



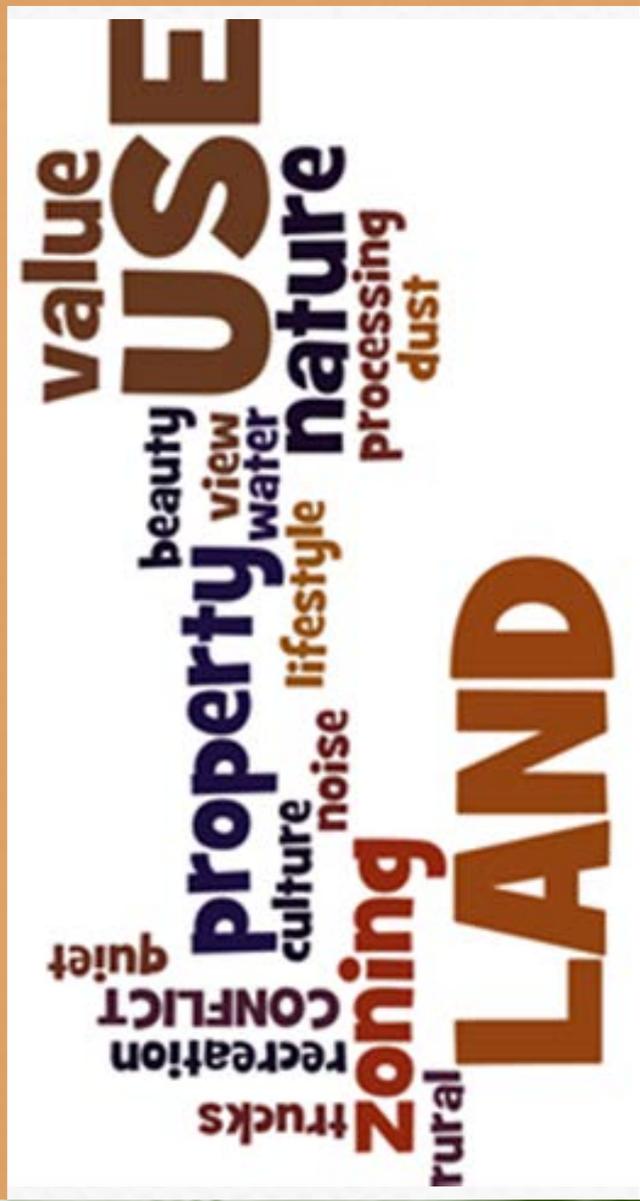
GRAVEL PROCESSING IN ELECTORAL AREAS

Electoral Area Services Committee

Nov. 14, 2019

BC STONE, SAND & GRAVEL ASSOCIATION

- 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

