

To: Electoral Area Services Committee  
From: Aiming Liao, Development Technologist

Date: 2026-04-23  
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

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### 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 However, *Bylaw No. 0729* was repealed and replaced by *Bylaw No. 1181* in 2016 and pursuant to Section 9 of *Bylaw No. 1181*, existing permits issued by the Regional District prior to adoption of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.

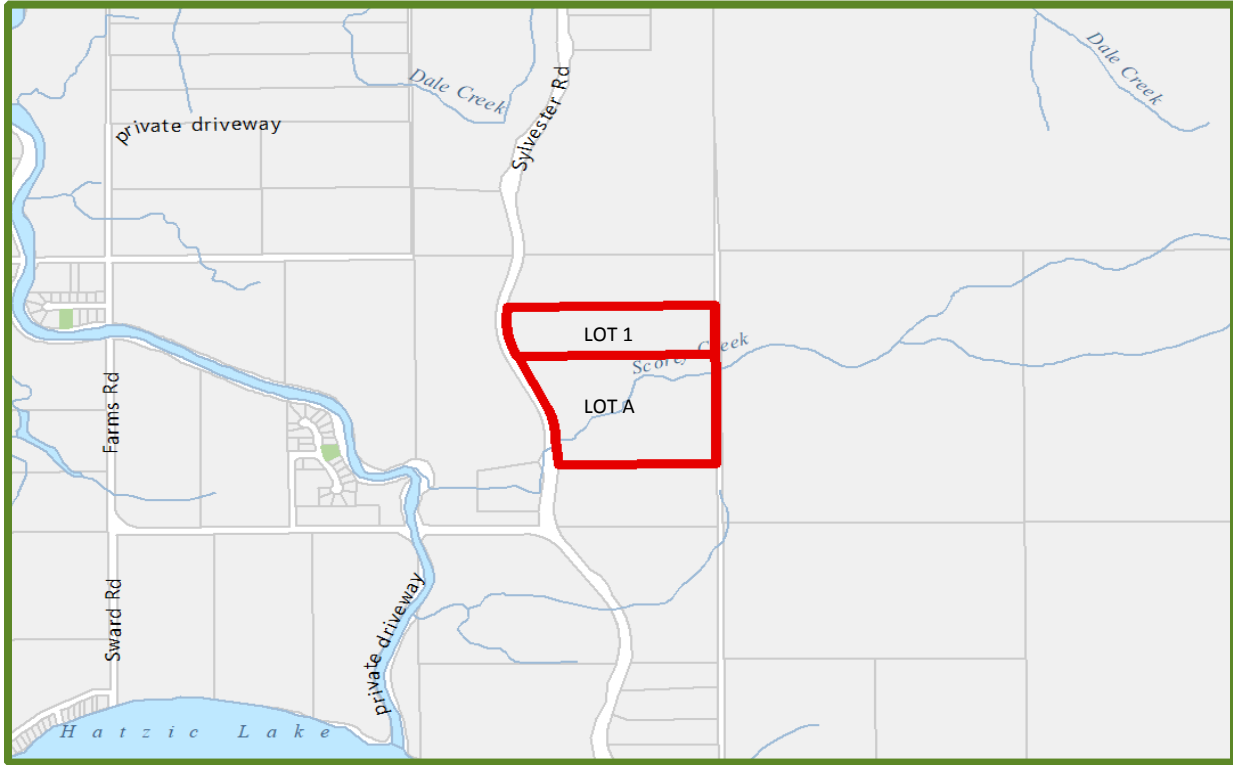
The applicant submitted a renewal application of SRP 2007-01 to extract the remaining aggregates, approximately 2,061,000 m<sup>3</sup> over a 26-year period, with an average annual volume extraction of about 80,000 m<sup>3</sup>. The operation will continue to supply a good quality of aggregates and 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.

