



**FRASER VALLEY REGIONAL DISTRICT  
ELECTORAL AREA SERVICES COMMITTEE  
OPEN MEETING MINUTES**

Tuesday, March 12, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair  
Director Dennis Adamson, Electoral Area B  
Director Wendy Bales, Electoral Area C  
Director Orion Engar, Electoral Area E  
Director Hugh Davidson, Electoral Area F  
Director Al Stobbart, Electoral Area G  
Director Taryn Dixon, Electoral Area H  
Alternate Director Diane Johnson, Electoral Area A

Regrets: Director Terry Raymond, Electoral Area A

Staff Present: Mike Veenbaas, Director of Financial Services  
Tareq Islam, Director of Engineering & Community Services  
Margaret-Ann Thornton, Director of Planning & Development  
Jennifer Kinneman, Director of Corporate Affairs  
Graham Daneluz, Deputy Director of Planning & Development  
Milly Marshall, Director EA Special Projects  
Jaime Reilly, Manager of Corporate Administration  
Janice Mikuska, Human Resources Manager  
Kristy Hodson, Manager of Financial Operations  
Sterling Chan, Manager of Engineering & Infrastructure  
Louise Hinton, Bylaw Compliance and Enforcement Officer  
Andrea Antifaeff, Planner I  
Tracey Heron, Planning Assistant  
Matthew Fang, Network Analyst I  
Maggie Mazurkewich, Executive Assistant to CAO  
Chris Lee, Executive Assistant (Recording Secretary)

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Also Present: Scott Hargrove, FVRL  
Nancy Gomerich, FVRL  
Nicole Glentworth, FVRL  
Suzy Coulter, Chilliwack River Valley Waterkeepers  
Molly Armstrong, Chilliwack River Waterkeepers  
Edna Hobbs, Chilliwack River Waterkeepers

**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:30 p.m. and welcomed Alternate Director Diane Johnson to the meeting.

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By DAVIDSON  
Seconded By ENGAR

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of March 12, 2019 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

**3. SHOW CAUSE HEARING(S)**

**3.1 Building Bylaw and BC Building Code Contraventions at 31236 Mary Street, Electoral Area "B" (PID:010-098-283)**

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 31236 Mary Street, Electoral Area B, and the efforts of staff to encourage voluntary compliance by the property owner.

Moved By ADAMSON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the *Fraser Valley Regional District Building Bylaw No. 1188, 2013 and the BC Building Code*, at 31236, Mary Street, Electoral Area B, Fraser Valley Regional District, British Columbia (Lot 13 Block 5 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District

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Townsite of Yale (PID: 010-098-283) and Lot 12 Block 5 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District Townsite of Yale (PID: 010-098-267).

**CARRIED**

No comments were offered from the public.

**3.2 Building Bylaw and BC Building Code Contraventions at 20568 Edelweiss Drive, Electoral Area "C" legally described as: Lot 19 Dist. Lot 3847 Group 1 New Westminster District Plan 55971 (PID: 005-426-103)**

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 20568 Edelweiss Drive, Electoral Area C, and the efforts of staff to encourage voluntary compliance by the property owner.

Moved By BALES  
Seconded By STOBART

**THAT** the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the *Fraser Valley Regional District Building Bylaw No. 1188, 2013 and the BC Building Code*, at 20568 Edelweiss Drive, Fraser Valley Regional District, British Columbia, Electoral Area C, legally described as: Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971 (PID: 005-426-103).

**CARRIED**

No comments were offered from the public.

**4. DELEGATIONS AND PRESENTATIONS**

**4.1 Scott Hargrove, Nancy Gomerich, Heather Scoular and Nicole Glentworth - Fraser Valley Regional Library**

Scott Hargrove, FVRL Chief Executive Officer gave a presentation, providing an overview of Fraser Valley Regional Library (FVRL) services and the FVRL Strategic Plan, noting that FVRL is the largest public library in BC. He also spoke to 'The FVRL Advantage' and the 'Playground at FVRL' which features lending collections and in-library experience.

Nancy Gomerich, FVRL Director of Finance spoke to the 2019 budget and capital proposals for improvements to the Boston Bar and Yale libraries. She provided information on the three proposed options. It was noted that the FVRL is an essential destination connecting people living, working or studying in our

communities in a friendly environment focused on knowledge, creativity and experiences that transforms lives.

Chair Dickey thanked the delegation for the presentation. .

**4.2 Suzy Coulter, Edna Hobbs and Molly Armstrong - The Chilliwack River Valley Waterkeepers**

Suzy Coulter of the Chilliwack River Valley Waterkeepers provided a presentation on the community response to the proposed non-farm use application for a bulk water filling station at 56555 Chilliwack Lake Road in Electoral Area E. She noted that there were 110 people in attendance at the public meeting held by the proponent on February 21, 2019, noting that there was unified opposition to the bulk water extraction proposal due to:

- Lack of public confidence (lack of data – no comprehensive study);
- Climate crisis (reference was made to the 2017 NHC Study which states decline in snowmelt and glacier melt);
- Consequences (approval could set a precedent for more commercial water extraction, tanker truck traffic resulting in pollution, road wear, safety), water sovereignty risk; and
- Stewardship – CRV OCP Community Vision (*strong connection to the natural environment and desire to protect*) and Residents Association Constitution (*“Protect the Valley for Future Generations”*).

