

# FRASER VALLEY REGIONAL DISTRICT



## ELECTORAL AREA SERVICES COMMITTEE

### OPEN MEETING AGENDA

Wednesday, May 8, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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1. CALL TO ORDER
2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

#### MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of May 8, 2019 be approved;

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

3. SHOW CAUSE HEARING(S)

*[ OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD ]*

#### 3.1 Building Bylaw and BC Building Code Contraventions at 49200 Trans Canada Hwy, Electoral Area A, (PID: 003-318-273) and (PID: 003-318-206)

- Presentation by Staff
- Corporate report dated May 8, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated April 8, 2019 to Property Owners
- Letter dated October 17, 2018 to Property Owner
- Title Search
- Title Search
- Property Report
- Property Information Map

#### MOTION FOR CONSIDERATION

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 49200 Trans Canada Hwy Electoral Area A, Fraser Valley Regional District, British Columbia (legally described as That Portion of Legal Subdivision 15 Section 2 Lying Easterly of the – Way of the Canadian Northern Pacific Railway; Township 11 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Except Plan H670 (PID: 003-318-273) and Legal Subdivision 16 Section 2 Township 11 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Except Plan G670 (PID: 003-318-206).

**3.2 Building Bylaw and BC Building Code Contraventions at 13085 Degraff Road, Electoral Area F, Legally Described as: Lot 14 Section 25 Township 18 East of the Coast Meridian New Westminster District Plan 2782 (PID: 010-712-453)**

- Presentation by Staff
- Corporate report dated May 8, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated April 8, 2019 to Property Owner
- Letter dated January 16, 2019 to Property Owner
- Letter dated March 23, 2018 to Property Owner
- Title Search
- Title Search
- Property Report
- Property Information Report

**MOTION FOR CONSIDERATION**

**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 13085 Degraff Road Electoral Area F, Fraser Valley Regional District, British Columbia (Legally described as: Lot 14 Section 25 Township 18 East of the Coast Meridian New Westminster District Plan 2782. (PID: 010-712-453).

**4. DELEGATIONS AND PRESENTATIONS**

**4.1 James Walsh, BC Micro Lease Association**

Presentation on small scale "micro-licence" cannabis production.

**5. MINUTES/MATTERS ARISING**

**5.1 Minutes of the Electoral Area Services Committee Meeting - April 9, 2019**

**MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of April 9, 2019 be adopted.

**6. CORPORATE ADMINISTRATION**

No Items.

**7. FINANCE**

**7.1 Fraser Valley Regional Library Branch Improvements – Yale & Boston Bar**

- Corporate report dated May 8, 2019 from Mike Veenbaas, Director of Financial Services
- FVRL - Proposed Changes to Yale and Boston Bar Libraries

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee provide direction to Staff regarding improvements to the FVRL Yale and Boston Bar Branches by selecting one of the options below:

**Option 1:** \$3,000 in improvements to both branches for the installation of external book drops

**Option 2:** \$45,000 for Yale Branch and \$33,000 for the Boston Bar Branch to address a number of projects as outlined in the FVRL proposal

**Option 3:** \$45,000 for Yale Branch and \$58,000 for Boston Bar Branch for additional improvements being requested at the Boston Bar Branch

**7.2 Grant-In-Aid Request – Chilliwack Vedder River Cleanup Society, Electoral Area “E”**

- Corporate report dated May 8, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Chilliwack Vedder River Cleanup Society

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,100 to the Chilliwack Vedder River Cleanup Society, funded from the 2019 Electoral Area “E” grant-in-aid budget to help offset the costs associated with hosting the Chilliwack Vedder River cleanups on April 13 and September 22 of 2019.

**7.3 Grant-In-Aid Request – Deroche & District Community Association, Electoral Area “G”**

- Corporate report dated May 8, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Deroche and District Community Association

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to the Deroche & District Community Association in the amount of \$5,000, to be funded from the 2019 Electoral Area “G” grant-in-aid budget to help offset the costs of building a community tennis

court.

**7.4 Grant-In-Aid Request – Chilliwack Area Lions Clubs, Electoral Area “H”**

- Corporate report dated May 8, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Chilliwack Area Lions Club

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Chilliwack Area Lions Clubs, funded from the Electoral Area “H” grant-in-aid budget, to help offset the costs of the Cultus Lake Pike Minnow Fishing Derby.

**7.5 Grant-In-Aid Request – Cultus Lake Community and Events Engagement Committee, Electoral Area “H”**

- Corporate report dated May 8, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Cultus Lake Community and Events Engagement Committee

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,500 to the Cultus Lake Community and Events Engagement Committee with the grant being funded from the Electoral Area “H” grant-in-aid budget to help offset the costs of the annual Cultus Lake Day event.

**8. ENGINEERING & UTILITIES**

No Items.

