a few months of the project launch, response to the car seat recycling pilot exceeded expectations. The original budget estimate allowed for the collection of up to 1,000 car seats over the two-year period. This volume was nearly achieved within the first six months of collections.

As of February 2026, more than 1,500 car seats have already been collected and processed as part of this program (Table 1), demonstrating strong community support. The average car seat contains five to seven kilograms of recyclable material. Therefore, the pilot program has already diverted eight to ten tonnes of waste from landfills since the program started in July 2025 and has created the equivalent amount of recycled material to be turned into new products.

Table 1. Numbers of car seats collected for recycling in the first 8 months of the pilot program. The program has averaged approximately 200 car seats collected per month.

Collection Site Location	**Car Seats Collected** July 2025 - February 2026
Abbotsford	415
Chilliwack	708
Mission	394
Total	**1,517**

The originally estimated cost of the pilot program was $23,520 to allow for the collection of 1,000 car seats over two years. The cost associated with transporting, disassembling, recycling, and reporting is $280 per super sack, or about $20 per car seat (based on each super sack being able to hold 14 car seats). Given the early popularity of the program, these estimations have been exceeded.

The FVRD could end the pilot program early as collection targets have already been met. Given the success of the pilot program thus far however, staff recommend expanding the program to account for the greater demand. This requires amending the contract with Reclaim Plastic to allow for continuation of the pilot program until July 2027.

Based on the current rate of collection and community demand, staff recommend expanding the agreement with Reclaim Plastic to allow for up to 4,000 additional car seats to be collected and recycled as part of the pilot program. Waste diversion remains a top priority within the FVRD's Solid Waste Management Plan and continuing this program will work towards meeting goals established in that Plan. Evaluation of the pilot program will be conducted at the conclusion at the anticipated completion of the two-year project in July 2027.

COST

Expanding the current child car seat collection and recycling pilot program to accommodate a further 4,000 car seats will require a contract amendment with Reclaim Plastic of $80,000. $40,000 has been allocated in each of 2026 and 2027 within the regional solid waste budget (402) for this purpose. The

full amount might not be needed as demand is still being assessed and is one of the purposes of the pilot project. No taxation is collected for the 402 budget; revenue is primarily generated from a tonnage levy on waste disposal.

CONCLUSION

The FVRD initiated a two-year pilot project starting in July 2025 to collect and recycle used child and infant car seats from the region. The early success of this pilot program demonstrates high demand and suggests the program can potentially collect 4,000 additional car seats. A contract amendment with Reclaim Plastic, who collects and recycles the used car seats, will allow the pilot program to continue to July 2027 as originally conceived.

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2026-04-09
From: Elias Ross, Environmental Services Coordinator

Subject: Relocation of the Mission Air Quality Monitoring Station

Reviewed by: Lance Lilley, Manager of Environmental Services
David Urban, Deputy Director of Regional Services
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Stacey Barker, Director of Regional Services/Deputy CAO
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a Licence of Occupation with the Mission School District No. 75 for the relocation of the air quality monitoring station to 7684 Stave Lake Street, Mission.

BACKGROUND

The Fraser Valley Regional District (FVRD), in partnership with Metro Vancouver, operates an air quality monitoring network that collects air quality data used to identify trends and conditions and to issue air quality warnings. The network, which extends throughout the Lower Fraser Valley airshed, includes over 30 regulatory monitoring stations extending from Horseshoe Bay to Hope, strategically distributed to measure and respond to air quality concerns across the airshed. Six of these stations are located within the FVRD: two in Abbotsford and one each in Chilliwack, Mission, Agassiz, and Hope.

Since its installation in 2013, the Mission air quality monitoring station has been located at 32939 7th Avenue, on School District No. 75 (Mission School District) property at the edge of the workyard of Mission Senior Secondary School (Figure 1). Expansion of the school into the area occupied by the workyard has required relocation of the monitoring station.

Staff with the FVRD and Metro Vancouver have undertaken a process to identify potentially suitable relocation sites using technical criteria established for siting a station within the monitoring network, including proximity to population centres, representative ambient air conditions, appropriate distance from localized emission sources, and the availability of necessary infrastructure such as power, unobstructed sensors, and site access. This site selection process was conducted throughout 2025 and a new location was identified.



Figure 1. FVRD's Mission Air Quality Monitoring Station, located on the edge of the workyard at Mission Senior Secondary School, 2013-2026.

DISCUSSION

With assistance from the Mission School District, a new suitable site for the Mission air quality monitoring station was identified on a school district property at 7684 Stave Lake Street, Mission, near Heritage Park Middle School (Figure 2). In addition to meeting the technical criteria, the site is located less than 1.5 km from the previous site, helping to keep data comparable. This proximity is essential for maintaining data continuity and for long-term air quality trends.



Figure 2. Relocation site for the Mission Air Quality Monitoring Station.

The air quality monitoring station was able to be physically relocated to the new location because it is a modular unit, so construction of a new station was not needed. The relocation still requires site preparation, transportation, electrical connections, and a building permit. This process is underway. After the new station is located, fencing will be installed around the structure and air quality educational signage will be added to the site.

The new station is expected to be operational before the end of May 2026.

A Licence of Occupation for the FVRD's air quality monitoring station at 7684 Stave Lake Street, Mission, is required between School District No. 75 (the Licensor) and the FVRD (the Licensee). It will be for a ten-year term expiring in 2036.

COST

The total cost for relocation of the station is expected to be $70,000, within the amount budgeted for this project in the 2026 Regional Air Quality budget (401).

CONCLUSION

The FVRD is relocating the Mission air quality monitoring station from Mission Senior Secondary to the property near Heritage Park Middle School at 7684 Stave Lake Street, Mission. This move will provide a new long-term home for the Mission air quality station. Site preparation is underway and the new station will be operational later this spring. A new Licence of Occupation with the Mission School District is required.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board
From: Jennifer Kinneman, Chief Administrative Officer

Date: 2026-04-23
File No. 0550-70

Subject: 2023-2026 Strategic Plan Update – Q1

Reviewed by: Stacey Barker, Director of Regional Services/Deputy CAO
Sterling Chan, Deputy Director of Engineering & Utilities
Graham Daneluz, Director of Planning, Development & Emergency Management
Beth Klein, Controller/Deputy CFO
Jaime Van Nes, Director of Legislative Services

RECOMMENDATION

This report is being brought forward for the Board's information and there is no staff recommendation.

BACKGROUND

The Fraser Valley Regional District's 2023–2026 Strategic Plan establishes the Board's priorities across four themes: Climate & Environment, Growth Management, Wellness & Prosperity, and Indigenous Relations, and is supported by related implementation initiatives and timelines. Staff have been monitoring progress against those initiatives and reporting on their status by using three categories: On Track, Behind, Overdue, Complete, and Archived. Archived items are those that were completed in a previous reporting year.

This Q1 2026 update provides a high-level summary of implementation progress. Overall, the current snapshot shows that many initiatives remain On Track, several have been completed or archived, and a smaller number are Behind or Overdue, generally where progress depends on provincial approvals, external funding, complex intergovernmental coordination, or multi-party engagement.

DISCUSSION

Implementation progress in Climate & Environment is generally positive. The Hope Recreation Heat Recovery Project is substantially advanced, with the refrigeration plant and heat recovery system complete, and follow-up arena correction work is underway as scheduled. Work related to corporate climate action and greenhouse gas tracking is also moving ahead, including mandatory contractor fuel

tracking and 2025 data collection. Region-wide climate initiatives are progressing, including the Fraser Valley Zero Emissions Mobility Strategy and the development of a Regional Climate Action Plan, both of which are supported by consultant work, policy review, and public engagement.

Climate resiliency and flood-related files show more mixed results. Staff continue to pursue resiliency funding opportunities, but some initiatives are behind schedule. The Province is still reviewing the Disaster Financial Assistance application related to the Wilson Road Dike recovery work, and the Soil Deposit Bylaw remains under provincial review with ministry consideration anticipated in late spring 2026. At the same time, climate adaptation and vulnerability analysis work is moving forward through RFP development and preparatory study work.

Under Growth Management, staff continue to monitor provincial housing legislation and liaise with provincial housing partners. The Cultus Lake Wastewater Treatment Plant construction has been completed. The first Regional Planning Lab is scheduled for April 20, 2026, and will focus on affordable housing supply and modular and prefabricated housing opportunities. The Trucked Liquid Waste initiative is on pause, with staff monitoring developments in the region. The Regional Industrial and Employment Lands Inventory is behind while municipal meetings continue on methodology and site-specific review.

Progress in Wellness & Prosperity is varied. Agriculture innovation work remains on track at a broad level, while some health service initiatives are delayed, including joint capital health planning with Fraser Health, which staff are currently working to schedule for May 2026. Public engagement on the Parks and Trails 2050 Plan is proceeding in Q2 and Q3. The Accessibility Plan is behind schedule, although draft communications materials have been prepared for committee review and referral to the Board anticipated in 2026.

