

To: Electoral Area Services Committee

Date: 2025-09-04

From: Graham Daneluz, Director of Planning & Development

Subject: FVRD Electoral Area Commercial Gravel Operations and Soil Deposit Service Area Amendment Bylaw No. 1801, 2025 and FVRD Electoral Area Soil Deposit Bylaw No. 1802, 2025

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

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Electoral Area Commercial Gravel Operations and Soil Deposit Service Area Amendment Bylaw No. 1801, 2025*;

**AND THAT** the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Electoral Area Soil Deposit Bylaw No. 1802, 2025*.

## BACKGROUND

The FVRD Board is concerned with serious negative impacts associated with unregulated soil deposit in electoral area communities and environments. As a result, staff have been directed to bring forward a bylaw to regulate soil deposit.

## DISCUSSION

### Service Area Amendment Bylaw No. 1801, 2025

Before implementing a new service, regional districts are generally required by [Section 338 of the Local Government Act](#) to adopt a bylaw establishing the service. Draft *Fraser Valley Regional District Electoral Area Commercial Gravel Operations and Soil Deposit Service Area Amendment Bylaw No. 1801, 2025* would establish a soil deposit service for all eight electoral areas and amalgamate it under a single establishment bylaw with the Commercial Gravel Operations service (which regulates soil removal).

The Commercial Gravel Operations service was established by *FVRD Electoral Area Commercial Gravel Operations Service Area Establishment Bylaw No. 1409, 2018*. Accordingly, Bylaw No. 1801 is an amendment to Bylaw No. 1409.

As [Section 327 the Local Government Act](#) enables the regulation of both soil removal and deposit, most regional district combine them into a single service establishment bylaw. Indeed, [Section 339\(3\) of the Act](#) explicitly allows for an establishing bylaw to cover more than one service. Staff from the Ministry of Housing and Municipal Affairs has advised that an amendment to Bylaw 1409 is the correct mechanism to do this.

Bylaw No. 1801:

- describes the purpose of the new soil deposit service as “regulating and managing the deposit of soil and other material, and related activities”;
- defines the boundaries of the service to include all eight electoral areas, and,
- provides for the annual costs of the service to be recovered by tax requisition, the imposition of fees, and/or grant revenues.

For services that involve the participation of entire electoral areas, consent for the service can be given in writing by each electoral director, or by resolution of the Board adopted with at least 2/3<sup>rd</sup>s majority of votes cast.

After Bylaw No. 1801 has been given three readings by the FVRD Board, it must be submitted to the Inspector of Municipalities for approval before it can be adopted.

### **Electoral Area Soil Deposit Bylaw No. 1802, 2025**

Draft *FVRD Electoral Area Soil Deposit Bylaw, No. 1802, 2025* is based on direction provided by EA Directors at two EASC workshops held on May 20 and June 16, 2025.

The bylaw:

- establishes permitting requirements and permit conditions for three classes of soil deposit activities with more rigorous application requirements for larger operations:
  - Type A – under 100 m<sup>3</sup>
  - Type B – 100m<sup>3</sup> – 1000m<sup>3</sup>
  - Type C – over 1000m<sup>3</sup>
- requires permit holders to maintain a logbook of all soil deposited and submit monthly volume reports
- delegates permit issuance to the Director of Planning & Development and allows the Director to require certain information and assessments for permit applications
- sets out 13 exemptions from the need for a permit, including soil deposited required for construction authorized by a building permit; the deposit of fertilizers, manure and soil

conditioners; soil deposit for farm use in the ALR; mine reclamation; the deposit of aggregate sourced from a mine; and other exemptions

- regulates soil deposit in various ways including:
  - prohibiting deposit over wells and septic fields
  - obstructing, impairing, or impeding the flow of streams
  - requiring debris tracked onto roads to be removed daily and,
  - setting standards for the angle of repose of deposit faces.
- Contains provision for administration and enforcement
- Stipulates process for permit expiry, transfer, renewal, closure and assessment of fees and security deposits as follows:

<b>Soil Quantity (m3 per year)</b>	<b>Permit Type</b>	<b>Permit Fee</b>	<b>Security Deposit</b>	<b>Renewal Fee</b>	<b>Transfer Fee</b>
Less than 100	Type A Soil Deposit Permit	N/A	N/A	N/A	\$200
100-1,000	Type B Soil Deposit Permit	Fixed Permit fee: \$300 Volumetric fee: \$4 per 10m3 of deposited soil (see Note 1)	\$3,000	\$200	\$200
More than 1,000	Type C Soil Deposit Permit	Fixed Permit fee: \$2,000 Volumetric fee: \$6 per 10m3 of deposited soil (see Note 2)	\$20,000 per hectare, subject to minimum fee of \$20,000 per application		

## Technical Review and Public Comment

Once the FVRD Board has given readings to Bylaw No. 1802, the next steps will be:

1. Staff will review the draft bylaw from a technical perspective, including the review of fees in conjunction with the forthcoming 2026-2030 Financial Plan, to identify any improvements that may be needed.
2. The draft bylaw will be posted to FVRD's Have Your Say engagement site and public comment will be invited through social medial posts, EA Director communications and direct notice to operators of

ongoing soil deposit sites. A report summarizing public input and any proposed changes arising from staff's technical review will be presented to the Board before the bylaw is considered for third reading.

### Timeline for Next Steps

	Step	Anticipated Timeline
1	Consideration of three readings of FVRD Electoral Area Commercial Gravel Operations and Soil Deposit Service Area Amendment Bylaw No. 1810, 2025 Consideration of two readings of FVRD Electoral Area Soil Deposit Bylaw No. 1802, 2025	Sept 2025
2	EA Director consent to the service area amendment	Sept 2025
3	Submit Service Area Amendment Bylaw No. 1801 to the Inspector of Municipalities for approval	Sept 2025
4	Technical review and public comment period for Soil Deposit Bylaw No. 1802	Oct 2025
5	Report to Board summarizing public comments and identifying any recommended technical amendments to Soil Deposit Bylaw No. 1802; consideration of third reading of Bylaw No. 1802	Nov 2025
6	Submit Soil Deposit Bylaw No. 1802 to the Minister of Environment for approval	Nov 2025
7	Receive approval of Service Area Amendment Bylaw No.1801 from the Inspector of Municipalities	TBD
8	Consideration of adoption of Service Area Amendment Bylaw No. 1810, 2025	Dec 2025
7	Receive approval of Soil Deposit Bylaw No. 1802 from the Minister of Environment	TBD
8	Consideration of adoption of Soil Deposit Bylaw No. 1802, 2025	Jan 2026
9	Implementation	2026

### COST

Costs associated with the development and implementation of a soil deposit bylaw are included in the 2025-29 Financial Plan.

### CONCLUSION

Staff recommend that the Board give three readings to draft *FVRD Service FVRD Electoral Area Commercial Gravel Operations Soil Deposit Service Area Amendment Bylaw No. 1801, 2025* and two readings to draft *FVRD Electoral Area Soil Deposit Bylaw No. 1802, 2025*.

For Voting on the Service Area Amendment Bylaw and the Soil Deposit **Bylaw**, as **“exercising a regulatory authority in relation to a regulatory service”**, the vote is unweighted, and each director present is entitled to vote as set out in Section 208 of the LGA.