

FRASER VALLEY REGIONAL DISTRICT



BOARD OF DIRECTORS

OPEN MEETING AGENDA

Tuesday, October 22, 2019

(Immediately following the FVRHD Open Meeting)

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Pages

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 October 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

None

4. BOARD MINUTES & MATTERS ARISING

4.1 Draft Fraser Valley Regional District Board Meeting Minutes - September 18, 2019

17 - 32

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Meeting of September 18, 2019 be adopted.

5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING

5.1 Regional and Corporate Services Committee - September 10, 2019

33 - 38

5.2 Draft Regional and Corporate Services Committee - October 8, 2019

39 - 44

5.3	<u>Electoral Area Services Committee - September 10, 2019</u>	45 - 54
5.4	<u>EASC Cannabis Workshop - September 10, 2019</u>	55 - 58
5.5	<u>Draft Electoral Area Services Committee - October 8, 2019</u>	59 - 72
5.6	<u>Draft Internal Affairs Committee - October 8, 2019</u>	73 - 74
5.7	<u>Draft Recreation, Culture and Airpark Services Committee - September 17, 2019</u>	75 - 78

6. CORPORATE ADMINISTRATION

6.1	<u>Building Bylaw and BC Building Code Contraventions at (no civic address) Chaumox Rd, Electoral Area "A", PID 014-633-451</u>	79 - 117
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All/Unweighted

- Corporate report dated October 8, 2019 from Adriana Snashall, Bylaw Compliance and Enforcement Officer
- Letter dated August 29, 2019 to Property Owners
- Email dated May 22, 2019 to Property Owners
- Email dated February 12, 2019 to Property Owners
- Letter dated September 17, 2019 to Property Owners
- Letter dated August 17, 2018 to Property Owners
- Letter dated May 29, 2018 to Property Owners
- Letter dated April 20, 2018 to Property Owners
- Current Title Search
- Property Information Report
- Property Information Map
- Section 57 Notice on Title Information Sheet

MOTION FOR CONSIDERATION

[EASC-OCT 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 (no civic address) Chaumox Road, Electoral Area A, Fraser Valley Regional District, British Columbia, legally described as: the North ½ of the North East ¼ of Section 15 Township 11 Range 26 West of the 6th Meridian Yale District Except Plans 15647, 18440, 18715 and 20574; PID 014-633-451.

7. FINANCE

No Items.

8. BYLAWS

8.1 FVRD Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019, Electoral Area "H" 118 - 123

Motion No. 1: First Reading - All/Unweighted

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

- Corporate report dated October 8, 2019 from Sterling Chan, Manager of Engineering and Infrastructure
- Draft Bylaw No. 1543, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*;

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*.

8.2 FVRD Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019, Electoral Area "H" 124 - 127

Motion No. 1: First Reading - All/Unweighted

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

- Refer to corporate report in item 8.1
- Draft Bylaw No. 1544, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser*

8.3 FVRD North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019, Electoral Area "H" 128 - 131

Motion No. 1: First Reading - All/Unweighted

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

- Refer to corporate report in item 8.1
- Draft Bylaw No. 1542, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

8.4 FVRD Area D Zoning Amendment Bylaw No. 1546, 2019 132 - 139

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: EAs/Unweighted

Motion No. 4: All/Weighted

- Corporate report dated October 8, 2019 from Margaret-Ann Thornton, Director of Planning and Development
- Draft Bylaw No. 1546, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019* for the purpose of defining and regulating Cannabis land uses.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 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 Zoning Amendment Bylaw No. 1546, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

THAT Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019*;

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 Zoning Amendment Bylaw No. 1546, 2019* in accordance with the Local Government Act;

AND THAT in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 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. 3: [EASC-OCT 2019] **THAT** in accordance with Section 52 of the Transportation Act, a referral of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019* be sent to the Ministry of Transportation and Infrastructure.

MOTION FOR CONSIDERATION

MOTION NO. 4: [EASC-OCT 2019] **THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019*.

8.5 FVRD Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019

140 - 142

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: All/Weighted

- Refer to corporate report in item 8.4
- Draft Bylaw No. 1547, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] **THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019* for the purpose of defining and regulating Cannabis land uses.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 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 Zoning Amendment Bylaw No. 1547, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

THAT Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019*;

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 Zoning Amendment Bylaw No. 1547, 2019* in accordance with the Local Government Act;

AND THAT in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 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. 3: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019*.

8.6 FVRD Area F Zoning Amendment Bylaw No. 1548, 2019

143 - 147

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: EAs/Unweighted

Motion No. 4: All/Weighted

- Refer to corporate report in item 8.4
- Draft Bylaw No. 1548, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* for the purpose of defining and regulating Cannabis land uses.

MOTION FOR CONSIDERATION

MOTION NO. 2 : [EASC-OCT 2019] **THAT** the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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 Zoning Amendment Bylaw No. 1548, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

THAT Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*;

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 Zoning Amendment Bylaw No. 1548, 2019* in accordance with the Local Government Act;

AND THAT in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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. 3: [EASC-OCT 2019] **THAT** in accordance with Section 52 of the Transportation Act *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* be sent to the Ministry of Transportation and Infrastructure.

MOTION FOR CONSIDERATION

MOTION NO. 4: [EASC-OCT 2019] **THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*.

8.7 **Chilliwack River Valley Fire Protection Services Area Amendment Bylaw No. 1536, 2019**

148 - 153

Motion No. 1: First Reading - All/Unweighted

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

- Corporate report dated October 8, 2019 from Reg Dyck, Manager of EA Emergency Services
- Draft Bylaw No. 1536, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] **THAT** the Fraser Valley Regional District consider giving first reading to the bylaw cited as *Fraser Valley Regional District*

Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019.

MOTION FOR CONSIDERATION

MOTION NO. 2: THAT the Fraser Valley Regional District consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019.*

- 8.8 **North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019** 154 - 157

Motion No. 1: First Reading - All/Unweighted

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

- Corporate report dated October 8, 2019 from Reg Dyck, Manager of EA Emergency Services
- Draft Bylaw No. 1545, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019.*

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019.*

9. **PERMITS**

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

- 9.1 **Application for Development Variance Permit 2019-29 to reduce the interior side setback for an accessory building at 46594 Chilliwack Lake Road, Electoral Area "E"** 158 - 177

EAs/Unweighted

- Corporate report dated October 8, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-29

MOTION FOR CONSIDERATION

[EASC-OCT 2019] THAT the Fraser Valley Regional District Board refer Development Variance Permit 2019-29 for the property located at 46594

Chilliwack Lake Road, Electoral Area "E" back to staff for further consideration.