The Child Car Seat Recycling Pilot Program has demonstrated strong uptake, with 1,500 car seats collected and recycled between July 2025 and February 2026, and recent approval from the Board to extend the program and expand collection capacity. Work to prepare for the Solid Waste Management Plan update is on track, including background studies and framework development. The Agricultural Plastics Recycling Pilot has delivered new compactors to participating farms, the Regional Food Recovery Network diverted 879,167 kg of surplus food in 2025, and provincial funding has been confirmed for invasive weed control treatment planning. Tourism and destination management participation is continuing through regional partnerships. The Active Transportation Network Plan is advancing following a grant extension to September 30, 2026, and receipt of Ministry edits, while the north of Fraser Transit Service initiative is behind due to the absence of BC Transit expansion funding in the 2026/27 fiscal year.

In Indigenous Relations, progress reflects continued relationship-building work as well as some dependency on external funding and partner timelines. Staff continue to assemble and maintain formal agreements and relationship tools with Indigenous Governing Bodies and explore new opportunities for collaboration. Work with Chawathil First Nation on an MOU is ongoing but behind schedule. No new Community to Community forums are planned at this time because UBCM has not released 2026

funding, and the Sts'ailes forum initiative has been closed following expiry of the related grant and no further engagement.

Overall, the Q1 2026 snapshot indicates steady implementation across much of the Strategic Plan, with strongest progress on initiatives where the FVRD has direct operational control, confirmed funding, or established delivery partners. Delays are concentrated in files requiring provincial approvals, grant funding, and complex multi-jurisdictional coordination.

COST

The strategic plan update does not identify any new budget requests through this report; however, several initiatives continue to be affected by external funding availability, provincial approvals, and project delivery timing. Current implementation risks include uncertainty related to grant funding, timing of provincial review processes, and the complexity of projects involving multiple agencies, member municipalities, and First Nations. These factors may affect delivery timelines and future resource requirements for specific initiatives.

CONCLUSION

The 2023–2026 Strategic Plan continues to advance across a broad range of Board priorities. Q1 2026 results show steady progress on many operational and strategic initiatives, several completed or archived items, and a smaller number of delayed actions tied largely to external dependencies.

Draft · Not started · Behind · On Track · Overdue · Complete · → Direct Alignment · ⇢ Indirect Alignment

FRASER VALLEY REGIONAL DISTRICT STRATEGIC PLAN

CLIMATE & ENVIRONMENT

Goal	Status	Comments	Timing
Priority 1: Reduce Corporate GHG Emissions	On Track		12/31/2026
→ **Hope Recreation Heat Recovery Project**	On Track	**:** Q1 has focused on mobilization and early-stage remediation work within the arena. The ice was removed, and the facility was successfully handed over to the contractor on March 24. Site mobilization, including dasher board removal and initial demolition activities, is now underway in alignment with the project schedule. The project remains on track for summer construction, with slab removal and reconstruction activities proceeding as planned. Overall, progress to date reflects a controlled transition into the construction phase, with coordination between FVRD, JCI, and project partners functioning as intended.	09/01/2026
→ **Initiate update of the FVRD's Corporate Climate Action Plan**	On Track	**:** Staff have initiated a corporate plan to reduce emissions by continuing to provide emission updates via LGCAP reporting and are working with Finance on implementing mandatory contractor emission tracking.	12/31/2026
Priority 2: Reduce Region-Wide GHG Emissions	On Track		12/31/2026
→ **Fraser Valley Zero Emissions Mobility Strategy**	On Track	**:** Consultant hired and project is underway. Public engagement has been initiated. Draft policies are being reviewed. Report anticipated in Q2.	06/30/2026
→ **Initiate development of a Regional Climate Action Plan (GHG Mitigation Plan)**	On Track	**:** Final report and toolkit from Community Energy Association on the FVRD's Regional Greenhouse Gas Emissions Inventories was submitted and reviewed. An RFP has been drafted to undertake climate vulnerability and risk assessment to help inform the plan.	12/31/2026
Priority 3: Enhance Resiliency to Climate Change	Behind		12/31/2026
→ **Advocate for investments aimed at enhancing infrastructure and community resiliency**	Behind	**:** Staff continue to explore external funding sources for capital infrastructure projects such as the Disaster Resiliency and Innovation Fund.	12/31/2026

Goal	Status	Comments	Timing
Athey Rd Bank Stabilization	Behind	: Construction started in January and has been progressing steadily since. All of the instream works are complete and effort has shifted towards the installation of the setback works. The timing of the completion of the works is now dependent on the impacts of freshet. The project has not been without challenges and the Board will be receiving a report in April 2026 regarding additional rip rap production required. The project is still expected to completed within the funding available, albeit with a slightly reduced scope.	07/31/2026
Electoral Area Flood Infrastructure Policy Update and Gap Analysis	Archived	: The project is now complete with a Final Report presented to EASC on October 9, 2025. The recommendations are now going to October Board meeting for final approval.	10/28/2025
Nicomen Island Diking Project	Behind	: Detailed design for the pump station upgrades are complete. Major works contracts for these works were previously awarded to Drake Excavating and Absolute Industrial. BC Hydro Detailed design is now complete. The majority of contractor submittals have now been received. Work is currently scheduled to commence in early summer. The detailed design for the Athey Rd section of the dike upgrade is complete. The detailed design for the Norrish Creek section of the dike upgrade is underway and is expected to be complete in late spring. Both sections will be tendered as one package once the designs are complete.	12/31/2026
Osbourne Rd Dike Service Area Feasibility	Behind	: Feasibility study to look at the FVRD becoming the diking authority for the Osbourne Rd dike. This dike is an orphan dike and is in poor condition. During the Dec 2025 ARE a portion of this dike was destroyed resulting in overland flooding to the adjacent neighborhood.	12/31/2026
Wilson Road Dike 2021 ARE Recovery Work	Behind	: The detailed design for the setback dike is complete and all regulatory applications have been submitted. The Province continues to review the DFA application for the construction. Work cannot proceed without this funding secured.	12/31/2026
Develop a Climate Change Adaptation Strategy for the region	On Track	: RFP for a Climate Project and Vulnerability Analysis has been drafted and is being reviewed. Staff anticipate beginning procurement in Q2.	12/31/2026
Undertake a Climate Modelling and Vulnerability Analysis study	On Track	: An RFP has been drafted and is being reviewed. Staff anticipate beginning procurement in Q2.	12/31/2026
Priority 4: Provide Safeguards Against Flooding and Related Issues	On Track		12/31/2026
Advocacy - Letter to City of Abbotsford providing support for long term flood mitigation infrastructure funding	Archived	: Board direction at May 16 2024 Board meeting for FVRD to write a letter to City of Abbotsford providing support for Abbotsford's long term flood mitigation infrastructure funding. Letter drafted by FVRD Board Chair and emailed to City of Abbotsford.	08/01/2024
Identify and examine options for addressing concerns related to inter-jurisdictional deposition of soils in the Fraser Valley	Overdue	: FVRD submitted its Soil Deposit Bylaw to the Province for review and approval. The Ministry of Environment has indicated they will be able to review it in late spring 2026.	12/31/2024

Goal	Status	Comments	Timing
Work with the Hatzic Watershed Stewardship Team to develop a plan that will improve community resiliency	Complete	: Urban Systems has prepared the Final Report and FVRD will submit it to the Province. While there does not appear to be enough community interest to support a new governance model at this time, the Hatzic Watershed Stewardship Team will continue to engage as needed and will revisit opportunities for collaboration in the future.	03/15/2026
Work with the Lower Coquihalla Flood Table to develop strategies to address future flooding within the Lower Coquihalla watershed	Overdue	: This project has been re-started following a pause as the team awaited critical data and studies that were underway with Fraser Basin Council. Workshops were held in March 2026 and another is anticipated for May. This project is being led by the District of Hope and includes participation of Electoral Area B.	12/31/2025
Priority 5: Improve Air Quality	On Track		12/31/2026
Implementation of the Air Quality Management Plan	On Track	: Relocation of Mission Air Quality Monitoring Station; seeking host locations for additional Purple Air sensors; regular meetings with airshed stakeholders; engagement with UFV on potential air quality research; Air Quality in the Classroom workshops.	12/31/2026
Priority 6: Protect Biodiversity	On Track		12/31/2026
Expand the FVRD's Regional Parks interpretive program to provide enhanced education for visitors	On Track	: As part of winter workplan Park staff have completed a program review of the interpretive program. As a result, the program has been adjusted to offer programming twice a week for eight weeks starting at the end of April. By structuring the programming this will ensure as many groups as possible can particpate while creating operational efficiencies for the department.	12/31/2026
Park Land Acquisition Strategy and Fund	On Track	: Public engagement strategy for the Parks and Trails 2050 plan has been approved by the FVRD Board. The public engagement will solicit feedback that will inform the development of a park land acquisition strategy.	12/31/2026
Priority 7: Support Zero Waste	On Track		12/31/2026
Child Car Seat Recycling Pilot Program	On Track	: 1500 car seats already collected and recycled (July, 2025 - February, 2026). Memo brought forward to April Board seeking a modification of agreement to allow for additional car seats to be collected (potentially up to 4000 additional car seats, based on demand shown to-date).	08/27/2027
Initiate the process to update the FVRD's Solid Waste Management Plan	On Track	: Staff are reviewing other SWMPs in BC regarding process, content, diversion rates, and trends. Also, staff are familiarizing themselves with previous studies, who were involved, the status of actions, and identifying issues not yet addressed or that have emerged since the FVRD SWMP was completed.	12/31/2026
Proposed Reusables Pilot Project (1-yr pilot)	Archived	: Project cancelled. Reusables contacted us to say that they have since taken on other projects and no longer have capacity to pursue the Chilliwack project at this time.	03/15/2026