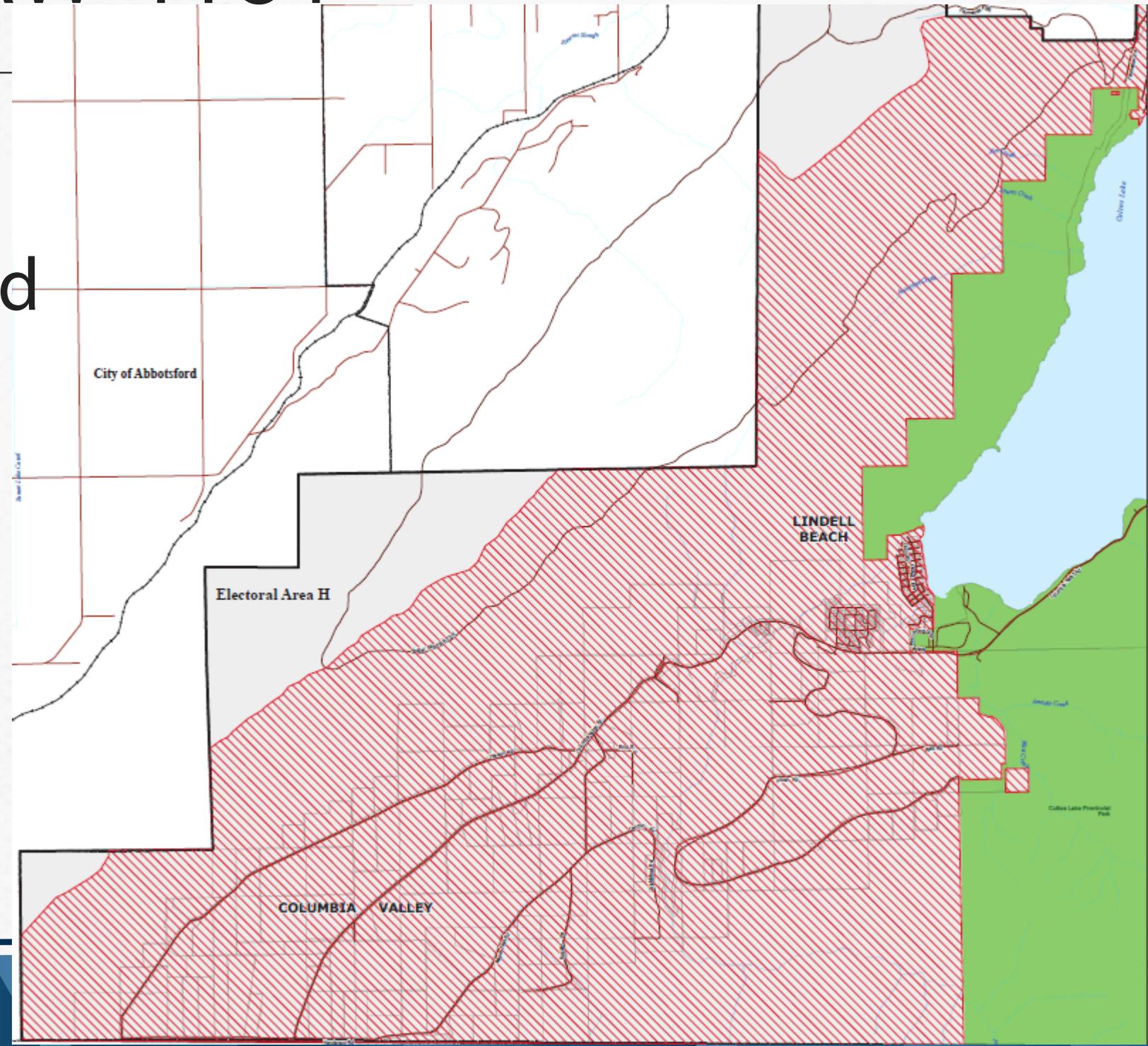


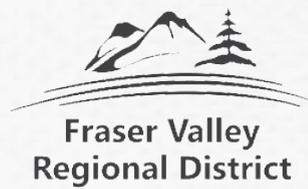
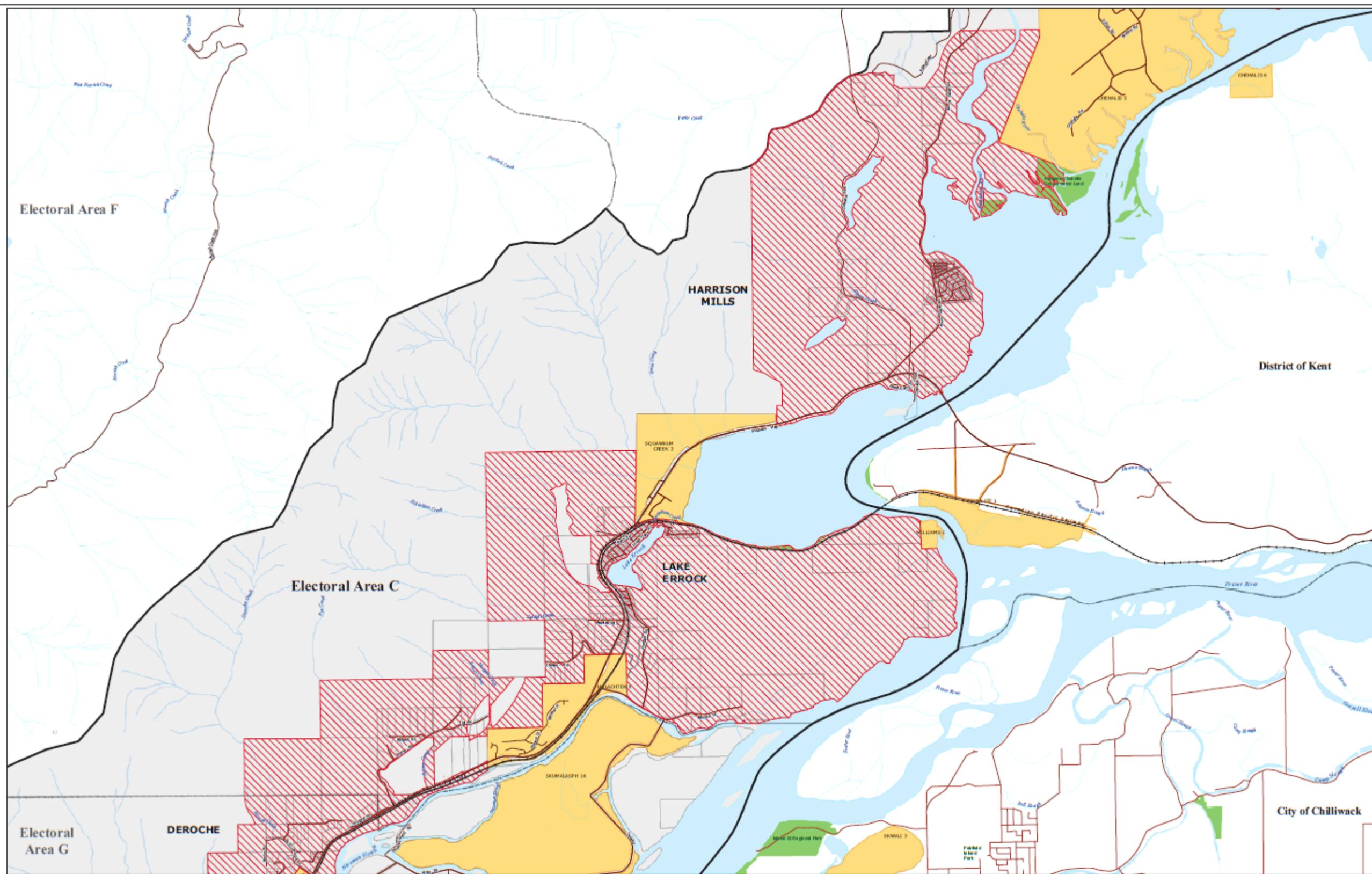
balance
needs of Industry &
Community



BYLAW 1181

- Restricted Areas
 - › no gravel mines allowed





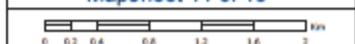
This map is part of Schedule 'A' - Plan of Restricted and Community Areas which is an integral part of FVRD Commercial Gravel Operations Bylaw No. 1181, 2014.

