

# FRASER VALLEY REGIONAL DISTRICT



## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Wednesday, May 22, 2019

( Immediately following the FVRHD Open Meeting )

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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

*All/Unweighted*

#### **MOTION FOR CONSIDERATION**

**THAT** the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of May 22, 2019 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

#### 3.1 **BC Transit Update and Service Expansion Planning 2020-21**

*All/Unweighted*

- Presentation by Staff
- Briefing Note - FVX Proposed 2020-21 Expansion
- Corporate report dated May 8, 2019 from Alison Stewart, Manager of Strategic Planning (May RACS)
- Fraser Valley Regional Transit - Agassiz Harrison (Rt. 11, Hope (Rt. 22) and FVX (Rt. 66)

#### **MOTION FOR CONSIDERATION**

**[RACS-MAY 2019] THAT** the Fraser Valley Regional District Board confirm support in principle for the 2020/2021 expansion initiative to extend the Fraser Valley Express service to TransLink's Lougheed Sky Train station at an annual net cost of \$494,000 subject to further discussions with BC Transit and area service participants regarding timing, costing and service levels;

**AND THAT** BC Transit and the FVRD undertake more detailed costing analysis relating to the potential 2021-2022 service expansions to:

- North Fraser Valley: subject to public engagement and local government support, implement transit service on the north side of the Fraser River between the District of Kent and District of Mission.
- Agassiz-Harrison and Hope: subject to municipal approval, improve and expand regional services in the eastern Fraser Valley based on items identified in the Transit Future Action Plan.
- Cultus Lake: year-round service subject to local government support.

#### **4. BOARD MINUTES & MATTERS ARISING**

##### **4.1 Board Meeting - April 25, 2019**

*All/Unweighted*

##### **MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting of April 25, 2019 be adopted.

#### **5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING**

##### **5.1 Draft Regional and Corporate Services Committee - May 8, 2019**

##### **5.2 Draft Electoral Area Services Committee - May 8, 2019**

##### **5.3 Internal Affairs Committee - April 24, 2019**

##### **5.4 Draft Internal Affairs Committee - May 2, 2019**

##### **5.5 Draft Recreation, Culture and Airpark Services Commission - April 16, 2019**

#### **6. CORPORATE ADMINISTRATION**

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

*All/Unweighted*

- 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**

**[EASC-MAY 2019] 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).

**6.2 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)**

***All/Unweighted***

- 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**

**[EASC-MAY 2019] 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).

**7. FINANCE**

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

***All/Weighted***

- 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**

[EASC-MAY 2019] THAT the Fraser Valley Regional District Board approve \$45,000 for FVRL Yale Branch and \$58,000 for FVRL Boston Bar Branch for additional improvements being requested at the Boston Bar Branch.

**8. BYLAWS**

**8.1 FVRD Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1523, 2019. Electoral Area "H"**

***Adoption - All/Unweighted***

- Corporate report dated April 25, 2019 from Sterling Chan, Manager of Engineering and Infrastructure - background information
- Draft Bylaw 1523, 2019

**MOTION FOR CONSIDERATION**

THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1523, 2019.*

**8.2 FVRD Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1524, 2019**

***Adoption - All/Unweighted***

- Refer to background information report in item 8.1
- Draft Bylaw No. 1524, 2019

**MOTION FOR CONSIDERATION**

THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *'Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1524, 2019.*

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

***Motion No. 1: First Reading - All/Unweighted***

***Motion No. 2: Second and Third Reading - All/Unweighted***

***Motion No. 3: Adoption - All/Unweighted (2/3 Majority)***

- 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**

**MOTION NO. 1: [RACS/EASC-MAY 2019]** THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Emergency Program Regulations Establishment Bylaw No. 1526, 2019*.

**MOTION FOR CONSIDERATION**

**MOTION NO. 2: [RACS/EASC-MAY 2019]** THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Emergency Program Regulations Establishment Bylaw No. 1526, 2019*.

**MOTION FOR CONSIDERATION**

**MOTION NO. 3: [RACS/EASC-MAY 2019]** THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Emergency Program Regulations Establishment Bylaw No. 1526, 2019*.

**8.4 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".**

***Motion No. 1: EAs/Unweighted***

***Motion No. 2: All/Weighted***

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

**MOTION FOR CONSIDERATION**

**MOTION NO. 1: [EASC-MAY 2019]** 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 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.

**MOTION FOR CONSIDERATION**

**MOTION NO. 2: [EASC-MAY 2019]** 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*

**8.5 FVRD Bylaw No. 1518, 2019 - Rezoning amendment application for 10180 Royalwood Boulevard, Electoral Area "D" to facilitate an increase in lot coverage**

***EAs/Unweighted***

- Corporate report dated May 22, 2019 from Andrea Antifaeff, Planner I
- Draft Bylw No. 1518, 2019
- Corporate report dated April 9, 2019 from Andrea Antifaeff, Planner 1 - First Reading
- Public Hearing Report dated May 9, 2019

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* as outlined in the corporate report dated May 22, 2019:

**OPTION 1 2nd and 3rd Reading**

**THAT** proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be given second and third reading;

**OPTION 2 Refer to EASC**

**THAT** proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be referred to the Electoral Area Services Committee for further consideration;

**OPTION 3 Defer**

**THAT** a decision with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

**OPTION 4 Refuse**

THAT Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019 not be given any further readings and that the application be refused.