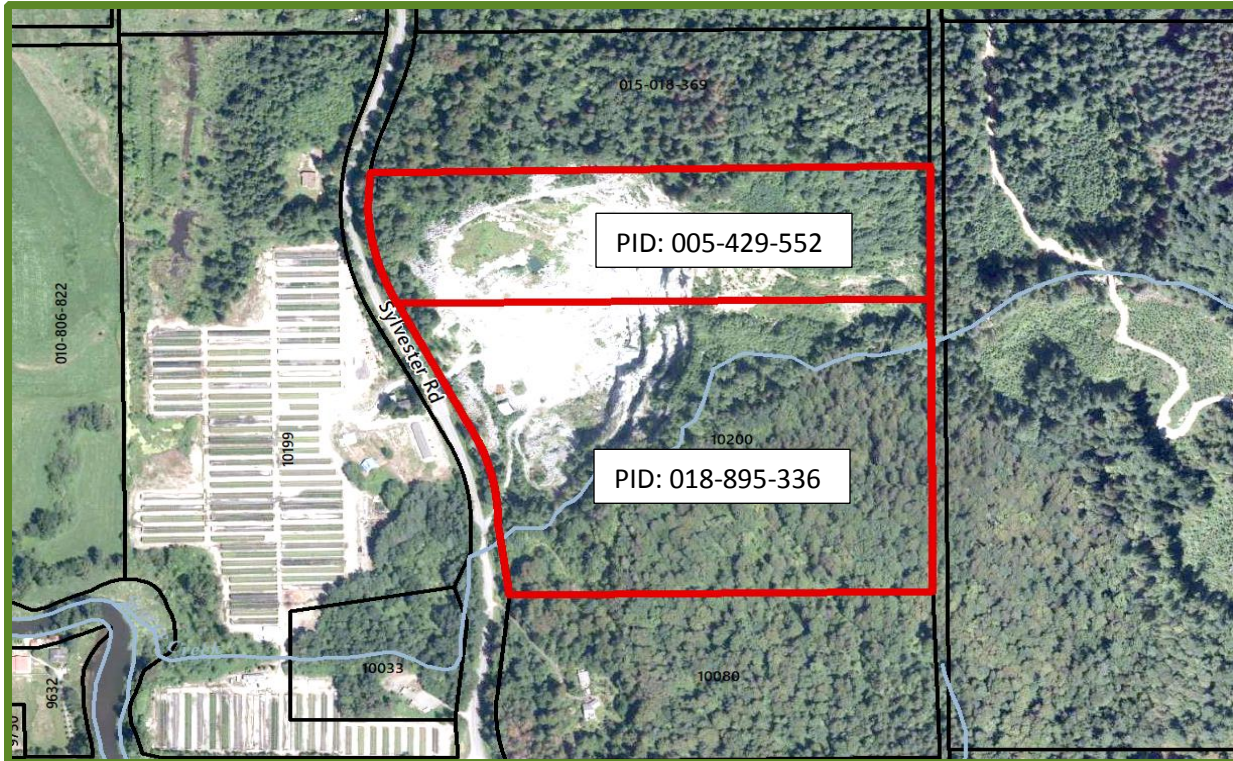
PROPERTY DETAILS			
Electoral Area	F		
Address	10200 Sylvester Road, Mission, BC, V2V 0B8		
PID	018-895-336 & 005-429-552		
Folio	775.02198.000 & 775.02198.100		
Property Size	Approx. 56.5 acres total (22.87 ha)		
Owner	Braelynn Enterprises Ltd.	Agent	1) Ronnie Franklin, Fraser Valley Aggregates Ltd. 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<sup>3</sup>. 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<sup>1</sup>. 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<sup>1</sup>. 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.

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<sup>1</sup> 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.,  $<1.7 \text{ mg}/(\text{dm}^2\text{-d})$ ) and total suspended particulate matter (i.e.,  $<120 \text{ }\mu\text{g}/\text{m}^3$ ). 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.