9.2 **Application for Development Variance Permit 2019-30 to vary the requirements related to a proposed Accessory Family Residential Use at the property located at 11811 Sylvester Road, Area "F"**

178 - 194

Motion No. 1: EAs/Unweighted

Motion No. 2: All/Weighted

- Corporate report dated October 8, 2019 from Robin Beukens, Planner
I
- DVP Application
- Draft DVP 2019-30

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F, to vary the requirements of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, and to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use, subject to consideration of any comments or concerns raised by the public.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-OCT 2019] THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with the application for Development Variance Permit 2019-30.

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

No Items.

11. **OTHER MATTERS**

11.1 **Energy Management Assessment Pilot**

195 - 197

All/Unweighted

- Corporate report dated October 8, 2019 from Micha Gutmanis, Environmental Services Coordinator

MOTION FOR CONSIDERATION

[RACS-OCT 2019] THAT the Fraser Valley Regional District Board direct staff to participate in BC Hydro's Energy Management Assessment Pilot program;

AND THAT Fraser Valley Regional use the Energy Management Assessment data for the development of a corporate Strategic Energy Management Plan

with an aim to increase energy efficiency, reduce fuel costs, and lower greenhouse gas emissions of its corporate buildings.

11.2 Chilliwack and Region Transit Future Action Plan Public Engagement Report

198 - 220

All/Unweighted

- Corporate report dated October 8, 2019 from Melissa Geddert, Planner I
- Chilliwack and Region Transit Future Action Plan - Engagement Summary, Fall 2019

MOTION FOR CONSIDERATION

[RACS-OCT 2019] THAT the Fraser Valley Regional District Board receive the BC Transit Public Engagement Summary which outlines the public engagement process for the Chilliwack and Region Transit Future Action Plan;

AND THAT the Fraser Valley Regional District share the findings with the Agassiz-Harrison Route 11 and Hope-Agassiz Route 22 partners and participating First Nations for feedback;

AND FURTHER THAT the Fraser Valley Regional District, in partnership with BC Transit, engage with the City of Abbotsford and District of Mission to obtain feedback on future transit goals as they relate to inter-regional connections and regional systems integration to ensure consistency between the respective Future Action Plans.

11.3 Fraser Valley Regional District Clean Economy Study – Phase Two Initiative

221 - 225

Motion No. 1: All/Unweighted

Motion No. 2: All/Unweighted

- Corporate report dated October 22, 2019 from Melissa Geddert, Planner I

MOTION FOR CONSIDERATION

MOTION NO. 1: [RACS-OCT 2019] THAT the Fraser Valley Regional District Board support the proposed work plan for phase two of the Fraser Valley Regional District clean economy initiative;

AND THAT the Fraser Valley Regional District engage the economic development agencies of Fraser Valley Regional District member municipalities and other key stakeholders for the purpose of:

- These agencies and stakeholders directing the development of, and participating in, a Fraser Valley-specific event at the Globe Forum 2020;
- Determining and prioritizing clean economy opportunities that align best with the region's strengths and stakeholder interest to present at

the Forum.

MOTION FOR CONSIDERATION

MOTION NO. 2: [RACS-OCT 2019] THAT staff be directed to work with the Wastewise, Environmental Stewardship and Zero Waste Working Group to bring back a report on the issue of biomass for the Board's information.

11.4 Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas. 226 - 229

All/Unweighted

- Corporate report dated October 8, 2019 from Margaret-Ann Thornton, Director of Planning and Development and Draft *Land use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*

MOTION FOR CONSIDERATION

[EASC-OCT 2019] THAT the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*, as drafted, be endorsed;

AND THAT staff be directed to implement the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*.

11.5 Housing Needs Report Application 230 - 233

All/Unweighted

- Corporate report dated October 22, 2019 from Robin Beukens, Planner I

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District submit an application to the Province of British Columbia for funding to support the completion of a housing needs report to assess the housing needs of each Electoral Area;

AND THAT the Fraser Valley Regional District is willing to provide overall grand management;

AND FURTHER THAT the Fraser Valley Regional District support the current proposed activities as outlined in the October 22, 2019 FVRD staff report titled 'Housing Needs Report Application'.

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 12.1.10 be endorsed:

12.1.1 RACS-OCTOBER 2019

THAT the Fraser Valley Regional District Board send a letter to the BC Wildfire Service thanking them for the recent volunteer trail work completed on the Experience the Fraser's Canyon to Coast Trail near Stave Lake and in Sumas Mountain Regional Park.

Reference item 7.4.1 of October 8, 2019 RACS Agenda.

12.1.2 EASC-OCTOBER 2019

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Hemlock Valley Homeowners Association (HVHA) in the amount of \$3,000, to be funded from the 2019 Electoral Area "C" grant-in-aid budget to help offset the costs associated with the hosting of several community events used to encourage family participation to increase community awareness.

Reference 7.1 of October 8, 2019 EASC Agenda.

12.1.3 EASC-OCTOBER 2019

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to Charles Bernal, Committee member of the community group acting to support the Central & Upper Fraser Valley Toy Run, to be funded from the 2019 Electoral Area "F" grant-in-aid budget.

Reference item 7.2 of October 8, 2019 EASC Agenda.

12.1.4 EASC-OCTOBER 2019

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Deroche Elementary School PAC, funded from the 2019 Electoral Area "G" grant-in-aid budget, to help offset the costs of field trips, hot lunches, community cultural celebrations, and a guest speaker on the topic of bullying.

Reference item 7.3 of October 8, 2019 EASC Agenda.

12.1.5 EASC-OCTOBER 2019

THAT the Fraser Valley Regional District Board authorize a grant-in-aid to the Columbia Valley Ratepayers Association in the amount of \$3,000 to be funded from the 2019 Electoral Area "H" grant-in-aid budget to help offset the costs of upgrading the community hall tables and chairs.

Reference item 7.4 of October 8, 2019 EASC Agenda.

12.1.6 EASC-OCTOBER 2019

THAT Deputy Chief Walter Roos be appointed as the Fire Chief of the Popkum Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

Reference item 10.1 of October 8, 2019 EASC Agenda.

12.1.7 EASC-OCTOBER 2019

THAT Captain Wes Klaassen be appointed as the Deputy Fire Chief of the Popkum Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

Reference item 10.2 of October 8, 2019 EASC Agenda.

12.1.8 EASC-OCTOBER 2019

THAT Crystal Pruim be appointed as Fire Chief of the Boston Bar North Bend Volunteer Fire Department and Stuart Pruim be appointed as Deputy Fire Chief of the Boston Bar North Bend Volunteer Fire in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

Reference item 10.3 of October 8, 2019 EASC Agenda.

12.1.9 EASC-OCTOBER 2019

THAT Bruce Marshall be appointed as Fire Chief of the Yale Volunteer Fire Department and Shawn Dearden be appointed as Deputy Fire Chief of the Yale Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

Reference item 10.4 of October 8, 2019 EASC Agenda.