GROWTH MANAGEMENT

Goal	Status	Comments	Timing
Priority 1: Promote Regional Growth Management Goals	On Track		12/31/2026
Advocate for investments in housing solutions and for the protection and optimization of employment and industrial lands	On Track	**:** Staff are monitoring housing legislation and liaising with provincial Ministry of Housing and Municipal Affairs and BC Housing staff as opportunities arise.	12/31/2026
Cultus Lake Wastewater Treatment Plant - Construction	Archived	**:** Project construction completed	06/30/2025
Harrison Mills Neighbourhood Plan	Archived	**:** Board gave first reading in July 2024. Combined with the Area C OCP project. Project was delayed due to extended public engagement and combining it with the Lake Errock Neighbourhood Plan update or Harrison Rise. Board passed a resolution in May 2024 to combine the projects.	12/26/2025
Initiate Regional Planning Labs for staff of the FVRD, member municipalities, IGBs to examine growth related matters and develop coordinated approaches and resources	On Track	**:** The first planning lab is on April 20, 2026 and will focuses on the challenges of increasing the supply of affordable housing within current market and economic conditions, as well as opportunities in mid/high density prefabricated and modular housing, which is a significant priority for both the provincial and federal governments.	12/31/2026
Work toward a regional solution for electoral area Trucked Liquid Waste	Behind	**:** The Board has directed staff to monitor this issue in the electoral areas. No direction has been given to advance the design of a purpose-built trucked liquid waste facility or service area.	12/31/2026
Priority 2: Increase the Regional Supply of Attainable Housing	On Track		12/31/2026
Advocate to the Province for investment in affordable housing projects and the infrastructure to support them	Behind	**:** FVRD's submitted resolution on the unmet demands housing legislation has had on local government infrastructure was not admitted for debate as it was similar to other Resolutions (similar to several other resolutions (SR5, RR37, RR38, RR40, RR41, RR42, RR43).	12/31/2026
Letter to Minister re provincial housing project delays	Complete	**:** Letter sent to Minister Kahlon.	05/15/2026
Priority 3: Protect Regional Inventory of Industrial & Employment Lands	On Track		12/31/2026
Create a Regional Industrial & Employment Lands Inventory	On Track	**:** Completed meetings with all member municipalities. Final report being prepared in anticipation of completion in Q2.	12/31/2026
Priority 4: Support Agriculture and Protect Agricultural Lands	On Track		12/31/2026
Agricultural Plastics Recycling Pilot Project (5-yr pilot)	On Track	**:** 8 new compactors were delivered to participating farms in Chilliwack in January. The first bales of silage plastic and bale wrap will be collected this spring. Collections will start as soon as they have a full truckload of material compacted.	12/31/2029

Goal	Status	Comments	Timing
Promote and implement FVRD's Solid Waste Source Separation Bylaw No. 1495 to redirect food and organic waste from landfills to composters and anaerobic digesters	On Track	: Continued partnership with FoodMesh on the Fraser Valley Regional Food Recovery Network. This program diverted 879,167 kg of surplus food in 2025, up 20% from the previous year. Continued outreach and growth of this network expected in 2026.	12/31/2026
Support the development of agricultural innovation that aligns with the goals in the Air Quality Management Plan including the advancement of anaerobic digesters in the Fraser Valley	On Track	: Staff were provided a tour of Pacific Coast Renewables (a composting company in Abbotsford) and were notified about their intention to build an anaerobic digester on the site to complement their current composting operation. Staff passed the information along to the City of Abbotsford.	12/31/2026
Work with member municipalities and electoral areas, IGBs and the Province to monitor and manage the spread of invasive weeds and to identify and eradicate newly introduced noxious weeds in the region	On Track	: Funding confirmed from the Province for Invasive Weed Control Treatments. Pre-season planning is underway, with an initial kick-off meeting with the Fraser Valley Invasive Species Society on April 15. Focus will continue to be on tansy ragwort and wild chervil (both of significant agricultural concern) as well as knotweed and giant hogweed.	12/31/2026
Work with municipalities, electoral areas, farmers and farm-based agencies to increase public awareness of agriculture in the region and encourage local food production	On Track	: The FVRD is a member on both Tourism Chilliwack and Harrison River Valley Board of Directors which both promote farm experiences through the Circle Farm Tour program.	12/31/2026
Priority 5: Develop regional approach to tourism	On Track		12/31/2026
Support Destination BC's Fraser Valley Destination Management Council in its implementation of the Fraser Valley Destination Development Strategy which includes Experience the Fraser	On Track	: Staff participate in monthly Destination BC Fraser Valley Destination Management Council meetings and, when needed, the Experience the Fraser subcommittee meetings.	12/31/2026
Priority 6: Integrate Regional Transportation and Land Use	Behind		12/31/2026
Complete and advance implementation of the FVRD Active Transportation Network Plan	On Track	: FVRD has received an extension on the grant deadline to Sept. 30, 2026 to allow for time needed to collaborate on the ATNP with the Ministry of Transportation. Suggested edits and final review of the draft ATNP were received from MOTT planning branch in late March 2026. Those edits are being inputted into the document and the draft will be brought forward to the FVRD Board in Q2.	09/30/2026
Explore options within existing FVRD services, through advocacy and under new initiatives to address North Side transportation issues	Behind	: The North of Fraser project was delayed due to no BC Transit expansion funding throughout BC in the 2026/27 fiscal year. Staff will continue work on the service area bylaw and cost allocations. Rural Transit Needs Assessment - First phase of public consultation completed.	12/31/2026
Regional Rural Transit Needs Assessment	On Track	: Background research and a public engagement strategy have been completed. Public engagement for the project started, with a survey, focus group interviews and technical/partner committee meetings.	11/30/2027
Priority 7: Explore Regional Transportation Collaborative	Behind	: No actions are associated with this Priority at this time.	12/31/2026

INDIGENOUS RELATIONS

Goal	Status	Comments	Timing
Priority 1: Nurture Strong Relationships Based on Reconciliation & Shared Goals	On Track		12/31/2026
Apply to the C2C program to undertake forums and advance Reconciliation through protocols, MOUs, service agreements and other tools	On Track	**:** UBCM has not released funding for the C2C program for 2026, therefore there is no new forums planned for this year.	12/31/2026
Chawathil & FVRD - Community to Community Forum 2025	Behind	**:** Staff continue to work with Chawathil First Nation on developing an MOU.	11/29/2026
Sts'ailes & FVRD - Community to Community Forum 2025	Complete	**:** Sts'ailes has not engaged further on renewing the 2015 MOU. The C2C grant to facilitate this initiative expired February 2026, resulting in this initiative being cancelled.	02/06/2026
Explore opportunities with IGBs on the provision of local services, joint advocacy, economic development, cultural learning and projects.	On Track	**:** Staff continue to assemble the numerous formal relationships the FVRD has with Indigenous governing bodies through documents such as Memorandums of Understanding, Protocol Agreements, and Service Agreements, while engaging on new opportunities that arise.	12/31/2026
Indigenous Relations Framework	On Track	**:** This project is on hold until further notice. Decision to bring the draft IRF forward will be made following the 2026 general local elections.	03/31/2027
Priority 2: Educate FVRD Directors & Staff on Reconciliation	On Track		12/31/2026
Provide training for elected officials and staff related to relevant legislation, Indigenous culture, the fundamental rights of Indigenous Peoples, and the importance of robust government-to-government Indigenous relations	Complete	**:** The Community Emergency Preparedness Fund grant for Indigenous Cultural Safety and Cultural Humility Training for $40,000 was completed. In partnership with Stó:lō Tourism a series of on-the-land cultural tours for all staff and elected officials was offered. These tours provided a unique opportunity to deepen our understanding of Indigenous culture, history, and perspectives within the region. They were guided by Sonny McHalsie (Si:yemiya), a respected knowledge keeper who has studied Halq'eméylem place names from fluent-speaking Elders for over 40 years.	12/31/2026