**9. PERMITS**

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

**9.1 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"**

***EAs/Unweighted***

- 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**

**[EASC-MAY 2019] 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.

**9.2 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"**

***EAs/Unweighted***

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

**MOTION FOR CONSIDERATION**

**[EASC-MAY 2019] 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.

**9.3 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"**

*EAs/Unweighted*

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

**MOTION FOR CONSIDERATION**

**[EASC-MAY 2019] 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.

**9.4 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"**

*EAs/Unweighted*

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

**MOTION FOR CONSIDERATION**

**[EASC-MAY 2019] 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.

**9.5 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"**

*EAs/Unweighted*

- 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**

[EASC-MAY 2019] THAT the Fraser Valley Regional District Board refuse Development Permit 2019-02.

**10. CONTRACTS, COVENANTS AND OTHER AGREEMENTS**

**10.1 Animal Control Shelter Lease**

*All/Weighted*

- Corporate report dated May 8, 2019 from Stacey Barker, Director of Regional Services

**MOTION FOR CONSIDERATION**

[RACS-MAY 2019] THAT the Fraser Valley Regional District Board authorize its signatories to enter into a lease agreement for the continued use of the City of Chilliwack's Animal Control Shelter located at 44860 Wolfe Road in Chilliwack, in the amount of \$40,000 annually for a term of 5 years.

**11. OTHER MATTERS**

**11.1 UBCM Resolution Re: Provincial Response to Homeless Camps on Crown Lands**

*All/Unweighted*

- Corporate report dated May 8, 2019 from Alison Stewart, Manager of Strategic Planning

**MOTION FOR CONSIDERATION**

[RACS-MAY 2019] THAT the Fraser Valley Regional District Board forward a resolution on the need for a provincial strategy to address rural homelessness and encampments on Crown land to the Union of BC Municipalities for consideration at its September 2019 convention.

**12. CONSENT AGENDA**

**12.1 CONSENT AGENDA - FULL BOARD**

*All/Unweighted*

*All staff reports respecting these items are available in the Directors' Office and on the FVRD website.*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda items 12.1.1 to 12.1.4 be endorsed:

**12.1.1 EASC-MAY 2019**

**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.

*Reference item 7.2 of May 8, 2019 EASC Agenda.*

**12.1.2 EASC-MAY 2019**

**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.

*Reference item 7.3 of May 8, 2019 EASC Agenda.*

**12.1.3 EASC-MAY 2019**

**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.

*Reference item 7.4 of May 8, 2019 EASC Agenda.*

**12.1.4 EASC-MAY 2019**

**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.

*Reference item 7.5 of May 8, 2019 EASC Agenda.*

**12.2 CONSENT AGENDA - ELECTORAL AREAS**

*EAs/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda item 12.2.1 be endorsed:

**12.2.1 EASC-MAY 2019**

**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 with the following comments from the FVRD Board.

The subject property under the ownership of the applicant over the past few years has lost the appearance of a viable farming operation and the lands appear to be degraded. The property also no longer has farm status. If the Agricultural Land Commission is considering the approval of the two lot subdivision as proposed, the FVRD Board recommends that the ALC holds the property owner accountable to invest in the property to resume viable farming operations;

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

*Reference item 9.8 of May 8, 2019 EASC Agenda.*

**13. ADDENDA ITEMS/LATE ITEMS**

**14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION (14.1 and 14.2)**

**14.1 Report regarding 'Island 22 Regional Park - Bike Skills Park Upgrades' - May 2019 RACS**

**14.2 Bill 18 - 2018 Local Government Statutes Amendment Act, 2018 - Housing Needs Reports - May 2019 RACS**

**15. ITEMS FOR INFORMATION AND CORRESPONDENCE (15.1 and 15.2)**

**15.1 Fraser Basin Council - Fraser Valley Update, May 2019**

**15.2 Squamish-Lillooet Regional District Update - April 2019**

**16. REPORTS BY STAFF**

**17. REPORTS BY BOARD DIRECTORS**

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

**19. RESOLUTION TO CLOSE MEETING**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(a) of the *Community Charter* - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;
- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- Section 90(1)(i) of the *Community Charter* – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between the provincial government or the federal government or both and a third party.

## R E C E S S

20. RECONVENE OPEN MEETING

21. RISE AND REPORT OUT OF CLOSED MEETING

22. ADJOURNMENT

*All/Unweighted*

### MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of May 22, 2019 be adjourned.