12.1.10 EASC-OCTOBER 2019

THAT Deputy Chief Ken Harbord be appointed as the Fire Chief of the Hemlock Valley Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

Reference item 10.5 of October 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-OCTOBER 2019

THAT item 9.4 with respect to 'The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws' be postponed to the Electoral Area Services Committee November 14, 2019 meeting.

Reference item 9.4 of October 8, 2019 EASC Agenda.

12.3 CONSENT AGENDA - ELECTORAL AREAS A, B AND HOPE

Areas A, B and Hope/Weighted

MOTION FOR CONSIDERATION

THAT the following Consent Agenda item 12.3.1 be endorsed.

12.3.1 RCASC-SEPT 2019

THAT the Recreation, Culture and Airpark Services Commission recommends that the Fraser Valley Regional District Board authorize a grant in the amount of \$2,756.00 to the RiverMonsters Swim Club, funded from the Community Facility Use Grant Program, for the purposes of renting the Dan Sharrers Aquatic Centre pool and Conference Centre to host a two day swim meet on June 13 and 14, 2020;

AND THAT the Recreation, Culture and Airpark Services Commission support the District of Hope special event application for the use of the 6th Avenue Park field to enable overnight camping for the swim meet.

Reference item 5.3 of September 17, 2019 RCASC Agenda.

13. ADDENDA ITEMS/LATE ITEMS

14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION {14.1 & 14.2}

- | | | |
|------|--|-----------|
| 14.1 | <u>Report dated October 8, 2019 from Environmental Policy Analyst regarding 'Revised BC Open Burning Smoke Control Regulation' [Oct 2019 RACS]</u> | 234 - 236 |
| 14.2 | <u>Report dated October 8, 2019 from Manager of EA Emergency Services regarding 'Public Emergency Alerting System' [Oct 2019 EASC]</u> | 237 - 238 |

15. ITEMS FOR INFORMATION AND CORRESPONDENCE (15.1 & 15.2)

- | | | |
|------|---|-----------|
| 15.1 | <u>Letter dated September 19, 2019 from Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding proposal from Lil'wat Nation to correct spelling of several features in the FVRD.</u> | 239 - 242 |
| 15.2 | <u>Squamish-Lillooet Regional District Update - September 2019</u> | 243 - 245 |

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)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the regional district if they were held in public; and
- Section 90(2)(e) of the *Community Charter* - a review of a proposed final performance audit report for the purpose of providing comments to the auditor general on a proposed report under section 23(2) of the *Auditor General for Local Government Act*.

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 October 22,, 2019 be adjourned.

FRASER VALLEY REGIONAL DISTRICT
BOARD OF DIRECTORS MEETING
OPEN MEETING MINUTES

Wednesday, September 18, 2019
(Immediately following the FVRHD Board Meeting)
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice-Chair
Director Henry Braun, City of Abbotsford
Director Pam Alexis, District of Mission
Director Dennis Adamson, Electoral Area B
Director Wendy Bales, Electoral Area C
Director Kelly Chahal, City of Abbotsford
Director Hugh Davidson, Electoral Area F
Director Bill Dickey, Electoral Area D
Director Taryn Dixon, Electoral Area H
Director Orion Engar, Electoral Area E
Director Leo Facio, Village of Harrison Hot Springs
Director Brenda Falk, City of Abbotsford
Director Carol Hamilton, District of Mission
Director Chris Kloot, City of Chilliwack
Director Dave Loewen, City of Abbotsford
Director Bud Mercer, City of Chilliwack
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Terry Raymond, Electoral Area A
Director Peter Robb, District of Hope
Director Ross Siemens, City of Abbotsford
Director Al Stobbart, Electoral Area G

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Tareq Islam, Director of Engineering & Community Services

Margaret-Ann Thornton, Director of Planning & Development
Stacey Barker, Director of Regional Services
Suzanne Gresham, Director of Corporate Initiatives
Milly Marshall, Director of EA Special Projects
Graham Daneluz, Deputy Director of Planning & Development
Jaime Reilly, Manager of Corporate Administration
Lance Lilley, Manager of Environmental Services
Christina Vugteveen, Manager of Parks
Matthew Fang, Support Analyst
Chris Lee, Executive Assistant
Tina Mooney, Executive Assistant to CAO and Board (Recording Secretary)

Also Present: Six members of the public

1. CALL TO ORDER

Chair Lum called the meeting to order at 7:01 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO

Seconded By POPOVE

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of September 18, 2019 be approved;

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

**CARRIED
ALL/Unweighted**

3. DELEGATIONS AND PRESENTATIONS

None.

4. BOARD MINUTES & MATTERS ARISING

4.1 Board Meeting - July 23, 2019

Moved By LOEWEN
Seconded By RAYMOND

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of July 23, 2019 be adopted.

CARRIED
ALL/Unweighted

5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING - (5.1 to 5.4)

The following Commission minutes were provided for information:

- 5.1 **EASC Priorities Setting Session - July 23, 2019**
- 5.2 **Draft Cultus Lake Advisory Planning Commission - August 21, 2019**
- 5.3 **Board of Variance (Harper) - July 16, 2019**
- 5.4 **Board of Variance (Martens) - July 16, 2019**

6. CORPORATE ADMINISTRATION

- 6.1 **Building Bylaw and BC Building Code Contraventions at 12958 Sylvester Road, Electoral Area F, Legally Described as: Lot 12 Except: Parcel A (Explanatory Plan 56487) Section 30 Township 21 New Westminster District Plan 38134 (PID: 000-533-785).**

Moved By DAVIDSON
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 12958 Sylvester Road Electoral Area F, Fraser Valley Regional District, British Columbia, Legally described as: Lot 12 Except: Parcel A (Explanatory Plan 56487) Section 30 Township 21 New Westminster District Plan 38134 (PID: 000-533-785).

CARRIED
ALL/Unweighted

6.2 Grant Application for the Volunteer and Composite Fire Department Training and Equipment Fund

Moved By FACIO
Seconded By MERCER

THAT the Fraser Valley Regional District Board endorse a grant application of up to \$175,000 under UBCM's Community Emergency Preparedness Fund towards training and equipment to support our seven Electoral Area fire departments.

CARRIED
ALL/Unweighted

7. FINANCE

7.1 Grant-In-Aid Request – Hope & District Arts Council, Electoral Area "B"

Moved By ADAMSON
Seconded By STOBART

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,000 to the Hope & District Arts Council (HDAC), funded from the Electoral Area "B" grant-in-aid budget, to provide funds for supporting arts and cultural programming attended by residents of Hope, Yale, Sunshine Valley, Laidlaw and surrounding areas.

CARRIED
ALL/Unweighted

8. BYLAWS

8.1 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019

Moved By KLOOT
Seconded By DICKEY

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019*.

CARRIED
ALL/Unweighted

Moved By FACIO
Seconded By ENGAR

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019*.

CARRIED
ALL/Unweighted

Moved By PRANGER
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019*.