WELLNESS & PROSPERITY

Goal	Status	Comments	Timing
Priority 1: Enhance Fraser Valley's Position as Agriculture Innovation Hub	On Track	**:** Staff are continuing to assess whether there are potential projects that align with this Priority. The Board has been taking opportunities for advocacy around advancing food security in the region at both the federal and provincial levels.	12/31/2026
Priority 2: Improve Access to Health Services Throughout the Region	Behind		12/31/2026
Build in-house public health policy expertise	Behind	**:** On hold per Board direction	12/31/2026
Engage Fraser Health in identifying regional health needs, setting priorities	Behind	**:** Staff continue to work with Fraser Health to schedule a date for joint capital health planning. Currently, staff are working to secure a date for May 2026.	12/31/2026
Priority 3: Capitalize on Opportunities for Social Connection	On Track		12/31/2026
Area C OCP and associated neighbourhood plans	Archived	**:** Board gave first reading. The next steps are to bring the Servicing Feasibility Study and consultation plan in October 2024.	08/01/2024
Harrison Mills Neighbourhood Plan	Archived	**:** Board gave first reading in July 2024. Combined with the Area C OCP project. Project was delayed due to extended public engagement and combining it with the Lake Errock Neighbourhood Plan update or Harrison Rise. Board passed a resolution in May 2024 to combine the projects.	12/26/2025
Provide enhanced opportunities for residents to connect and experience FVRD regional parks	On Track	**:** The FVRD is conducting public engagement in Q2 and Q3 on the Parks and Trails 2050 plan. This initiative will help raise public awareness on FVRD Regional Parks	12/31/2026
Priority 4: Increase Accessibility for People of Different Abilities	Behind		12/31/2026
Creation of FVRD Accessibility Plan	Behind	**:** A draft communications plan, survey and strategy for development of the FVRD's Accessibility Plan has been prepared by the communications department. The draft materials to be brought to the FVRD's Accessibility and Advisory Committee for review and discussion and referral to the FVRD Board.	12/31/2026
Priority 5: Promote Coordinated Approaches to Homelessness & Related Challenges	On Track		12/31/2026
Convene a staff-level regional forum on housing and homelessness	Complete	**:** Meeting held with municipal social planning staff in September 2024. There was limited interest in holding a forum; rather, they would prefer a targeted type of workshop or meetings rather than a broader event.	12/31/2026
Priority 6: Coordinate Emergency Management	On Track		12/31/2026

Goal	Status	Comments	Timing
Initiate multi-party discussions on options to coordinate regional emergency planning and preparation	Archived	**:** In June of 2021, staff explored the potential for an ESS service agreement with the City of Mission and the District of Kent. Attempts were made to explore the matter further with the City of Chilliwack. The District of Hope is building its own service capacity, while the Village of Harrison already contracts the District of Kent for Emergency Management and ESS. At this time, there is limited interest to pursue multi-party ESS.	12/31/2026

FVRD - ADVOCACY DASHBOARD

QUARTER 1 - 2026

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-8	**Provincial Policing - Highway Realignment**	Local Government consultation regarding Hwy 1	✓		✓	✓		2026 Resolution submitted to LMLGA AGM - Conference for the Association's Advocacy efforts
2025-9	**BC Flood Strategy**	Prioritization of the BC Flood Strategy	✓			✓	FVRD Board to provide direction on further advocacy efforts	Monitoring

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2024-1	**Management of Fire Risk on Crown Land**	Closure of backcountry areas during periods of extreme wildfire risk	✓			✓	Future meeting request with Minister of Forests to be arranged	2024 UBCM Resolution - NR33
2025-1	**Truck Liquid Waste - Electoral Areas**	Disposal of trucked liquid waste	✓			✓	Future meeting request with Ministries of Housing and Municipal Affairs; Environment & Parks; and Health	Priority 3
2025-2	**Illegal Dumping in Rural Areas - CLEAN UP FUNDING**	Cost of cleaning up illegal dump sites from polluters and homeless encampments is impacting rural communities	✓			✓	• UBCM Resolution was endorsed with an amendment to incorporate private forest lands. • FVRD Delegation met with Minister Neill and Minister Halls at 2025 UBCM	• 2025 UBCM Resolution - NR62 • No Provincial Response received to date. • Future follow-up with Ministries

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-3	**Air Quality- Incineration**	Metro Vancouver's operational certificate status; FVRD concerns for air quality in the sensitive shared Lower Fraser Valley Airshed	✓			✓	• Comments were submitted to Metro Vancouver on their initial draft Solid Waste Management Plan • FVRD Board has requested Metro Vancouver appear as a delegation at an upcoming Board meeting to present on their draft Solid Waste Management Plan	• February 26, 2026 FVRD Board of Directors Meeting • Ongoing monitoring
2025-4	**Illegal Soil Deposit (fill)**	An increase in the number of illegal dump sites on agricultural land causing a range of concerns including potential environmental contamination and loss of productive agricultural land.	✓			✓		• 2026 Resolution submitted to LMLGA AGM - Conference • Priority 1

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-16	**Improve Access to Women's Health Supports in Fraser East**	Access to women's health services within Fraser Health	✓			✓	Advocate to Ministry of Health, BC Cancer, and Public Health Services Authority	Future Advocacy opportunity

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-10	**Unmet Demands on Social & Community Infrastructure as a Result of Provincial Housing Targets**	Provincial investments on infrastructure as a result of housing targets	✓			✓		• 2025 UBCM Resolution - RR39 • No Provincial response to date • Monitoring
2025-11	**Development of Provincial Bill 44 & the Requirements for a Housing Needs Assessment**	Impact on OCPs when methodology used for determining housing needs in rural areas	✓			✓		Monitoring

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2026-1	**Protection, Preservation, & Optimization of Industrial Lands**	Industrial Lands are critical to economic development and employment	✓			✓		2026 Resolution submitted to LMLGA AGM - Conference
2025-7	**Food Security Crisis**	Food insecurity in region	✓			✓		

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-5	**Legislative Amendment (access to private property)**	Access to undertake recovery works following weather related incidents	✓			✓	Future Advocacy Opportunity	Monitor
2025-6	**Bill M216 Response and Concerns**	Professional Reliance Act	✓			✓		Monitor

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2024-2	**UBCM Governance Review**	Opportunities regarding UBCM Governance Review regarding composition, Executive structure, and how to participate in review	✓			✓	• Follow up with Executive Director of UBCM to request direct participation in the governance review process	Follow up

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
Joint Advocacy - 1	**Small Water Systems**	Long-term sustainable funding programs for small water systems that address the high cost & regulatory compliance requirements, and to safeguard local food security.		✓	✓	✓	Other RDs are leading advocacy work	Monitor
2025-EA1	**Cultus Lake: creation of Provincial Park Plan to Manage Visitors**	Requesting a Provincial plan to manage the high volume of visitors and public communication		✓		✓	Meeting with Provincial staff held at 2025 UBCM	Letter requesting update
2025-EA2	**Cultus Lake: Improve the Health of Cultus Lake**	Requesting Province to dedicate staff and financial support toward a solution to reverse the eutrophication process		✓		✓	Meeting held at 2025 UBCM	Monitor

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-EA3	**Area C: Establish a Community Forest for Electoral Area C & First Nations**	Developing a community forest		✓		✓	Meeting held at 2025 UBCM	Complete
2025-EA4	**Area C: Establish a conservation area at Elbow & Echo Lakes**	Request Province to establish protected areas around Echo Lake and enhanced services at Elbow Lake		✓		✓	Meeting held at 2025 UBCM	Complete
2025-EA5	**Highway 7 Safety Improvements**	Highway 7 safety improvements between Mission and Harrison River & Hemlock Valley Road		✓		✓	No meeting at 2025 UBCM (declined)	Complete

