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# GRAVEL PROCESSING IN ELECTORAL AREAS

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*Electoral Area Services Committee*

*Nov. 14, 2019*

# BC STONE, SAND & GRAVEL ASSOCIATION

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- asked FVRD Board (July 2019) to address concern that zoning doesn't allow processing at mines sites
  - › processing → crushing, screening, etc.
  - › long-standing issue



## In the early 2000s...

- lack of planning, coordination & impact mitigation
- persistent conflicts
  - › uncertainty
  - › polarized positions
  - › lack of understanding
- gearing up for litigation



# GRAVEL ISSUES

- we've made a lot of progress...
  - › Bylaw 1181
    - outcome of Aggregate Pilot Project

## HOW TO MAKE A GRAVEL BYLAW

the FVRD way



**Ongoing**  
explosive  
conflicts



**2004**  
Start down the  
Minister's APP  
road



**+ 20**  
meetings with  
Industry &  
Ministry



**map deposits**  
to ensure long-  
term supply



**invest**  
+ \$0.5 million



engage **the community**  
many times



**flexible,  
performance-  
based** regulation



**meet, refer, revise**  
then repeat

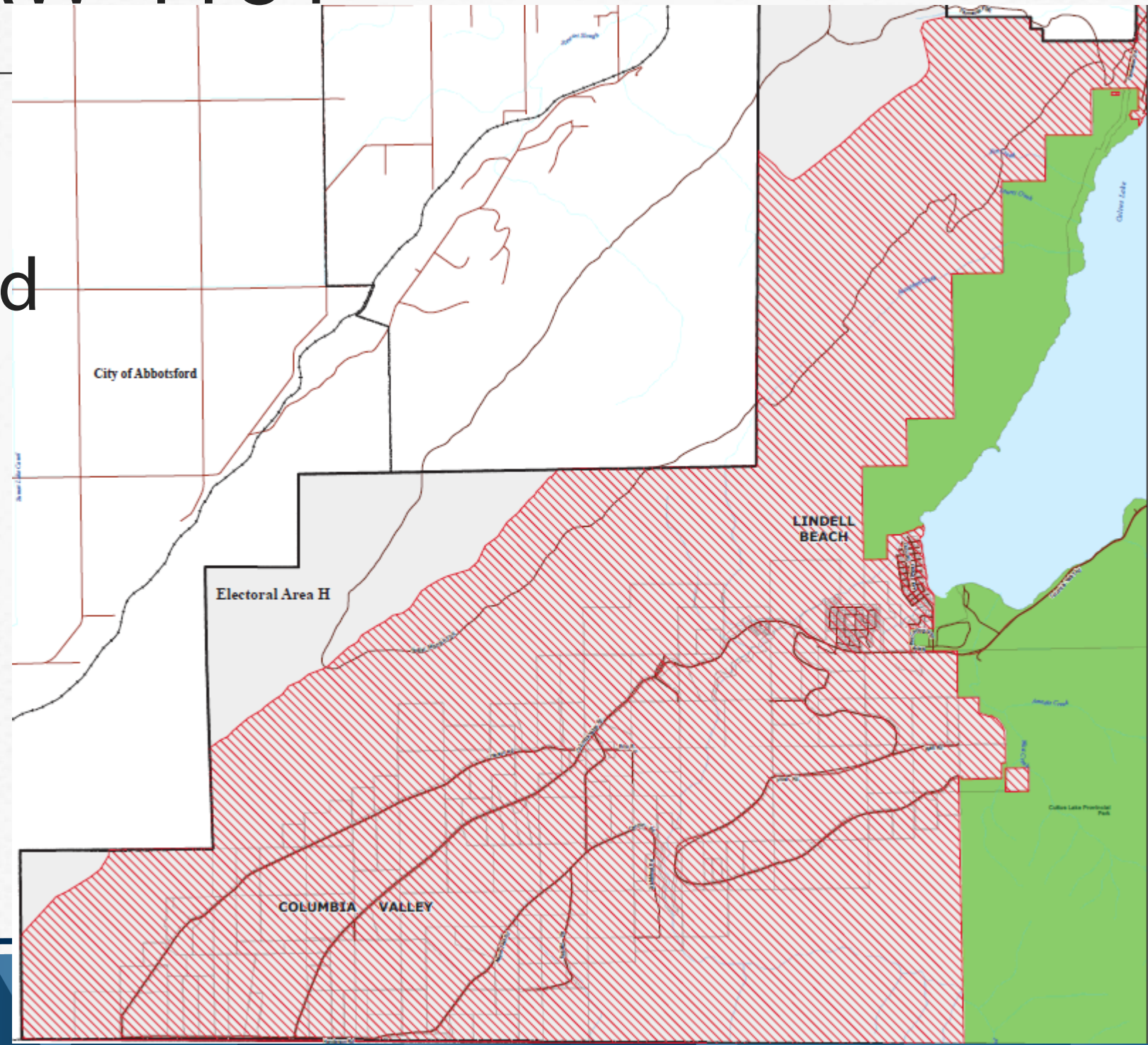


**balance**  
needs of Industry &  
Community

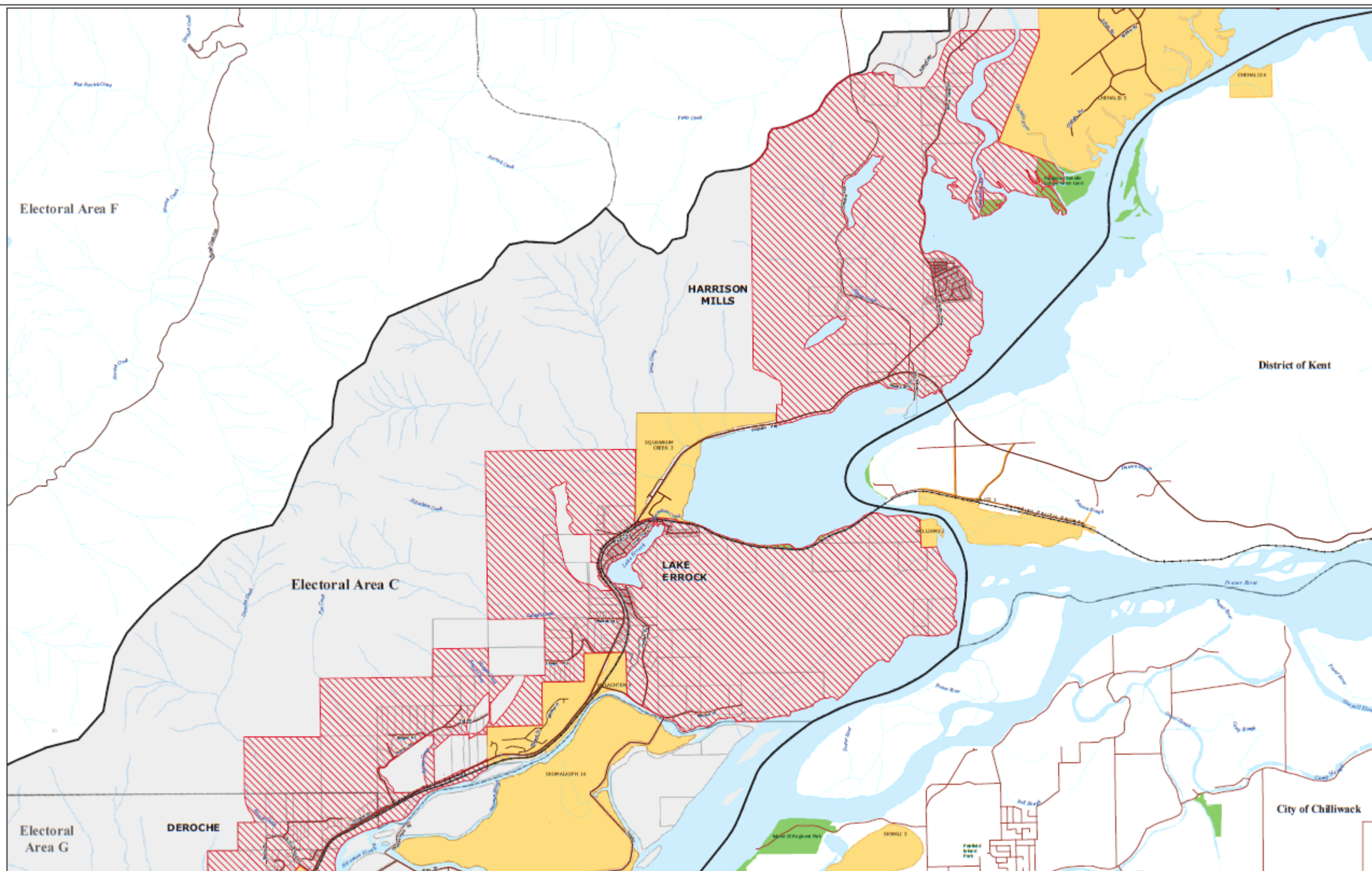


# BYLAW 1181

- Restricted Areas
  - › no gravel mines allowed







**Bylaw No. 1181**

-  Community Areas
-  Restricted Areas

**Map Legend**

-  Local Roads
-  Highways
-  Railways
-  Streams
-  Waterbodies
-  Indian Reserves
-  Parks and Protected Areas
-  Properties

**Bylaw No. 1181, 2014**

Schedule 'A' - Plan of Restricted and Community Areas  
FVRD Commercial Gravel Operations Bylaw No. 1181, 2014