CARRIED
ALL/Unweighted (2/3 Majority)

8.2 Cultus Lake Park Collector Sewer System Fees and Charges Amendment

Moved By MERCER
Seconded By FALK

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Park Collector Sewer System User Fees and Charges Amendment Bylaw No. 1541, 2019*.

CARRIED
ALL/Weighted

Moved By ROBB
Seconded By PRANGER

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Park Collector Sewer System User Fees and Charges Amendment Bylaw No. 1541, 2019*.

**CARRIED
ALL/Weighted**

Moved By DIXON
Seconded By CHAHAL

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Cultus Lake Park Collector Sewer System User Fees and Charges Amendment Bylaw No. 1541, 2019*.

**CARRIED
ALL/Weighted (2/3 Majority)**

8.3 Official Community Plan Amendment Bylaw No. 1533, 2019 for Electoral Areas E & H

Moved By ENGAR
Seconded By RAYMOND

THAT *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019* be given second and third reading.

**CARRIED
EAs/Unweighted**

Moved By DICKY
Seconded By ADAMSON

THAT *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019* be adopted.

**CARRIED
EAs/Unweighted**

9. PERMITS

9.1 Application for Development Variance Permit 2019-19 to vary the off-street motor vehicle parking dimensions at 19 Lakeshore Drive, Cultus Lake Park – Electoral Area H

Chair Lum provided an opportunity for the public comments.

Rosemary Burrows read a letter from Gail Smit dated September 18, 2019 in support of the Application.

Moved By DIXON

Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-19 for the property located at 19 Lakeshore Drive, Cultus Lake Park – Electoral Area H to vary the off-street motor vehicle parking dimensions for two 90 degree parking spaces from 2.8 metres (9.2 feet) wide by 5.5 metres (18 feet) long to 2.56 metres (8.4 feet) wide by 4.57 metres (15 feet) long, subject to consideration of any comments or concerns raised by the public;

CARRIED
EAs/Unweighted

Moved By DIXON

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board direct staff to conduct a parking study of waterfront lots in Cultus Lake Park to develop a consistent approach for off-street residential parking;

AND FURTHER THAT the Fraser Valley Regional District Board defer any future development variance permit applications for off-street parking variances until a parking study of waterfront lots in Cultus Lake Park is completed.

CARRIED
EAs/Unweighted

9.2 Application for Development Variance Permit 2019-23 to vary the definition of height to allow for a three storey single family home at 47020 Snowmist Drive, Electoral Area C

Chair Lum provided an opportunity for the public comments. No comments were offered.

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-23 to vary the number of permitted storeys from two to three for a single family residence at 47020 Snowmist Drive, subject to consideration of any comments or concerns raised by the public

CARRIED
EAs/Unweighted

9.3 Application for Development Variance Permit 2019-25 to reduce the lot line setbacks at PID: 002-404-290, Maple Falls Road, Electoral Area H

Chair Lum provided an opportunity for the public comments.

Wendy Chu, neighbouring resident requested further clarification on the Development Variance Permit and inquired about the timeline for construction of the proposed new building. She also expressed privacy concerns on the location of the proposed new building which could impact the neighbor residence.

Moved By DIXON

Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-25 for PID 002-404-290 Maple Falls Road, Electoral Area H, to reduce all property line setbacks from 7.62 metres (25 feet) to 4.5 metres (14.76 feet), clear to sky, to facilitate the construction of a residence, subject to consideration of any comments or concerns raised by the public.

CARRIED
EAs/Unweighted

9.4 Application for Development Variance Permit 2019-27 to increase the maximum allowable area for a storage shed at #136-1436 Frost Road, Electoral Area H

Chair Lum provided an opportunity for the public comments. No comments were offered.

Moved By DIXON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-27 to increase the maximum allowable area of a storage shed from 6 square metres to 10.04 square metres, subject to the consideration of any comments or concerns raised by the public.

CARRIED
EAs/Unweighted

9.5 Application for Development Variance Permit 2019-28 to reduce side setbacks on corner Lot 107 from 2.0m to 1.5m in the final phase of the Creekside Mills development located at 1687 Columbia Valley Road, Electoral Area H

Chair Lum provided an opportunity for the public comments. No comments were offered.

Moved By DIXON

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-28 to reduce the side setbacks on proposed lot 107 from 2.0m to 1.5m subject to comments or concerns raised by the public.

CARRIED
EAs/Unweighted

10. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

10.1 Subdivision Covenants for PID 000-493-961 (Stave Lake Road), Electoral Area F

Moved By DAVIDSON
Seconded By DICKY

THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to the two-lot subdivision of PID 000-493-961 (Stave Lake Road), Electoral Area F, file 3320-20 2018-05642.

**CARRIED
ALL/Weighted**

11. OTHER MATTERS

11.1 Consultation for the Province of BC's Plastics Action Plan

Moved By ROSS
Seconded By ENGAR

THAT the Fraser Valley Regional District Board provide a submission to the BC Ministry of Environment and Climate Change Strategy regarding their Plastics Action Plan consultation paper.

**CARRIED
ALL/Unweighted**

11.2 Proposed Community Park in Yale, Electoral Area B

Moved By ADAMSON
Seconded By KLOOT

THAT the Fraser Valley Regional District Board support a community institutional Crown land tenure application (#100296409) to develop two Crown parcels on Front Street in Yale into a community park.

**CARRIED
ALL/Unweighted**

12. CONSENT AGENDA

12.1 CONSENT AGENDA - FULL BOARD

Moved By FACIO
Seconded By POPOVE

THAT the following Consent Agenda items 12.1.1 to 12.1.3 be endorsed:

12.1.1 RACS-SEPT 2019

THAT the Fraser Valley Regional District Board formally accept Squamish-Lillooet Regional District *Regional Growth Strategy Bylaw No. 1062, 2008 (RGS Amendment Bylaw 1562-2018)*, per Section 436 (1) of the Local Government Act.

12.1.2 RACS-SEPT 2019

THAT the Fraser Valley Regional District Board receive the *Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1142, 2019* and that the comments outlined in Fraser Valley Regional District staff report dated September 10, 2019 be forwarded to the Village of Harrison Hot Springs.

12.1.3 EASC-SEPT 2019

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Fraser Valley Bald Eagle Festival Society, funded from the 2019 Electoral Area "C" grant-in-aid budget, to assist in the funding of their annual Fraser Valley Bald Eagle Festival.

**CARRIED
ALL/Unweighted**

12.2 CONSENT AGENDA - ELECTORAL AREAS

Moved By STOBART
Seconded By DAVIDSON

THAT the following Consent Agenda items 12.2.1 to 12.2.3 be endorsed:

12.2.1 EASC-SEPT 2019

THAT consideration of the matter with respect to authorization of \$50,000 for a cellular and internet connectivity assessment within the Electoral Areas for the purposes of identifying potential infrastructure requirements be postponed until

a presentation from a cellular and internet service provider be made to the EASC Committee.

