

Commercial Gravel Permits



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	<p>First, I RECOMMEND 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 REGULATION, THE CORRECT ANSWER SHOULD 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</p>

effects to our neighbourhood ground. I definitely want SAFE PRESERVATION OF OUR POTABLE AQUIFER GUARANTEED with a 5 MILLION 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

	<p>boulders driving off site. There has been no blasting at SLQ for the last year. As a side note it seems there is a glitch 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.</p>
--	--