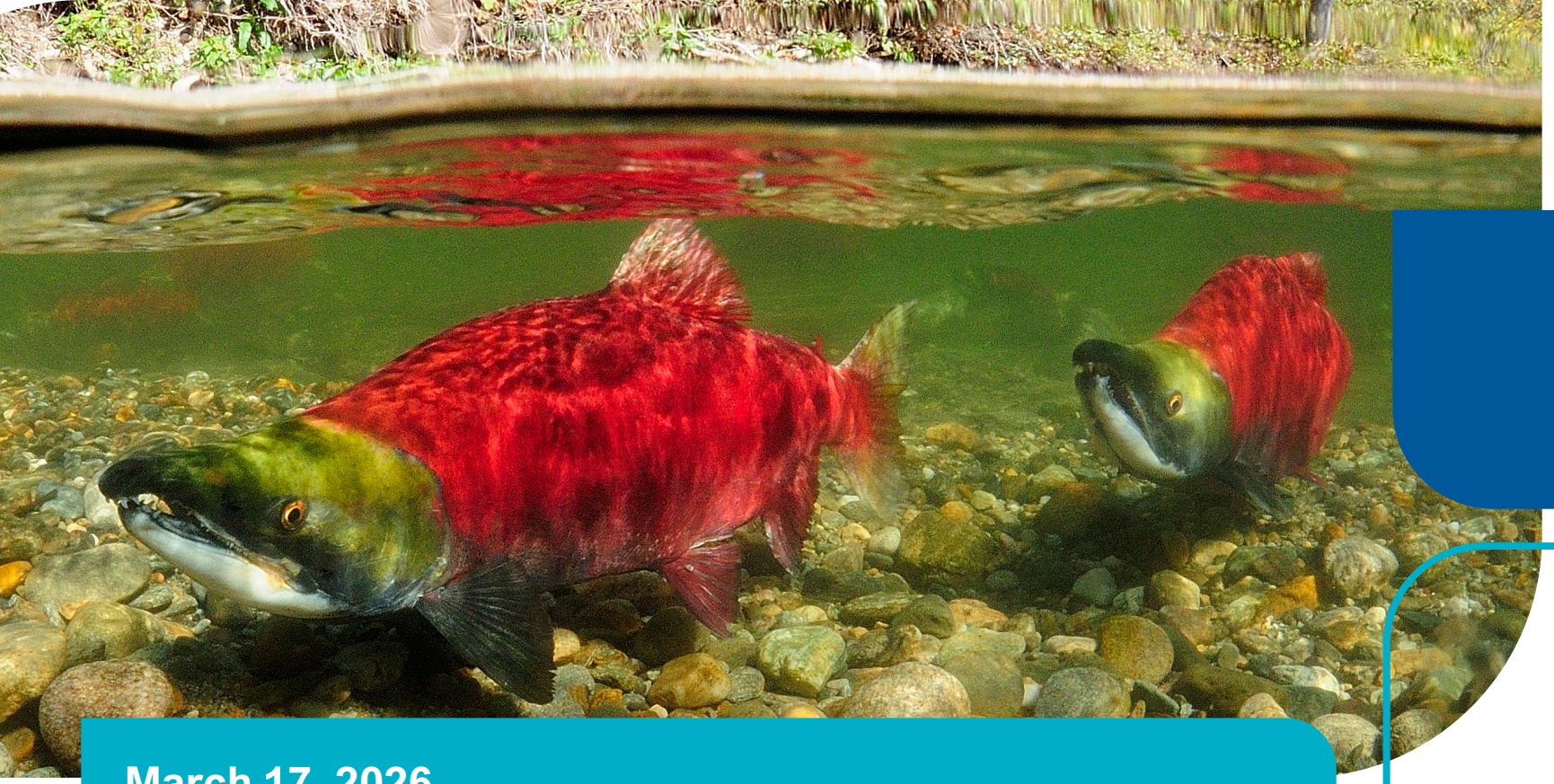
Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
Joint Advocacy - 2	**One Window Approach for Local Government**	Requesting a coordinated and streamlined approach to addressing local government issues		✓	✓	✓	Meeting with Minister Anderson at 2025 UBCM	Monitor

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2024-3	**Disaster Financial Assistance**	Provincially supported buyout program; role and responsibilities of Province and Local Governments		✓			Electoral Area - E Director continues to work with community on this file.	• 2024 UBCM Resolution - EB33 • Follow up with UBCM
2024-4	**Provincial Funding Program for Radon Mitigation**	Provincial funding program for radon mitigation for homeowners (develop)	✓			✓		• 2024 UBCM Resolution - NR49 • Monitor
2024-5	**Provincial Service Level Expectations to Prioritize Customer Service**	Provincial customer service from various ministries; implement a modernized system for service requests	✓			✓		• 2024 UBCM Resolution - NR99 • Monitor

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2024-6	**Implement a 911 Call Answer LEVY on cellular devices**	Reduction in landline - based phones				✓		Monitoring
2024-7	**Policing in Rural Communities**	Provincial policing funding model; rural policing	✓			✓		Monitoring
Joint Advocacy - 3	**Equitable Approach to Shelter Bed Locations**	Equitable distribution of emergency shelter beds	✓				City of Chilliwack Resolution with Letter of Support from FVRD. UBCM 2025 item was not admitted for debate (RR6)	Complete

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-12	**Site C - Surplus Housing**	Site C Surplus Building Sale - process, requirements, timeline		✓				Complete
2025-13	**Provincial Insurance Program for Victims of Climate-Related Events Who Are Ineligible for Disaster Financial Assistance**	Low cost insurance program for homeowners unable to obtain insurance protection		✓				Complete
2025-14	**BC Assessment property assessment program**	Adequate property assessments		✓				Complete

Tracking	Goal	Task	Advocates				Comments	Status/Update
			Board	EA	Partner	Staff		
2025-15	**North of Fraser - Transit**	Funding for the North of Fraser Transit initiative	✓			✓		Monitor



March 17, 2026

Fraser Basin Council

Presentation to FVRD Intergovernmental Relations Committee

Cherry Tam, Regional Manager, Fraser Valley

Fraser Basin Council

About FBC

Fraser Basin Council

Our Mandate

Formed in 1997, the Fraser Basin Council is a charitable, non-profit organization committed to advancing sustainability solutions and practices across British Columbia

Our Vision

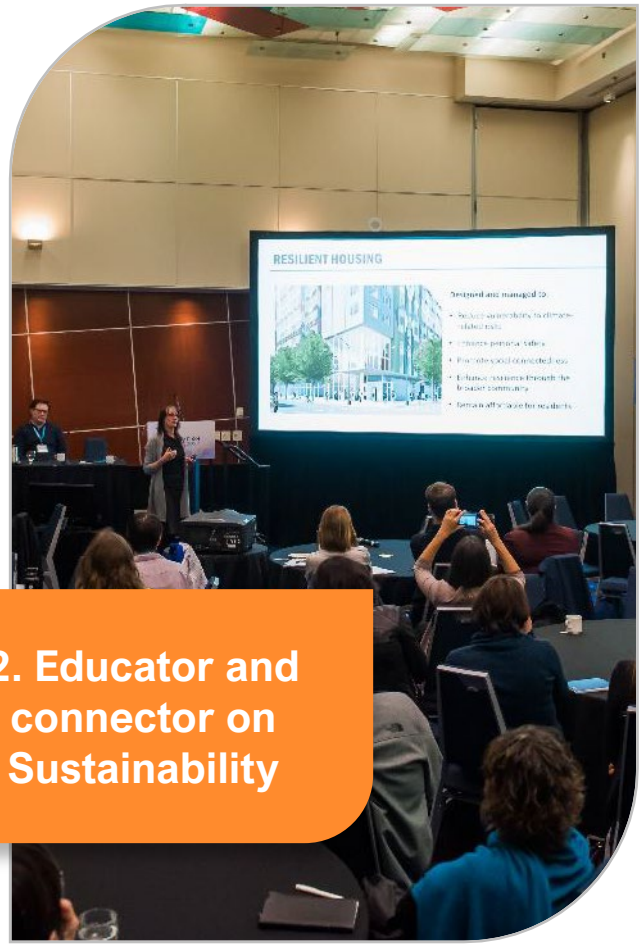
Social well-being supported by a vibrant economy and sustained by a healthy environment.

Our Key Roles

Fraser Basin Council



1. Facilitator and Strategic Convener



2. Educator and connector on Sustainability



3. Program Manager

Our Strategic Priorities

Fraser Basin Council





Discussion

Illegal Soil Dumping Issue

Goal: To find collaborative solutions to addressing the issue of illegal dumping of contaminated soils on agricultural lands in the FVRD.

Fraser Basin Council

FBC's Role



- Experience as convener and collaborative process facilitator for practical solutions to complex issues
- Advise and support the establishment of a regional working work
  - Coordinating outreach, engagement, communications
  - Organizing and facilitating workshops and meetings
  - Helping document discussions and identifying shared priorities / recommendations
  - Supporting the group to move from dialogue to practical action and solutions

Are there other roles FBC could play that would be helpful in supporting the FVRD on this issue?

Proposed Objectives

- Convene a collaborative forum for local governments, communities, industry representatives, and other stakeholders to discuss the issue of illegal soil deposition and identify potential solutions.
- Improve shared understanding of the issue by providing information on the current legislative framework, enforcement authorities, and the roles of different agencies, while identifying key knowledge gaps.
- Support the development of a coordinated regional voice that can bring forward recommendations to relevant provincial ministries and agencies and advocate for policy improvements and additional enforcement resources.
- Identify and explore collaborative solutions, which may include education and awareness initiatives, improved coordination among agencies, and potential advocacy efforts to address the issue.

Proposed Outcomes

Short term (3 – 6 months):

- Key stakeholders and affected communities have a clearer understanding of the scope and impacts of illegal soil dumping in the region.
- Relevant jurisdictions, agencies, and industrial representatives are connected through a collaborative forum to discuss the issue and share information.
- Priority concerns and potential opportunities for action are identified through dialogue and partners.

Medium term (6 months – 1 year):

- The working group identifies practical actions that could be taken to address the issue locally and regionally.
- Lessons learned and approaches from other jurisdictions dealing with similar issues – such as Metro Vancouver and the Capital Regional District – are explored and considered.
- A coordinated set of recommendations or options is developed for consideration by local governments and relevant provincial ministries.