12.2.2 EASC-SEPT 2019

THAT the Fraser Valley Regional District Board authorize up to \$50,000 for a cellular and internet connectivity assessment within the Electoral Area F Community Works Fund for the purposes of identifying potential infrastructure requirements and in preparation for funding opportunities.

12.2.3 EASC-SEPT 2019

THAT item 12.1 with respect to 'The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws' be postponed to the Electoral Area Services Committee October 8, 2019 meeting.

**CARRIED
EAs/Unweighted**

13. ADDENDA ITEMS/LATE ITEMS

None.

14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION

The following reports were provided for information only:

14.1 Report dated September 10, 2019 on 'Summary of Mountain Biking on Sumas Mountain (Sept 2019 RACS).

14.2 Consultation Summary - Popkum-Bridal Falls Official Community Plan Update (Sept 2019 EASC)

Discussions ensued about the potential future Park Management Plan for Sumas Mountain, the number of users that are utilizing the park and the potential consultation and discussions around mountain use.

15. ITEMS FOR INFORMATION AND CORRESPONDENCE (15.1-15.8)

The following items were provided for information only:

- 15.1 Letter dated July 17, 2019 from Ministry of Environment (BC Parks and Conservation Officer Service Division) regarding renaming of Chilliwack Lake Provincial Park.
- 15.2 Letter dated August 15, 2019 from District of Saanich to UBCM regarding resolution with respect to 'Clean up of Needles and Other Harm Reduction Paraphernalia'.
- 15.3 Letter dated August 15, 2019 from District of Saanich to UBCM regarding resolution with respect to 'Proceeds of Crime'.
- 15.4 Letter dated August 2, 2019 from City of Pitt Meadows to Ministry of Education regarding support for City of Victoria's resolution requesting provincial support for libraries.
- 15.5 Letter dated July 24, 2019 from City of Pitt Meadows to the District of West Vancouver regarding support for resolution regarding 'Confirming Municipal Jurisdiction to Regulate Single-Use Items'.
- 15.6 Letter dated September 5, 2019 from City of Enderby regarding 'Fostering Transportation Network Services in Small Communities'.
- 15.7 Fraser Basin Council - Fraser Valley Update, September 2019
- 15.8 Squamish-Lillooet Regional District Update - June, July and August 2019

16. REPORTS BY STAFF

The Acting Chief Administrative Officer congratulated Margaret Thornton on her upcoming retirement from the Fraser Valley Regional District on October 31 and thanked her for her years of service. She also discussed the upcoming UBCM conference and the number of meetings that Board Members are scheduled to attend.

17. REPORTS BY BOARD DIRECTORS

Director Popove noted that the City of Chilliwack attended the grand opening of the Molson/Coors Plant in Chilliwack which provides economic benefits to the community, as well as many job opportunities.

Director Bales confirmed that she is hosting a Mission/Matsqui/Fraser Canyon Federal All Candidates meeting in Area C on October 3 at the Harrison Mills Hall.

Director Pranger noted that the Fraser Basin Flood Forum is October 8 and 9 and encourages FVRD Directors to attend.

Director Facio discussed the recent Harrison Hot Springs Event which honoured Sts'ailes with a flag raising and park opening.

Director Dickey asked for clarification on the departure date of the Director of Planning.

Director Adamson provided an update on the many events of the Fraser Valley Regional Library this summer. He also noted changes being made at the Tashme Museum, and some of the famous people that have recently visited the site. He also reported that together with Director Raymond they were able to secure some funding to revitalize the On Lee Family cemetery.

18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None.

19. RESOLUTION TO CLOSE MEETING

Moved by: FACIO

Seconded by: FALK

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)(c) of the *Community Charter* - labour relations or other employee relations;
- 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 relation to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government and a third party.

CARRIED
All/Unweighted

The Open Meeting recessed at 7:43 p.m.

20. RECONVENE OPEN MEETING

The Open Meeting reconvened at 9:03 p.m.

21. RISE AND REPORT OUT OF CLOSED MEETING

None.

22. ADJOURNMENT

Moved by: FACIO
Seconded by: KLOOT

THAT the Fraser Valley Regional District Board Open Meeting of September 18, 2019 be adjourned.

CARRIED
ALL/Unweighted

The Open Meeting was adjourned at 9:03 p.m.

MINUTES CERTIFIED CORRECT:

.....
Chair Jason Lum

.....
Corporate Officer / Deputy

DRAFT



**FRASER VALLEY REGIONAL DISTRICT
REGIONAL AND CORPORATE SERVICES COMMITTEE
OPEN MEETING MINUTES**

Tuesday, September 10, 2019
9:00 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Pam Alexis, District of Mission
Director Henry Braun, City of Abbotsford
Director Bill Dickey, Electoral Area D
Director Orion Engar, Electoral Area E
Director Leo Facio, Village of Harrison Hot Springs
Director Ken Popove, City of Chilliwack
Alternate Director Susan Spaeti, District of Kent
Director Terry Raymond, Electoral Area A (*arrived 9:15 a.m.*)
Director Peter Robb, District of Hope
Director Al Stobbart, Electoral Area G

Regrets: Director Sylvia Pranger, District of Kent

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Manager of Corporate Administration/Corporate Officer
Suzanne Gresham, Director of Corporate Initiatives
Stacey Barker, Director of Regional Services
Christina Vugteveen, Manager of Park Operations
David Urban, Manager of Outdoor Recreation Planning
Lance Lilley, Manager of Environmental Services
Jamie Benton, Environmental Services Coordinator
Kristy Hodson, Manager of Financial Operations
Melissa Geddert, Planner 1, Strategic Planning
Matthew Fang, Network Analyst I
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (*Recording Secretary*)

Also Present: Director Wendy Bales, Electoral Area C

1. CALL TO ORDER

Chair Lum called the meeting to order at 9:00 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO

Seconded By POPOVE

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of September 10 2019 be approved;

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

CARRIED

3. DELEGATIONS AND PRESENTATIONS

None

4. MINUTES/MATTERS ARISING

4.1 Minutes of the Regional and Corporate Services Committee Open Meeting - July 9, 2019

Moved By ROSS

Seconded By ENGAR

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of July 9, 2019 be adopted.

CARRIED

5. CORPORATE ADMINISTRATION

No Items.

6. FINANCE

No Items.

7. REGIONAL PROGRAMS AND SERVICES

7.1 ENVIRONMENTAL SERVICES

7.1.1 Consultation for the Province of BC's Plastics Action Plan

Moved By FACIO
Seconded By ROSS

THAT the Fraser Valley Regional District Board provide a submission to the BC Ministry of Environment and Climate Change Strategy regarding their Plastics Action Plan consultation paper.

CARRIED

Staff reported that a draft letter based on the context of the issues outlined in the corporate report is being prepared and will be provided to the Board for comments. Staff also noted that they have been in contact with member municipalities to ensure that our letter aligns with their submissions. It was recommended that concerns with waste from the agriculture and ICI sectors should also be included in the draft letter.