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

**9.1 Secondary Dwellings Study - Policy Development Update**

***FOR INFORMATION ONLY***

- Presentation by Staff

**9.2 Application for Development Variance Permit 2018-28 to reduce the rear setback to facilitate the construction of an accessory structure (shed) at #129-14500 Morris Valley Road, Electoral Area “C”**

- Corporate report dated May 8, 2019 from Andrea Antifaeff, Planner 1
- DVP Application
- Corporate report dated September 5, 2018 from Andrea Antifaeff, Planner I

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board refuse Development Variance Permit 2018-

28 for the property located at #129-14500 Morris Valley Road, Electoral Area C to reduce the rear lot line setback from 7.6 metres (24.9 feet) to 5.0 metres (16.4 feet), clear to sky to facilitate the construction of an accessory structure (shed);

**AND THAT** the Fraser Valley Regional District Board direct staff to consider zoning regulations related to accessory structures (sheds) in the Private Resort Development (PRD-1) zone at the time that staff are reviewing the consolidated zoning bylaw;

**AND FURTHER THAT** the Fraser Valley Regional District Board direct staff to take no further bylaw enforcement actions at #129-14500 Morris Valley Road with respect to the shed, provided that the accessory structure (shed) is moved to the proposed location in the application for Development Variance Permit 2018-28 and pending resolution of the PRD-1 accessory structure (shed) zoning regulations in the consolidated zoning bylaw.

**9.3 Application for Development Variance Permit 2019-09 to reduce the front lot line setback to permit the re-construction of a residential porch at 35103 North Sward Road, Electoral Area "F"**

- Corporate report dated May 8, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-09

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2019-09 for 35103 North Sward Road, Electoral Area F, to reduce the front lot line setback from 6.0 metres (19.7 feet) to 2.1 metres (6.9 feet), to facilitate the re-construction of a residential porch, subject to the issuance of an Encroachment Permit from the BC Ministry of Transportation and Infrastructure, and subject to consideration of any comments or concerns raised by the public.

**9.4 Application for Development Variance Permit 2019-10 to vary the maximum height and size requirements for an accessory building at 10395 Wildrose Road, Electoral Area "D"**

- Corporate report dated May 8, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-10

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2019-10 to increase the maximum permitted area of an accessory building from 45 square metres to 58 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.2 metres, subject to consideration of any comment or concerns raised by the public.

**9.5 Application for Development Variance Permit 2019-12 to vary the maximum height and size**

**requirements for an accessory building at 10163 Royalwood Blvd, Electoral Area "D"**

- Corporate report dated May 8, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-12

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2019-12 to increase the maximum permitted area of an accessory building from 45 square metres to 76 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.3 metres, subject to consideration of any comment or concerns raised by the public

**9.6 Aquadel Crossing Ltd. applied to amend an existing Development Permit (relating to form and character) to permit fencing across common strata property at the development known as Aquadel Crossing, 1885 Columbia Valley Road, Electoral Area "H".**

- Corporate report dated May 8, 2019 from David Bennett, Planner II
- Letter dated March 12, 2019 from Linley Welwood LLP re Buffer Zones
- Letter dated April 1, 2019 from Van Der Zalm and Associates
- Public Information Meeting Report dated March 7, 2019
- Site Plan
- Development Permit Application
- Public Comments

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board refuse Development Permit 2019-02.

**9.7 FVRD Bylaw No. 1525, 2019 - to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, Electoral Area "D".**

- Corporate report dated May 8, 2019 from David Bennett, Planner II
- Application
- Draft Bylaw No. 1525, 2019

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* to permit the construction of Enclosed Decks in the Bridal Falls RV Resort;

**THAT** the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No.*

1525, 2019 be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* to Director Dickey or his alternate in his absence;

**THAT** Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*;

**AND THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* in accordance with the Local Government Act;

**AND FURTHER THAT** in the absence of Director Dickey, or his alternate in his/her absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND FINALLY THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*.

**9.8 Agricultural Land Commission Application – Proposed Two (2) Lot Subdivision at 1385 Frost Road, Electoral Area “H”**

- Corporate report dated May 8, 2019 from Andrea Antifaeff, Planner I
- ALC Application

**MOTION FOR CONSIDERATION**

**THAT** the application for a two (2) lot subdivision within the Agricultural Land Reserve for the property located at 1385 Frost Road, Electoral Area “H” be forwarded to the Agricultural Land Commission for consideration;

**AND FURTHER THAT** the Agricultural Land Commission consider the staff report dated May 8, 2019 under file number 3015-20 2019-05.

**9.9 Policy – Non-Farm Use Applications for Cannabis Production Facilities in the ALR**

- Corporate report dated May 8, 2019 from Graham Daneluz, Deputy Director of Planning and Development
- Policy - Non-Farm Use Applications for Cannabis Production Facilities in the ALR
- Presentation provided at April 9, 2019 EASC Meeting

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the policy titled *Non-Farm Use*

**10. ELECTORAL AREA EMERGENCY SERVICES**

**10.1 FVRD Emergency Program Regulations Establishment Bylaw No. 1526, 2019**

- Corporate report dated May 8, 2019 from Reg Dyck, Manager of Electoral Area Emergency Services and Jaime Reilly, Manager of Corporate Administration
- Draft Bylaw No. 1526, 2019

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Emergency Program Regulations Establishment Bylaw No. 1526, 2019*.

**11. OTHER MATTERS**

**11.1 Bill 18 - 2018 Local Government Statutes Amendment Act, 2018 - Housing Needs Reports**

***FOR INFORMATION ONLY***

- Corporate report dated May 8, 2019 from Melissa Geddert, Planning Technician
- Appendix A - Bill 18, 2018
- Appendix B - Guide to Requirements for Housing Needs Reports

**12. ADDENDA ITEMS/LATE ITEMS**

**13. REPORTS BY STAFF**

**14. REPORTS BY ELECTORAL AREA DIRECTORS**

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

**16. ADJOURNMENT**

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee Open Meeting of May 8, 2019 be adjourned.