Bylaw No. 1181
 Community Area
 Restricted Area

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

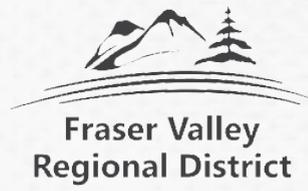
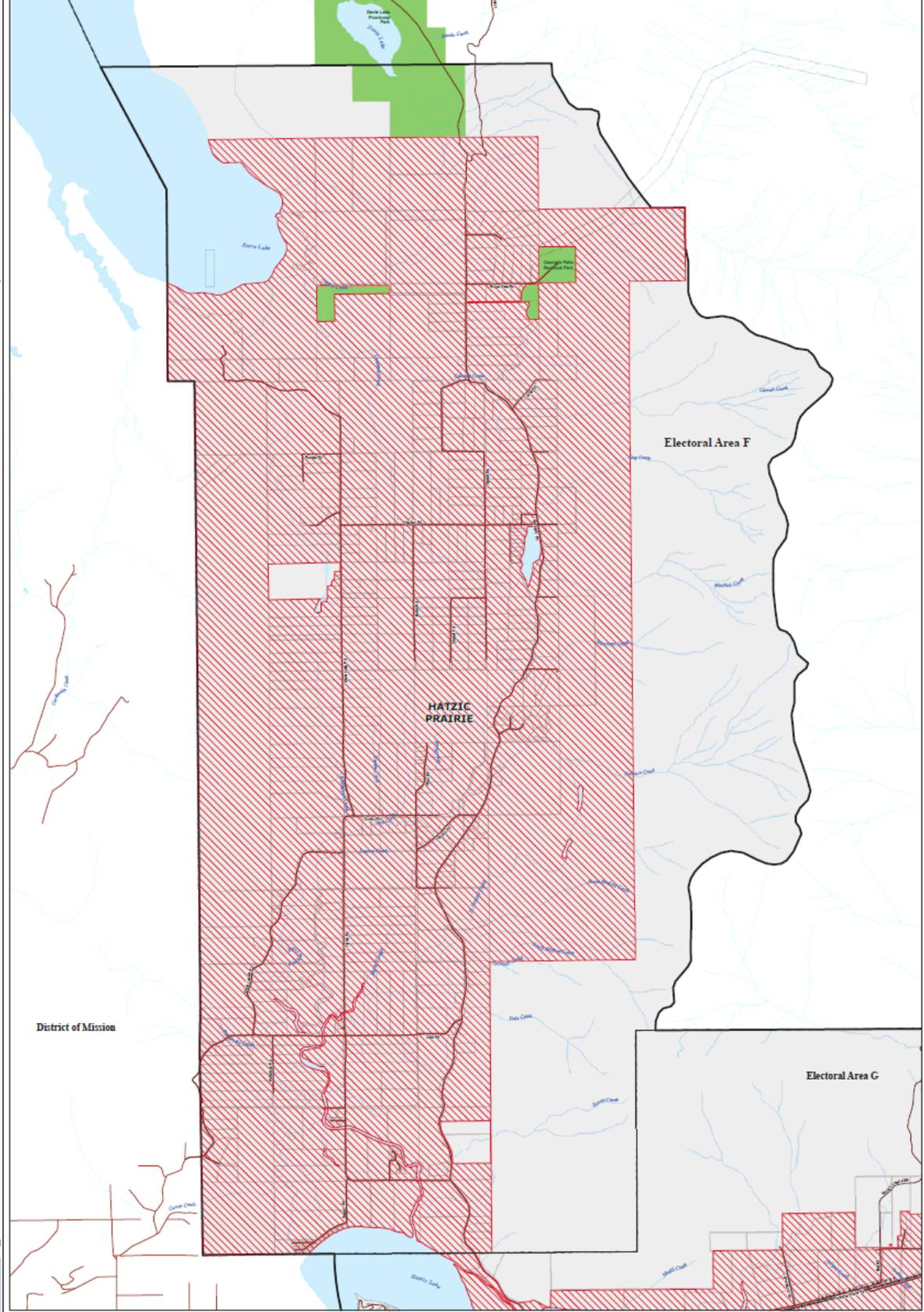
Bylaw No. 1181, 2014
 Schedule 'A' - Plan of Restricted and Community Areas
 FVRD Commercial Gravel Operations Bylaw No. 1181, 2014