Ms. Coulter noted that there has been an outpouring of emails and letters to the FVRD opposing the proposed application and urged the FVRD to reject the proposed application.

Ms. Molly Armstrong read out two letters of opposition to the proposed application from two residents in the Valley.

**5. MINUTES/MATTERS ARISING**

**5.1 Minutes of the Electoral Area Services Committee Meeting - February 12, 2019**

Moved By STOBART

Seconded By DIXON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of February 12, 2019 be adopted.

**CARRIED**

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**6. CORPORATE ADMINISTRATION**

**6.1 Letter of Agreement with Deroche Farmers Market Society**

Moved By BALES  
Seconded By STOBART

**THAT** the Fraser Valley Regional District Board authorize its signatories to enter into an agreement with the Deroche Farmers Market Society for the period June 1 to September 14, 2019, for rental of space at the FVRD Deroche Community Access at a total cost of \$400.

**CARRIED**

**6.2 Deroche Community Christian Fellowship Rental of Deroche Community Access Centre**

Moved By STOBART  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize its signatories to enter into a one year agreement, with the option of a one year renewal, with the Deroche Community Christian Fellowship, for rental space at the FVRD Deroche Community Access Centre at a cost of \$100 per month.

**CARRIED**

**7. FINANCE**

**7.1 Fraser Valley Regional Library Service – Electoral Areas**

Discussion ensued regarding capital expenses for the Yale and Boston Bar libraries. It was proposed that the 2019 budget proposal for the Boston Bar library be brought to the April EASC Meeting for consideration as Director Raymond was absent at today's meeting.

Moved By BALES  
Seconded By JOHNSON

**THAT** consideration of requests for capital expenses by the Fraser Valley Regional Library for the Boston Bar and Yale libraries be brought forward at the April 9 EASC Meeting.

**CARRIED**

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**7.2 Community Works Fund – Electoral Area Allocation Model for 2019 - 2022**

Moved By DAVIDSON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board approve the allocation of the 2019-2022 Electoral Area Community Works Funds based on the following formula:

1. Each Electoral Area receives a base allocation of \$5,000, and
2. The remainder to be allocated on a pro-rata basis, based on the 2016 census populations as certified by the Minister of Municipal Affairs and Housing.

**CARRIED**

**7.3 Grant-In-Aid Request – Read Right Society, Electoral Area “B”**

Moved By ADAMSON  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Read Right Society, funded from the 2019 Electoral Area “B” grant-in-aid budget to help offset the costs of books and materials to provide literacy programs.

**CARRIED**

**7.4 Grant-in-Aid Request - Sunshine Valley Volunteer Fire Department, Electoral Area "B"**

Moved By ADAMSON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Sunshine Valley Volunteer Fire Department, funded from the Electoral Area “B” grant-in-aid budget, to help purchase wildfire structure sprinkler protection equipment.

**CARRIED**

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**7.5 Grant-In-Aid Request – District of Hope Ratepayers Association, Electoral Area “B”**

Moved By ADAMSON

Seconded By BALES

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,000 to the District of Hope Ratepayers Association, funded from the 2019 Electoral Area “B” grant-in-aid budget, to help purchase items for their annual Lego Expo. All funds earned at this event will go towards Silver Creek Elementary’ s music and library programs as well as making essential repairs to Park St. Manor Senior’s residence.

**CARRIED**

**7.6 Grant-In-Aid Request – Fraser Canyon Hospice Society, Electoral Area “B”**

Moved By ADAMSON

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Fraser Canyon Hospice Society, funded from the 2019 Electoral Area “B” grant-in-aid budget, to offset costs of their 15th annual Camp Skylark.

**CARRIED**

**7.7 Grant-In-Aid Request – Deroche Farmers Market, Electoral Areas “C” and “G”**

Moved By STOBART

Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to the Deroche Farmers Market Society in the amount of \$2,450, to be funded from the 2019 Electoral Area “C” grant-in-aid budget in the amount of \$1,450 and the 2019 Electoral Area “G” grant-in-aid budget in the amount of \$1,000 to help offset the costs associated with advertising, signage repairs, and supplies.

**CARRIED**

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**7.8 Grant-In-Aid Request – Sasquatch Lions Club, Electoral Area “G”**

Moved By STOBART  
Seconded By BALES

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to the Sasquatch Lions Club in the amount of \$1,500, to be funded from the 2019 Electoral Area “G” grant-in-aid budget to help offset the costs associated with a “Play Pass” to the Mission Leisure Centre to help low-income persons and or those not eligible for subsidized pass programs.