It was noted that the federal government is also conducting a consultation and within that process are consulting with all sectors across the country.

7.2 REGIONAL PARKS

No Items.

7.3 STRATEGIC PLANNING AND INITIATIVES

7.3.1 Squamish-Lillooet Regional District Regional Growth Strategy Major Amendment Bylaw No. 1562-2018 – Formal Acceptance

Moved By STOBART
Seconded By BRAUN

THAT the Fraser Valley Regional District Board formally accept Squamish-Lillooet Regional District *Regional Growth Strategy Bylaw No. 1062, 2008 (RGS Amendment Bylaw 1562-2018)*, per Section 436 (1) of the Local Government Act.

CARRIED

7.3.2 Village of Harrison Hot Springs Referral for Official Community Plan Amendment Bylaw No. 1142, 2019

Moved By ROSS
Seconded By FACIO

THAT the Fraser Valley Regional District Board receive the *Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1142, 2019* and that the comments outlined in Fraser Valley Regional District staff report dated September 10, 2019 be forwarded to the Village of Harrison Hot Springs.

CARRIED

7.4 OUTDOOR RECREATION AND PLANNING

7.4.1 Summary of Mountain Biking on Sumas Mountain

It was noted that mountain biking is increasing in Sumas Mountain and throughout the region and it is timely for collaboration of all parties involved to better understand and see where opportunities exist to support this outdoor recreation activity.

8. ADDENDA ITEMS/LATE ITEMS

No items.

9. REPORTS BY STAFF

None

10. REPORTS BY DIRECTORS

Director Facio reported on the celebration of the raising of the Sts'ailes flag ceremony that took place in Harrison Hot Springs on September 6, 2019 and noted that the flag will remain at the civic plaza. Chair Lum commended Director Facio for the well-organized event.

11. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Director Bales inquired why item 7.3.1 was not tabled for the Electoral Area Services Committee meeting agenda as the amendment to the bylaw encompass parts of Area C. Staff responded that this item requires regional approval and that the normal procedure is for such matters to be forwarded the Regional and Corporate Services Committee as well as the Fraser Valley Regional Board for consideration

12. RESOLUTION TO CLOSE MEETING

Moved By POPOVE
Seconded By ROBB

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 with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district and
- 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.

CARRIED

The Open Meeting recessed at 9:14 a.m.

13. RECONVENE OPEN MEETING

The Open Meeting reconvened at 9:26 a.m.

14. RISE AND REPORT OUT OF CLOSED MEETING

None

15. ADJOURNMENT

Moved By
Seconded By

THAT the Regional and Corporate Services Committee Open Meeting of September 10, 2019 be adjourned.

CARRIED

The Regional and Corporate Services Committee Open Meeting adjourned at 9:26 a.m.

MINUTES CERTIFIED CORRECT:


.....
Director Jason Lum, Chair

FRASER VALLEY REGIONAL DISTRICT REGIONAL AND CORPORATE SERVICES COMMITTEE OPEN MEETING MINUTES

Tuesday, October 8, 2019

9:00 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Henry Braun, City of Abbotsford
Director Carol Hamilton, District of Mission
Director Bill Dickey, Electoral Area D
Director Orion Engar, Electoral Area E
Director Terry Raymond, Electoral Area A
Director Al Stobbart, Electoral Area G
Alternate Director Michie Vidal, Village of Harrison Hot Springs
Alternate Director Jeff Shields, City of Chilliwack
Alternate Director Susan Spaeti, District of Kent

Regrets: Director Pam Alexis, District of Mission
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Peter Robb, District of Hope
Director Leo Facio, Village of Harrison Hot Springs

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Manager of Corporate Administration/Corporate Officer
Stacey Barker, Director of Regional Services
Alison Stewart, Manager of Strategic Planning
David Urban, Manager of Outdoor Recreation Planning
Lance Lilley, Manager of Environmental Services
Tarina Colledge, Emergency Management Specialist
Marina Richter, Policy Analyst – Environmental Services
Micha Gutmanis, Environmental Services Coordinator
Kristy Hodson, Manager of Financial Operations
Melissa Geddert, Planner 1, Strategic Planning
Meghan Jackson, Parks Technician
Tyler Davis, Network Analyst I
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (*Recording Secretary*)

1. CALL TO ORDER

Chair Lum called the meeting to order at 9:01 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND
Seconded By DICKEY

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of October 8, 2019 be approved;

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

CARRIED

3. DELEGATIONS AND PRESENTATIONS

3.1 'LOVE OUR AIR' - Air Quality Education Program

Micha Gutmanis, Environmental Services Coordinator provided a presentation on 'Love Our Air', an air quality education program. This interactive program has been utilized as a teacher's resource guide and used in classroom workshops in elementary and secondary schools. Feedback on this successful program has been very positive.

Chair Lum reported that at the recent UBCM Conference, Honourable Mentions were award to the FVRD for the *Love Our Air* Education Program and the Fraser Valley Food Recovery Project, a partnership with FoodMesh. Staff was commended for their work on these two initiatives.

4. MINUTES/MATTERS ARISING

4.1 Draft Regional and Corporate Services Committee Meeting Minutes - September 10, 2019

Moved By ROSS
Seconded By STOBART

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of September 10, 2019 be adopted.

CARRIED

5. CORPORATE ADMINISTRATION

No items.

6. FINANCE

No items.

7. REGIONAL PROGRAMS AND SERVICES

7.1 ENVIRONMENTAL SERVICES

7.1.1 Revised BC Open Burning Smoke Control Regulation

The report dated October 8, 2019 from the Environmental Policy Analyst pertaining to the new BC Open Burning Smoke Control Regulation that came in effect on September 15th, 2019 was provided for information.

7.1.2 Energy Management Assessment Pilot

Moved By ENGAR
Seconded By SHIELDS

THAT the Fraser Valley Regional District Board direct staff to participate in BC Hydro's Energy Management Assessment Pilot program;

AND THAT Fraser Valley Regional use the Energy Management Assessment data for the development of a corporate Strategic Energy Management Plan with an aim to increase energy efficiency, reduce fuel costs, and lower greenhouse gas emissions of its corporate buildings.

CARRIED

7.2 REGIONAL PARKS

No Items.

7.3 STRATEGIC PLANNING AND INITIATIVES

7.3.1 Chilliwack and Region Transit Future Action Plan Public Engagement Report

Moved By ROSS
Seconded By VIDAL

THAT the Fraser Valley Regional District Board receive the BC Transit Public Engagement Summary which outlines the public engagement process for the Chilliwack and Region Transit Future Action Plan;

AND THAT the Fraser Valley Regional District share the findings with the Agassiz-Harrison Route 11 and Hope-Agassiz Route 22 partners and participating First Nations for feedback;

AND FURTHER THAT the Fraser Valley Regional District, in partnership with BC Transit, engage with the City of Abbotsford and District of

Mission to obtain feedback on future transit goals as they relate to inter-regional connections and regional systems integration to ensure consistency between the respective Future Action Plans.