Proposed Outcomes

Long term (1+ years):

- Improved coordination among local governments, provincial agencies, and industry to prevent and respond to illegal soil dumping.
- Increased awareness and compliance among landowners and industry regarding soil management and agricultural land protections.
- Progress towards stronger enforcement tools, improved policy frameworks, or other collaborative solutions that help reduce illegal soil dumping in the region.
- Find collaborative solutions through education, enforcement, and advocacy that will bring an end to the rampant problem of illegal dumping.

Are these objectives and outcomes timely and achievable? If not, do you have any suggested changes or additions?

Potential Output Examples

- Meeting summaries and documentation that capture key discussions, perspectives, and areas of agreement among partners.
- A “What We Heard” report summarizing input from participating jurisdictions, agencies, industry representatives, and community stakeholders.
- A recommendations or options report outlining potential actions that could be taken by local governments, provincial agencies, or other partners.
- An action plan for the working group, identifying priority next steps, roles, and opportunities for collaboration.
- Information and education materials to help improve awareness among landowners, industry, and the public regarding soil management rules and responsibilities.

What other outputs would be most beneficial for FVRD and for moving forward on this issue?

Potential Collaborators

Local government:

- Fraser Valley Regional District
- Other municipalities / electoral areas
- Metro Vancouver

Provincial agencies:

- Agricultural Land Commission
- Ministry of Agriculture
- Ministry of Environment and Parks
- Ministry of Transportation and Transit (Commercial Vehicle Safety Enforcement)

First Nations:

- E.g. Cheam First Nation, Leq'á:mel First Nation

Community organizations:

- Cultus Lake Stewardship Society
- Cultus-Columbia Valley Action Committee
- Hatzic Valley Action Committee

Industry representatives:

- Urban Development Institute
- BC Trucking Association
- BC Agricultural Council

Enforcement partners:

- DFO
- RCMP

Are there certain groups that should be prioritized? Are there others who need to be included?

Proposed Working Group

Next Steps



Regional Working Group on Illegal Soil Dumping on Agricultural Lands

Should FVRD and FBC further explore establishing a regional working group?



In Closing

Thank you!

Cherry Tam: ctam@fraserbasin.ca
Terry Robert: trobert@fraserbasin.ca

Fraser Basin Council

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09
From: David Urban, Deputy Director of Regional Services **File No.** 6900-01-General

Subject: Tourism Ch'illiwack Municipal & Regional District Tax Renewal

Reviewed by: Stacey Barker, Director of Regional Services/Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board provide support for Tourism Ch'illiwack's application for renewal of their 2027 to 2031 Municipal and Regional District Tax Program.

BACKGROUND

The Municipal and Regional District Tax (MRDT) program was introduced in 1987 by the Provincial Government to provide funding for local tourism marketing, programs, and projects. The MRDT is jointly administered by the Ministry of Finance, the Ministry of Tourism, Arts, Culture and Sport, and Destination BC (DBC). The MRDT is a tax with an allowable maximum of three percent applied to sales of short-term accommodation provided in participating areas of British Columbia. Authorized expenditures for MRDT must be directed to tourism marketing, programs, or projects and should contribute to the increase of local tourism revenue, employment, visitation, and economic benefits. Tourism Ch'illiwack[1] collects a three percent MRDT.

Tourism Ch'illiwack operates as the destination management organization responsible for strengthening the tourism economy in the City of Chilliwack, the Fraser Valley Regional District (FVRD) Electoral Areas (EA) E & H, and the Cultus Lake Park Board area. In 2022, Tourism Ch'illiwack expanded its boundary into EA E & H to align with their destination marketing and development strategies that have in the past included these areas outside of their current boundary. Through this successful MRDT boundary expansion process, they were able to work more collaboratively with these two EAs on tourism issues and fund destination management strategies to help deal with the issues faced by our EA communities as visitors explore our natural assets. This boundary expansion created an opportunity to leverage a collective voice and advocate together for positive change, which in turn has created a better experience for both our residents and visitors.

A part of Tourism Ch'illiwack's 2027 – 2031 MRDT renewal requirements is the submission of a new five-year Strategic Plan, please see the attached draft plan. This plan will guide the future of tourism in

[1] The name Ch'illiwack is derived from the Halq'eméylem word "Ts'elxwéyeqw" which means "going back upstream, as far as you can go in a canoe." Tourism Ch'illiwack gives honour to the origin of their name with this accent.

Chilliwack and the surrounding area. It outlines target markets, marketing approach, and key opportunities for sustainable growth, while creating a shared roadmap for industry partners.

DISCUSSION

Tourism Ch'illiwack's application to renew the MRDT is due on July 1st, 2026. With the previous inclusion of EA E & H within Tourism Ch'illiwack's boundary, FVRD Board support is required for Tourism Ch'illiwack's application for renewal of their upcoming 2027 to 2031 MRDT. This program tax is not a tax to the accommodation providers; rather it is a cost collected from the visitors through the accommodation providers and distributed back to Tourism Ch'illiwack by way of the Province. There are no traditional accommodation providers in EAs E & H; however, there are online accommodation providers who currently have this tax collected.

Over the past five years, Tourism Ch'illiwack has provided direct destination management support to EA E & H with provincial authorities (e.g. Recreation Sites and Trails BC and BC Parks). In addition, they have developed marketing initiatives to promote "Leave No Trace", "Pack In, Pack Out" and "Adventure Smart". Also, they expanded their Community Ambassador Program which set up at trailheads and other key locations during peak season and in partnership with BC AdventureSmart.

To guide Tourism Ch'illiwack forward over the next five years, a draft strategic plan has been completed. The plan reflects extensive stakeholder consultation, regional alignment, and evolving expectations around responsible tourism management. Over the past decade, the Chilliwack area has developed a strong reputation as a destination known for outdoor adventure, agritourism, cultural experiences, and sport tourism events. As visitation grows, several challenges have also emerged e.g. increased demand in natural areas, traffic. The draft plan recognizes these realities and positions Tourism Ch'illiwack to evolve from primarily a marketing organization into a stronger destination management and development partner. The plan emphasizes stewardship, responsible tourism growth, collaboration with Indigenous partners, and continued alignment with regional priorities.

COST

The cost to the FVRD would be for the continued staff time spent participating on the Tourism Ch'illiwack Board and providing guidance on implementing various destination management initiatives. Tourism Ch'illiwack has five Board meetings a year, which amount to approximately ten hours of meeting time, and any intervening issues are dealt with by email or special meeting. In addition, Tourism Ch'illiwack hosts biannual EA E & H Tourism Community Forums, in which staff participate virtually.

CONCLUSION

Tourism Ch'illiwack recognizes that many of the region's most valued visitor experiences are located outside of the City of Chilliwack, including those within EA E & H and the Cultus Lake Park Board area. As a result, collaboration with the FVRD remains essential to ensuring tourism development, visitor management, and environmental stewardship are coordinated effectively. Over the next five years, Tourism Ch'illiwack looks forward to continuing to work closely with the FVRD to support responsible

tourism growth, protect natural assets, and ensure tourism contributes positively to local communities and regional economic development. With the previous inclusion of EA E & H within Tourism Ch'illiwack's boundary, the FVRD Board support is required for Tourism Ch'illiwack's application for renewal of their upcoming 2027 to 2031 MRDT.

Tourism Ch'illiwack recognizes that many visitor experiences lie outside the City of Chilliwack, within EA E & H and Cultus Lake Park Board. Continued collaboration with the FVRD is essential to coordinated tourism development, visitor management, and environmental stewardship. Over the next five years, Tourism Ch'illiwack will work with the FVRD to support responsible tourism growth, protect natural assets, and deliver positive community and economic benefits. With the previous inclusion of EA E & H included within Tourism Ch'illiwack's boundary, FVRD Board support is required for the 2027–2031 MRDT renewal application.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2026-04-09

From: Andrew Schellenberg, Emergency Management Coordinator

Subject: 2026 CRI FireSmart Community Funding and Supports Grant for FireSmart Activities and Fuel Management Activities Endorsement Amendment Request

Reviewed by: Tarina Colledge, Manager of Emergency Management
Graham Daneluz, Director of Planning & Development
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board provide an amended endorsement to the 2026 UBCM Community Resiliency Investment Program – FireSmart Community Funding and Supports, Allocation-based Funding stream, for FireSmart activities up to $1,200,000 over two years and confirm that the FVRD will provide overall management of the grant if the application is approved.

BACKGROUND

Staff sought an endorsement from the Board for the FireSmart grant in November 2025 and received Board support. At that time, staff presented a request to support a grant application for a one-year funding term and a maximum of $600,000 for FireSmart Programming and up to $100,000 for Fuel Management Activities.

DISCUSSION

Recently, staff received a recommendation from UBCM encouraging that FVRD changes its application to a two-year funding request, which enables a maximum of $1,200,000 over the two-year term for FireSmart Programming, inclusive of program wages. This opportunity provides a greater window of funding certainty to the FVRD and enables us to continue with our FireSmart service, and act on the soon-to-come recommendations from in-development Community Wildfire Resiliency Plan.