**Fraser Valley Regional District**

**Mapsheet 11 of 13**

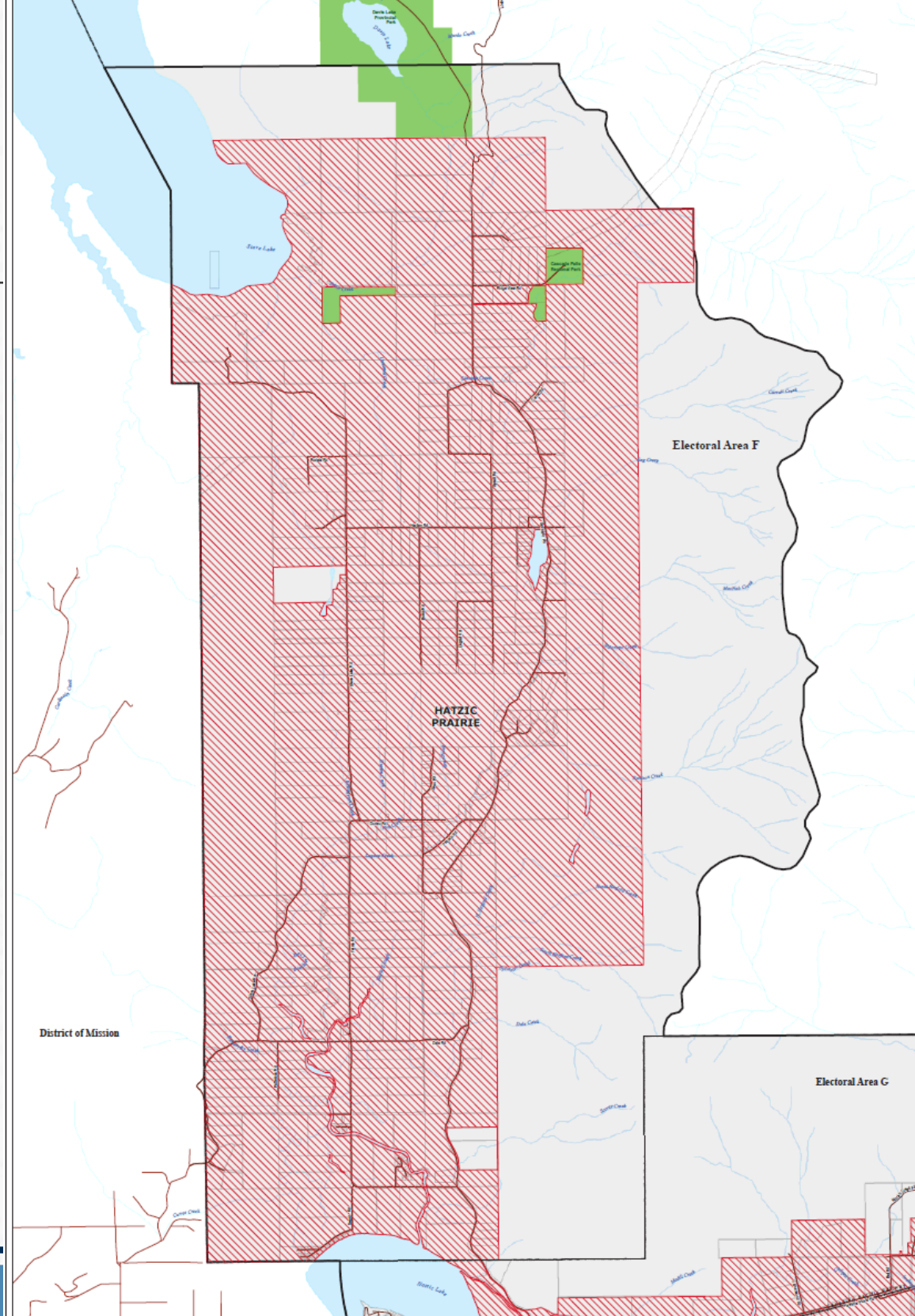