CARRIED

It was noted that the Open Houses were well attended. Staff and BC Transit's significant work on the planning process for the Chilliwack and Region Transit Future Action Plan and the municipalities' investment in transit were acknowledged.

7.3.2 Fraser Valley Regional District Clean Economy Study – Phase Two Initiative

Moved By STOBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board support the proposed work plan for phase two of the Fraser Valley Regional District clean economy initiative;

AND THAT the Fraser Valley Regional District engage the economic development agencies of Fraser Valley Regional District member municipalities and other key stakeholders for the purpose of:

- These agencies and stakeholders directing the development of, and participating in, a Fraser Valley-specific event at the Globe Forum 2020;
- Determining and prioritizing clean economy opportunities that align best with the region's strengths and stakeholder interest to present at the Forum.

CARRIED

The topic of biomass being considered as renewable energy was discussed, resulting in the following motion being put forward:

ROSS/SHIELDS

THAT staff be directed to work with the Wastewise, Environmental Stewardship & Zero Waste Working Group to bring back a report on the issue of biomass for the Board's information.

CARRIED

7.4 OUTDOOR RECREATION AND PLANNING

7.4.1 BC Wildfire Service's Fraser Unit Crew Volunteer Trail Work

Moved By ENGAR
Seconded By VIDAL

THAT the Fraser Valley Regional District Board send a letter to the BC Wildfire Service thanking them for the recent volunteer trail work completed on the Experience the Fraser's Canyon to Coast Trail near Stave Lake and in Sumas Mountain Regional Park.

CARRIED

8. ADDENDA ITEMS/LATE ITEMS

None

9. REPORTS BY STAFF

None

10. REPORTS BY DIRECTORS

Director Raymond reported that with the assistance of Electoral Area "B" Director Adamson they able to secure some funds to revitalize the On Lee Family cemetery. He also reported on his attendance at the Japanese Canadian Mosaics Unveiling Celebration and the ceremonial launch at Honour Ranch in Ashcroft.

11. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

12. RESOLUTION TO CLOSE MEETING

Moved By ROSS
Seconded By SHIELDS

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 with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(2)(e) of the *Community Charter* - a review of a proposed final performance audit report for the purpose of providing comments to the auditor

general on a proposed report under section 23(2) of the *Auditor General for Local Government Act*.

CARRIED

The Open meeting recessed at 9:29 a.m.

13. RECONVENE OPEN MEETING

The Open Meeting reconvened at 9:46 a.m.

14. RISE AND REPORT OUT OF CLOSED MEETING

None

15. ADJOURNMENT

Moved By ROSS
Seconded By SHIELDS

THAT the Regional and Corporate Services Committee Open Meeting of October 8, 2019 be adjourned.

CARRIED

The Regional and Corporate Services Committee Open Meeting adjourned at 9:47 a.m.

MINUTES CERTIFIED CORRECT:

.....
Director Jason Lum, Chair



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

Tuesday, September 10, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
 Director Terry Raymond, Electoral Area A
 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
 Alternate Director Dave Clyne, Electoral Area H

Regrets: Director Taryn Dixon, Electoral Area H

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
 Mike Veenbaas, Director of Financial Services/Chief Financial Officer
 Jaime Reilly, Manager of Corporate Administration/Corporate Officer
 Suzanne Gresham, Director of Corporate Initiatives
 Tareq Islam, Director of Engineering & Community Services
 Margaret-Ann Thornton, Director of Planning & Development
 Milly Marshall, Director of EA Special Projects
 Stacey Barker, Director of Regional Services
 Graham Daneluz, Deputy Director of Planning & Development
 David Urban, Manager of Outdoor Recreation Planning
 Kristy Hodson, Manager of Financial Operations
 Sterling Chan, Manager of Engineering & Infrastructure
 Louise Hinton, Bylaw Compliance and Enforcement Officer
 Katelyn Hipwell, Planner II
 Andrea Antifaeff, Planner I
 Matthew Fang, Network Analyst I
 Tina Mooney, Executive Assistant to CAO and Board
 Chris Lee, Executive Assistant, Corporate Admin (*Recording Secretary*)

There were 8 members of the public present.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By STOBART

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 10, 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 12958 Sylvester Road, Electoral Area F, Legally Described as: Lot 12 Except: Parcel A (Explanatory Plan 56487) Section 30 Township 21 New Westminster District Plan 38134 (PID: 000-533-785)

Louise Hinton, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 12958 Sylvester Road, Electoral Area F and the efforts of staff to encourage voluntary compliance by the property owners.

No comments were offered from the public.

Moved By DAVIDSON

Seconded By ADAMSON

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 12958 Sylvester Road Electoral Area F, Fraser Valley Regional District, British Columbia, Legally described as: Lot 12 Except: Parcel A (Explanatory Plan 56487) Section 30 Township 21 New Westminster District Plan 38134 (PID: 000-533-785).

CARRIED

4. DELEGATIONS AND PRESENTATIONS

None

5. MINUTES/MATTERS ARISING

5.1 Draft Minutes of the Electoral Area Services Committee Meeting - July 9, 2019

Moved By RAYMOND

Seconded By ENGAR

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

CARRIED

5.2 Draft Minutes of EASC Priorities Setting Session - July 23, 2019

Moved By ADAMSON

Seconded By ENGAR

THAT the Minutes of the Electoral Area Services Committee Priorities Setting Session of July 23, 2019 be adopted.

CARRIED

Request was made for periodic updates on the EASC Work Plan to be provided to the Committee members.

5.3 Draft Cultus Lake Advisory Planning Commission - August 21, 2019

The draft Cultus Lake Advisory Planning Commission Minutes of August 21, 2019 was provided for information.

6. CORPORATE ADMINISTRATION

No Items.

7. FINANCE

7.1 Grant-In-Aid Request – Fraser Valley Bald Eagle Festival Society, Electoral Area C

Moved By BALES

Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Fraser Valley Bald Eagle Festival Society, funded from the 2019 Electoral Area “C” grant-in-aid budget, to assist in the funding of their annual Fraser Valley Bald Eagle Festival.

CARRIED

8. ENGINEERING & UTILITIES

No Items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019

Moved By STOBART

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1540, 2019*.

CARRIED

9.2 Application for Development Variance Permit 2019-19 to vary the off-street motor vehicle parking dimensions at 19 Lakeshore Drive, Cultus Lake Park – Electoral Area H

In response to the timeline for the parking study of waterfront lots in Cultus Lake, staff responded that this matter will be required to be considered at the EASC Priorities Session and will also have to go through the budget process. It was noted that there are other outstanding priorities in other Electoral Areas that also require attention.