**CARRIED**

**8. ENGINEERING & UTILITIES**

No Items.

**9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

**9.1 Non-Farm Use Application - Bulk Water Filling Station, 56555 Chilliwack Lk Rd, Area “E” (Larson Farm)**

Moved By ENGAR  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board decline to forward to the Agricultural Land Commission Non-Farm Use Application 3015-20-2016-05 by Larson Farms Inc. for a bulk water filling station at 56555 Chilliwack Lake Road, Electoral Area “E”;

**AND THAT** the Corporate Report dated 2019-03-12 regarding the proposed bulk water filling station at 56555 Chilliwack Lake Road be forwarded to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development for consideration in conjunction with the application by Larson Farms Inc. for a groundwater license.

**CARRIED**

It was also proposed that the PowerPoint presentation from the Chilliwack River Valley Waterkeepers be sent along to the Province together with the corporate report from Staff.



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**9.2 Site-Specific Exemption Application 2019-02 for the construction of two cabins at Camp Luther Retreat Centre, 9311 Shook Road, Area “G”**

Moved By STOBART  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board refuse the Site Specific Exemption application to allow the construction of two cabins at an elevation 1.95 m (6.4 feet) lower than the 9.3m flood construction level (FCL) required at Camp Luther Retreat Centre, 9311 Shook Road, Electoral Area "G".

**CARRIED**

**9.3 Form and Character and Development Variance Permit amendments to accommodate double garages on 5 lots of the final phase of the ‘Cottages at Cultus Lake’ development, Electoral Area “H”**

Moved By DIXON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board issue Development Permit 2019-01 regarding the form and character of detached garages within the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H”;

**AND THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2019-04 regarding the siting and height of detached garages within the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H” subject to consideration of any concerns raised from neighbourhood notification.

**CARRIED**

**9.4 Application for Development Variance Permit 2019-05 to vary the maximum height and area requirements for a garage at 10191 Caryks Road, Electoral Area “D”**

Moved By ADAMSON  
Seconded By DIXON

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2019-05 to increase the maximum permitted height of an accessory building from 5.0 metres to 7.3 metres and to increase the maximum permitted area of an accessory building from 45 square metres to 53.5 square metres, subject to consideration of any comment or concerns raised by the public.

**CARRIED**

**10. ELECTORAL AREA EMERGENCY SERVICES**

No items.

**11. ADDENDA ITEMS/LATE ITEMS**

**11.1 Board Remuneration - Impact of Municipal Officer's Expense Allowance Exemption**

Staff provided information on how other member municipalities were dealing with the impact of Municipal Officer's expense allowance exemption, noting that some municipalities have increased their remuneration rates. Discussion ensued regarding the wage parity between Municipal and Electoral Area directors, resulting in the following motion being brought forward.

Moved by ENGAR  
Seconded by STOBART

**THAT** assuming no other changes to the base Board Director remuneration rate, that the remuneration rate for Electoral Area Director add-on be adjusted so that the total remuneration received by an Electoral Area Director is given wage parity as a result of the elimination of the Municipal Officer's Expense Allowance Exemption;

**AND THAT** the proposed increase to the Electoral Area Director add-on be funded through Electoral Area Administration Budget 102.

**CARRIED**

***Directors Adamson, Dickey and Dixon Opposed***

**12. ADDENDA ITEMS/LATE ITEMS**

No items.

**13. REPORTS BY STAFF**

None

**14. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on the Residents Association AGM and that the SXTA will be coming out to make a presentation to the community. Looking forward to the homeless

camp workshop noted that the City of Chilliwack has provided tipping fees to volunteers that are picking up garbage in the Valley.

Director Dixon reported on the meetings with Aquadel Development regarding revising the landscaping plan and an upcoming meeting on how to manage the goose population.

Director Adamson reported on the Hope Ratepayers Association event that will be held on April 16 at the Silver Creek School.

Director Stobbart reported on the Volunteer Appreciation Day held last Saturday.

Director Johnson reported that she will update Director Raymond on the Boston Bar 2019 budget proposal provided by FVRL.

Director Davidson thanked the CAO and staff for their participation at the public water meetings held a couple of weeks ago and reported of an upcoming meeting with Community Living BC.

Director Bales reported on her attendance at the agreement signing between the Province and Sts'ailes First Nation at Hemlock Valley.

Director Dickey reported that the Electoral Area D OCP is moving along.

**15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

None

**16. ADJOURNMENT**

Moved By DAVIDSON

Seconded By JOHNSON

**THAT** the Electoral Area Services Committee Open Meeting of March 12, 2019 be adjourned.

**CARRIED**

The Electoral Area Services Committee Meeting adjourned at 3:27 p.m.

MINUTES CERTIFIED CORRECT

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Director Bill Dickey, Chair