Fraser Valley Regional District
 Mapsheet 11 of 13

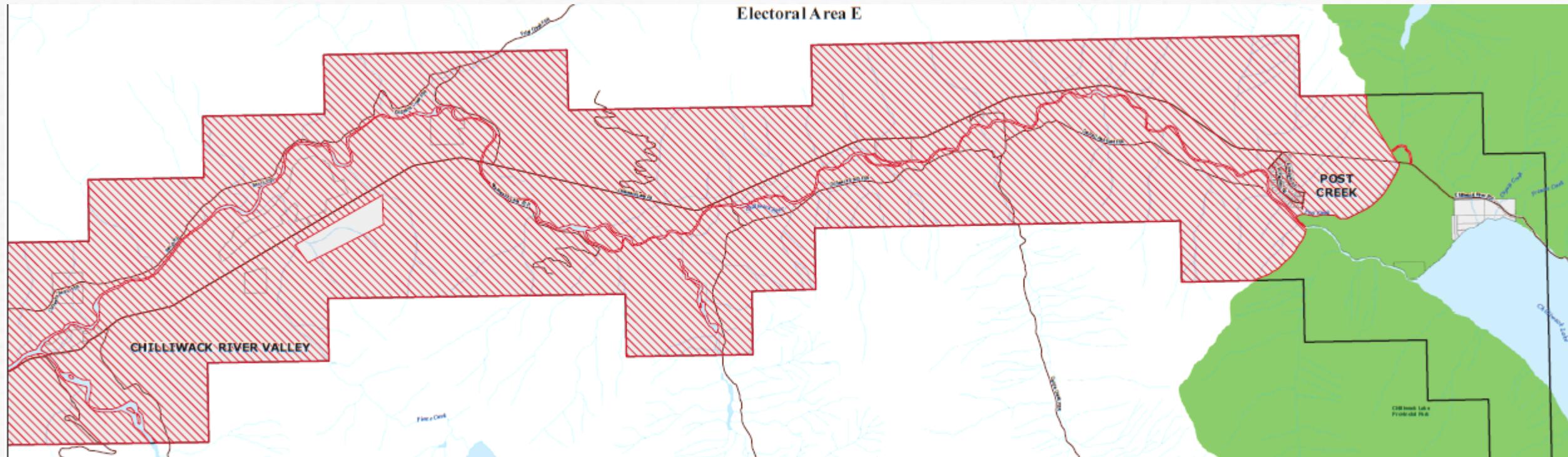
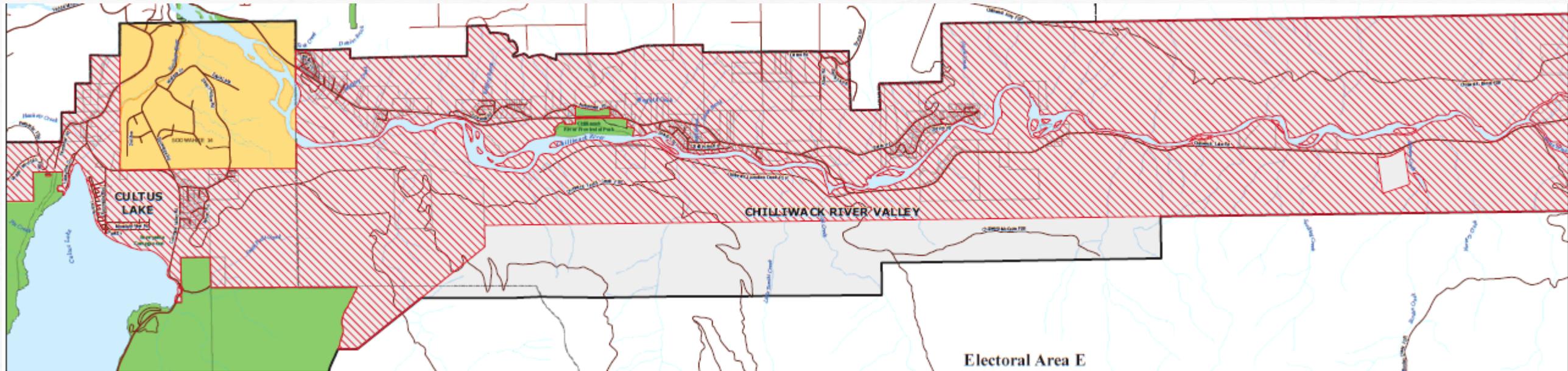


Scale
 1:22,000

Date Created:
 Jan 14, 2015



Fraser Valley
Regional District



BYLAW 1181

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

BYLAW 1181

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

BYLAW 1181

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

GRAVEL PROCESSING

- 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

- 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

* 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

- 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

- 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

- 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

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

THANK YOU