Scale  
1:22,000

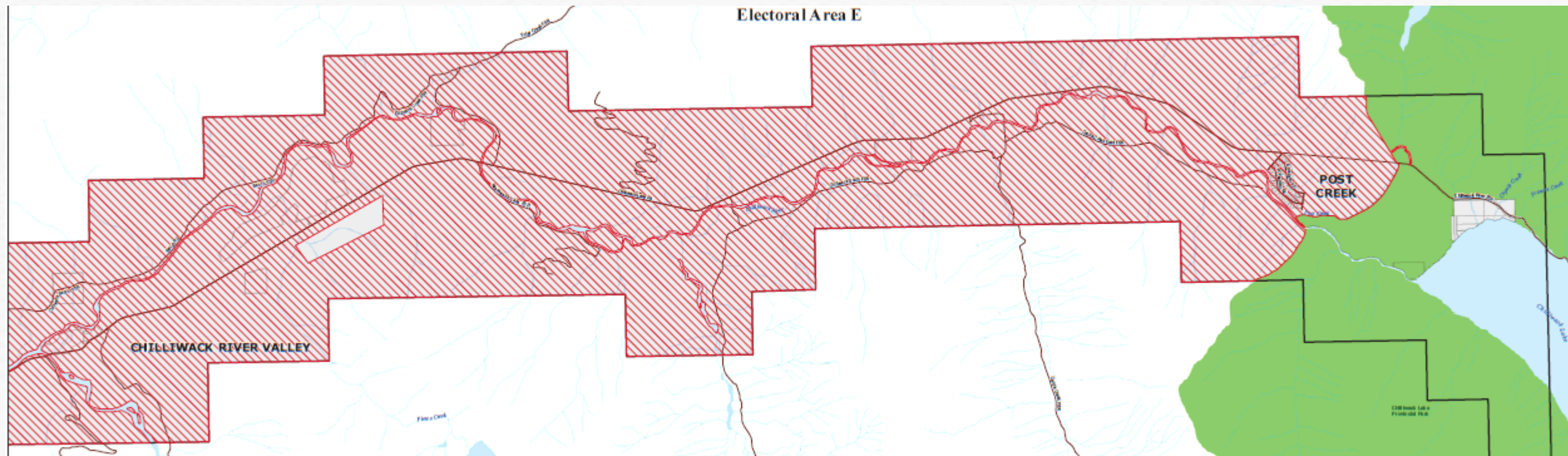
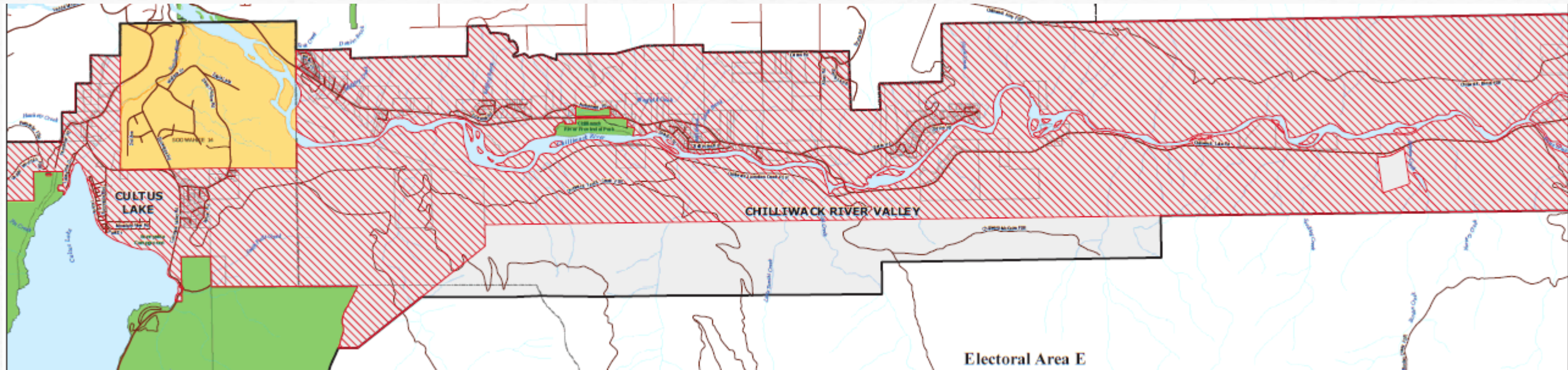