In November, FVRD had applied and the Board had endorsed a fuel management project for up to $100,000. In January 2026, the 2026 UBCM funding for Fuel Management activities for local governments was stopped, and therefore, the earlier endorsement for $100,000 for a fuel management project is no longer necessary.

COST

Staff will bring forward a future budget amendment to allocate grant funding for 2027.

CONCLUSION

Staff recommend proceeding with an endorsement to extend the 2026 UBCM Community Resiliency Investment Program – FireSmart Community Funding and Supports, Allocation-based Funding stream, for FireSmart activities grant to a two-year term, which doubles the annual allotment and provides 24 months of certainty for the program and its stability.

Due to the discontinuation of 2026 UBCM Community Resiliency Investment Program – FireSmart Community Funding and Supports, Application-based Funding stream, for Fuel Management activities grant, staff cannot continue with the previous recommendation and this is no longer required within the endorsement.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board
Date: 2026-04-23
From: Julie Mundy, Planner I
File No. 3320-20 2024-01627

Subject: Frontage Waiver and Covenant – 3 Lot Subdivision of 42849 Tait Road, Electoral Area C

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board exempt the proposed 3-lot subdivision of 42849 Tait Road, Electoral Area C, from the minimum highway frontage requirements of Section 512 of the *Local Government Act*, and the FVRD *Subdivision and Development Servicing Bylaw*, provided that the panhandle width is not less than 6.0 metres;

AND THAT the Fraser Valley Regional District Board authorize the execution of all legal documents for the proposed 3-lot subdivision of 42849 Tait Road, including the registration of a Section 219 covenant under the *Land Title Act*, to address the geohazard development permit area.

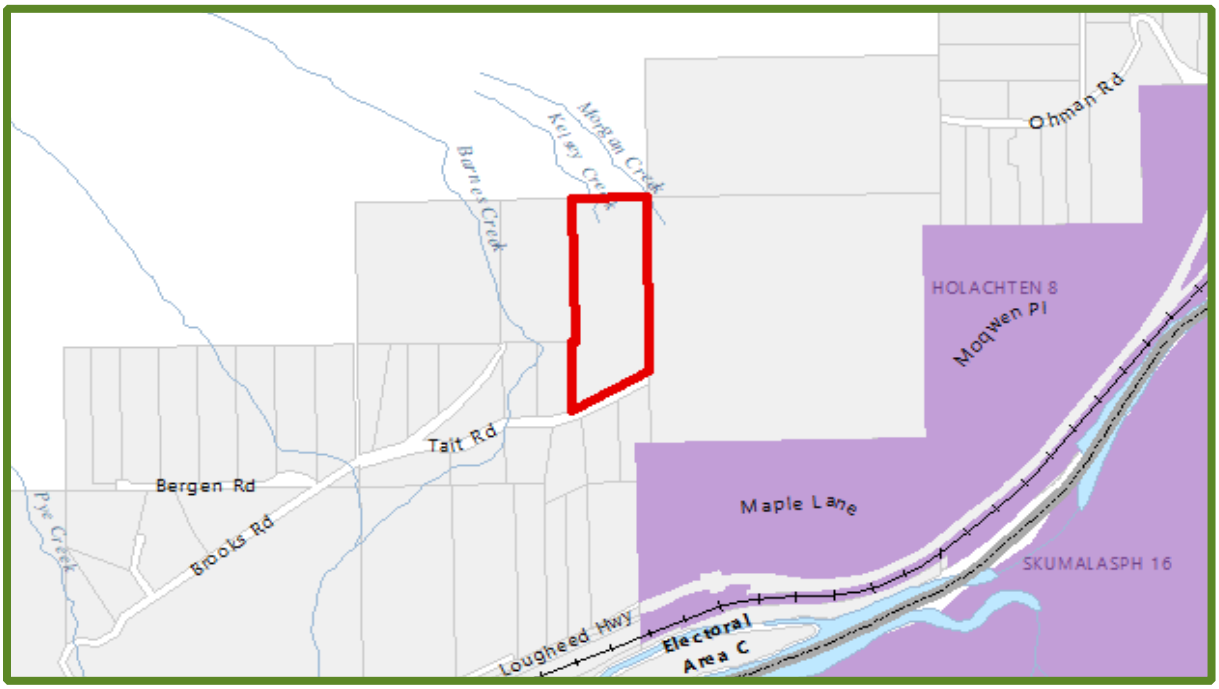
BACKGROUND

The agent for 42849 Tait Road has applied to the Ministry of Transportation and Transit (MOTT) for a 3-lot subdivision. Subsequently, the FVRD received a referral from MOTT, and responded to the application with a letter outlining the requirements to comply with FVRD bylaws. Geohazard and parcel frontage matters must be addressed as part of these requirements.

PROPERTY DETAILS			
Address	42849 Tait Road	**Area**	C
PID	002-367-548	**Owners**	Mattia Nichele, Monica Trento, Marco Pegoraro, & Daniela Sartori
Folio	775.03723.300	**Agent**	Mattia Nichele
Lot Size	11.5 hectares		
Current Zoning	Rural 2 (R-2)	**Proposed Zoning**	No change
Current OCP	Limited Use (LU)	**Proposed OCP**	No change
Current Use	Residential	**Proposed Use**	No change
Development Permit Areas	1-C Geohazard DPA 4-C Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 4 (R-4); Forest
East	>	Rural 4 (R-4); Forest & single-family dwelling
West	<	Rural 2 (R-2); Forest & single-family dwelling
South	v	Rural 2 (R-2); Tait Road, single-family dwellings

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The subject property is accessed off the north side of Tait Road, approximately 3.5 km southwest of Lake Errock, and approximately 3.0 km east of Deroche. The existing dwelling is situated in the northern portion of the property, which lies within proposed Lot 2. Access to the dwelling is currently via a long driveway, which would act as a division between the lower two proposed Lots 1 and 3. See Appendix A for a draft subdivision layout.

The subject property lies within a geohazard development permit area (DPA) noted as having the potential for significant geohazards. Within these potentially hazardous areas, *Official Community Plan Bylaw No. 1747, 2024* requires applications for the subdivision of land to be assessed by a qualified professional, and to determine if there are safe building areas on each of the proposed new lots.

Parcel Frontage Waiver

A 6.0-metre wide panhandle access to Lot 2 (approximate proposed parcel size - 5.5 ha) is proposed using the current existing driveway. As the property rises in elevation to the north, there are two dominant benches, or terraces, on the property. The current driveway follows topography contours up to the northern terrace and dwelling, and maintaining this existing driveway, which already aligns with the natural terrain, is an appropriate option. Section 6.8 of the *Subdivision and Development Servicing Bylaw* supports panhandle access to a parcel with the condition that panhandles have a minimum width of 6.0 metres.

Section 6.4 of the *Subdivision and Development Servicing Bylaw* permits parcels of 4.0 ha or greater, to have a parcel frontage on a highway of 6% of the property perimeter. The proposed layout does not provide Lot 2 with the required parcel frontage.

As such, the agent for the property has requested the FVRD Board grant an exemption from the parcel frontage requirements for proposed Lot 2. This is permitted under Section 512(2) of the *Local Government Act*.

Lot Frontage Table

Proposed Lot	Perimeter	Required Minimum Frontage (6% or 10%)	Proposed Frontage
1	811.7 m	10% - 81.2 m	✔ 113.5 m
2	914.6 m	6% - 54.9 m	✘ 6.0 m panhandle
3	856.9 m	6% - 51.4 m	✔ 120.6 m

Covenant

Geohazard

The subject property is within Geohazard Development Permit Area 1-C for the protection of development from hazardous conditions. The geohazard report provided depicts setback areas on the property, from the top and toe of slopes within which no structures are to be constructed or placed. Even with these geohazard setbacks, each of the 3 proposed lots has safe building areas within which to construct a dwelling.

A legal survey of these setback areas is to be completed, with the reference plan and geohazard report to be registered on the property title as a covenant. Board authorization is required for this covenant.