Date Created:  
Jan 16, 2015











# BYLAW 1181

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- Noise & dust limits
  - › measurable thresholds
  - › mitigation plans & annual reporting
  - › monitoring

# BYLAW 1181

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- annual fees
  - › \$ ¼ million
    - independent monitoring
    - C&E
    - shift all service costs to industry
  - › only RD in BC



# BYLAW 1181

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- implementation phase
  - › permitting
  - › monitoring
    - noise and dust baseline data
  - › building relationships

# GRAVEL PROCESSING

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- Bylaw 1181 = important gains for EA Communities
  - › difficult pill for Industry
  - › did not address key Industry issue (processing)
    - prominent in Aggregate Pilot Project discussions



# GRAVEL PROCESSING

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- with Bylaw 1181 community protections in place...
  - › restricted areas
  - › noise/dust protection
  - › funds for C/E, monitoring, enforcement

... EA Directors may wish to re-evaluate how zoning bylaws address processing

# OPTIONS

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\* zoning amendments & TUPs are the only tools to allow the use of land for gravel processing

1. Do nothing
2. FVRD initiate zoning amendments
3. Industry/operators make applications
4. Interim Policy



# RECOMMENDATION

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- Industry/operators make applications (rather than FVRD initiated)
  - › zoning amendments or TUP
- consider deferring applications until independent baseline noise/dust monitoring is complete
  - › improve understanding of community impacts
  - › summer/fall 2020

# RECOMMENDATION

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- consider 'interim policy'
  - › focus resources on implementation of Bylaw 1181
  - › don't enforce processing prohibition if operation is permitted, complies with BL1181 and meets other conditions (TBD)



# INTERIM POLICY

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- pros

- › provide Industry with less uncertainty
- › formalize existing direction
- › increase public transparency
- › supports implementation of bylaw & relationships
- › retain enforcement option in egregious situations

- cons

- › unlikely to be supported by community
- › negative public perception of non-enforcement policy
- › benefits are partial and temporary - doesn't resolve the issue

# ALTERNATIVE

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- defer consideration until baseline noise/dust monitoring is complete
  - › summer/fall 2020
  - › better understanding of community impacts and provide opportunities for dialogue with residents



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# THANK YOU