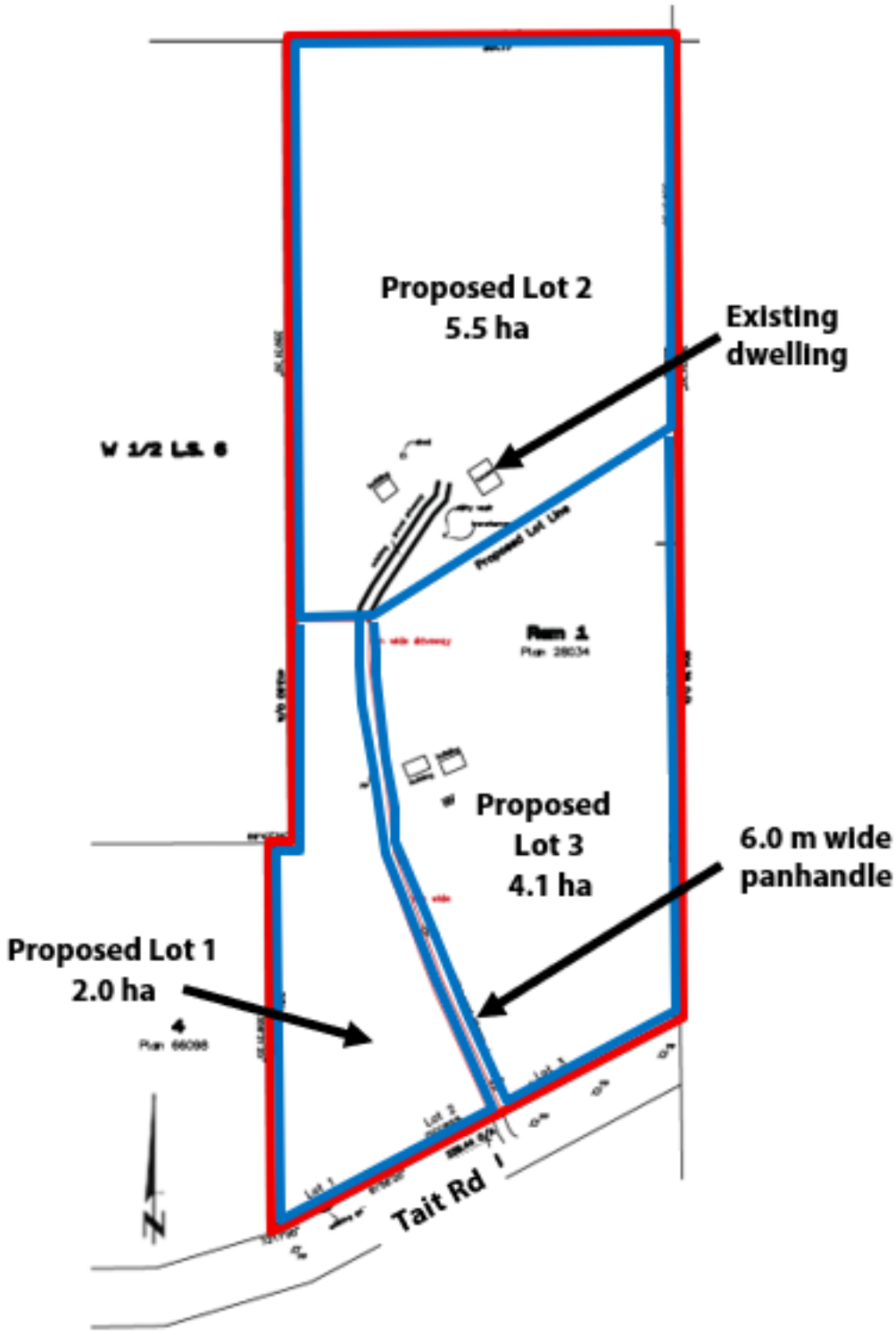
COST

All costs for covenant registration are the responsibility of the applicant.

CONCLUSION

Staff recommend that the FVRD Board grant the parcel frontage waiver, provided the panhandle access is no less than 6.0 metres in width.

Staff also recommend that the FVRD Board authorize the execution of all legal documents for a 3-lot subdivision at 42849 Tait Road, including the registration of a geohazard covenant.


Proposed Lot 2
5.5 ha
Existing
dwelling
Proposed
Lot 3
4.1 ha
6.0 m wide
panhandle
Proposed Lot 1
2.0 ha
Tait Rd

LOWER FRASER
FLOODPLAINS COALITION

Joint Statement on Action for Floodplain Resilience in the Lower Fraser

Presentation to Fraser Valley Regional District
Flood Resiliency Committee
April 16, 2026
Deborah Carlson, Staff Lawyer, West Coast Environmental Law

Lower Fraser Floodplains Coalition

RESILIENT WATERS

THE UNIVERSITY OF BRITISH COLUMBIA
School of Architecture+
Landscape Architecture (SALA)

EMERGENCY PLANNING SECRETARIAT
EPS
WORKING TOGETHER

WEST COAST
Environmental Law

WATERSHED WATCH
SALMON SOCIETY

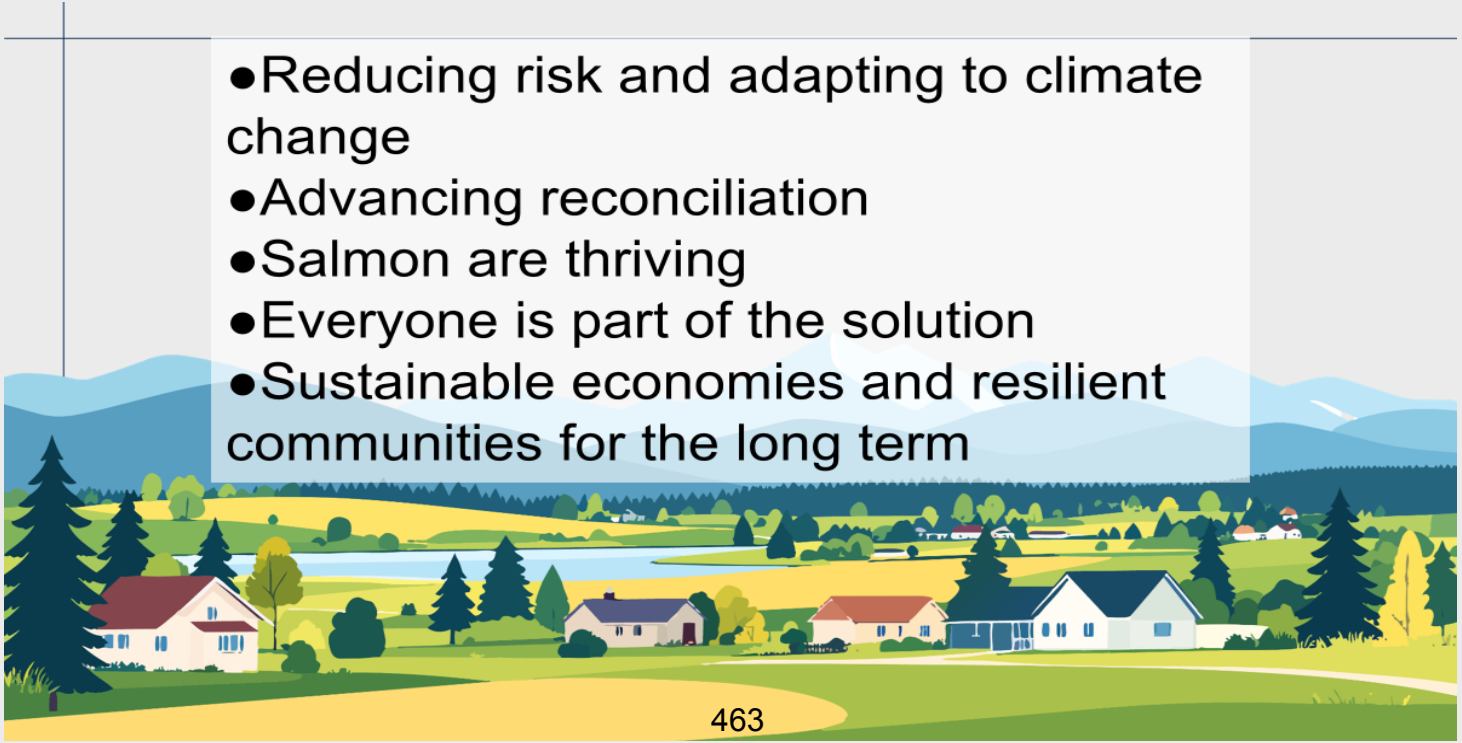
ebbwater
CONSULTING

KERR WOOD LEIDAL
consulting engineers




Lower Fraser Floodplains
Dialogue for Regional Acti
REPORTING BACK: COASTAL RIVER-TIDAL GATHERING – MARCH
Lower Fraser Floo
2023 Dialogue on
HOSTED AT: THE'I-TSELIYA - S.A.Y. HEALTH &
Lower Fraser Floodplains
Flood Recovery, Resilience and Reconciliation in the Lower Fraser
REPORTING BACK: BUILD BACK BETTER, TOGETHER – JULY 14 2022 FORUM
Floodplains Coalition
Lower Fraser Floodplains
Dialogue for Regional Action
Reporting Back Mid & Up River Gathering • November 16 2024
Floodplains Coalition
Lower Fraser Floodplains
Dialogue for Regional Action
Reporting Back Coastal & River-Tidal Gathering • November 13 2024

5 principles for working together:



Enabling conditions for long-term resilience





Joint Statement for Action on Flood Resilience



- We are ready to work together as a region to build flood resilience for our communities.
- Federal and provincial governments must step up to protect this region of national significance with a program that reflects the importance and magnitude of the task.

Joint Statement for Action on Flood Resilience

Thank you