Moved By CLYNE

Seconded By ENGAR

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-19 for the property located at 19 Lakeshore Drive, Cultus Lake Park – Electoral Area H to vary the off-street motor vehicle parking dimensions for two 90 degree parking spaces from 2.8 metres (9.2 feet) wide by 5.5 metres (18 feet) long to 2.56 metres (8.4 feet) wide by 4.57 metres (15 feet) long, subject to consideration of any comments or concerns raised by the public;

AND THAT the Fraser Valley Regional District Board consider directing staff to conduct a parking study of waterfront lots in Cultus Lake Park to develop a consistent approach for off-street residential parking;

AND FURTHER THAT the Fraser Valley Regional District Board consider deferring any future development variance permit applications for off-street parking variances until a parking study of waterfront lots in Cultus Lake Park is completed.

CARRIED

Directors Adamson and Bales Opposed

9.3 Application for Development Variance Permit 2019-23 to vary the definition of height to allow for a three storey single family home at 47020 Snowmist Drive, Electoral Area C

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-23 to vary the number of permitted storeys from two to three for a single family residence at 47020 Snowmist Drive, subject to consideration of any comments or concerns raised by the public

CARRIED

9.4 Application for Development Variance Permit 2019-25 to reduce the lot line setbacks at PID: 002-404-290, Maple Falls Road, Electoral Area H

Moved By CLYNE

Seconded By ENGAR

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-25 for PID 002-404-290 Maple Falls Road, Electoral Area H, to reduce all property line setbacks from 7.62 metres (25 feet) to 4.5 metres (14.76 feet), clear to sky, to facilitate the construction of a residence, subject to consideration of any comments or concerns raised by the public.

CARRIED

9.5 Application for Development Variance Permit 2019-27 to increase the maximum allowable area for a storage shed at #136-1436 Frost Road, Electoral Area H

Moved By CLYNE
Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-27 to increase the maximum allowable area of a storage shed from 6 square metres to 10.04 square metres, subject to the consideration of any comments or concerns raised by the public.

CARRIED

9.6 Application for Development Variance Permit 2019-28 to reduce side setbacks on corner Lot 107 from 2.0m to 1.5m in the final phase of the Creekside Mills development located at 1687 Columbia Valley Road, Electoral Area H

Moved By CLYNE
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-28 to reduce the side setbacks on proposed lot 107 from 2.0m to 1.5m subject to comments or concerns raised by the public.

CARRIED

9.7 Consultation Summary – Popkum-Bridal Falls Official Community Plan Update

The Consultation Summary of the Popkum-Bridal Falls Official Community Plan Update was provided for information. Staff was commended for the excellent work done on the project.

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 Grant Application for the Volunteer and Composite Fire Department Training and Equipment Fund

Moved By RAYMOND
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board endorse a grant application of up to \$175,000 under UBCM's Community Emergency Preparedness Fund towards training and equipment to support our seven Electoral Area fire departments.

CARRIED

11. OTHER MATTERS

11.1 Proposed Community Park in Yale, Electoral Area B

Moved By ADAMSON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board support a community institutional Crown land tenure application (#100296409) to develop two Crown parcels on Front Street in Yale into a community park.

CARRIED

11.2 Electoral Area Cellular and Internet Connectivity

Moved By BALES
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board authorize up to \$50,000 for a cellular and internet connectivity assessment within the Electoral Areas for the purposes of identifying potential infrastructure requirements and in preparation for funding opportunities;

AND THAT staff be authorized to continue to engage with the respective connectivity service providers for the purposes of improved Electoral Area cell and internet service, funding applications and/or service delivery partnerships.

Discussion ensued regarding grant funding and connectivity challenges within electoral areas. It was also noted that securing a certified internet service provider to undertake the funding application process has proved to be equally challenging. Following the discussion, the following motion was brought forward:

RAYMOND/BALES

THAT consideration of the matter with respect to authorization of \$50,000 for a cellular and internet connectivity assessment within the Electoral Areas for the purposes of identifying potential infrastructure requirements be postponed until a

presentation from a cellular and internet service provider be made to the EASC Committee.

CARRIED

DAVIDSON/ADAMSON

THAT the Fraser Valley Regional District Board authorize up to \$50,000 for a cellular and internet connectivity assessment within the Electoral Area F Community Works Fund for the purposes of identifying potential infrastructure requirements and in preparation for funding opportunities.

CARRIED

12. ADDENDA ITEMS/LATE ITEMS

12.1 The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws

It was proposed that item 12.1 be deferred to allow Committee members more time to consider the report provided.

Moved By DAVIDSON

Seconded By BALES

THAT item 12.1 with respect to 'The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws' be postponed to the Electoral Area Services Committee October 8, 2019 meeting.

CARRIED

13. REPORTS BY STAFF

None

14. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on the successful 1st Annual REVEL marathon held on August 17 and noted that there are plans to hold this event again next year.

Director Clyne reported on the following: annual Elvis concert, the new market location behind Frosty's, the Pikeminnow Derby, Lakeside Condo Open Houses, development on

Soowahlie land, coordination with the Department of Fisheries and Oceans on an experiment for milfoil prevention, mitigation of smallmouth bass, water clarity testing by Cultus Lake Stewardship and Fraser Basin Council's research on health of the lake.

Director Adamson reported on the relocation of the Sunshine Valley kindergarten near the museum, visit of actor George Takei of *Star Trek* to Tashme Museum, and the signing of the Memorandum Of Understanding in Yale with several First Nations to start efforts toward reconciliation.

Director Stobbart thanked the North Fraser Fire Department for their attendance to the numerous calls and also the passing of Chief Suzie Lewis, a matriarch of Leq'a:mel First Nation.

Director Raymond reported it has been quiet in Electoral Area A.

Director Davidson thanked staff for their assistance with respect to questions around permitting of the Hatzic Music Festival.

Director Bales reported that Hemlock Valley received their First Responders certification and thanked staff for coming out to the September 6, 2019 Area C Open House at Harrison Mills Community Hall.

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Joe Lamb, Cultus Lake Park Board Chair of 201 Lakeshore Drive, Cultus Lake referred to the recommendations provided in the staff report for item 9.1 of the September 10, 2019 EASC agenda pertaining to the Development Variance Permit application for 19, Lakeshore Drive and inquired why the Cultus Lake Advisory Planning Commission or Cultus Lake Park Board were not consulted.

In response to a question raised by Mr. Lamb, Chair Dickey reported that the motion passed today at EASC will be forwarded to the September Board meeting for consideration.

16. RESOLUTION TO CLOSE MEETING

Moved By RAYMOND
Seconded By DAVIDSON

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 with Section 90 of the *Community Charter* and to consider matters pursuant to:

- 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.

CARRIED

The Open Meeting recessed at 2:54 p.m.

17. RECONVENE OPEN MEETING

The Open Meeting reconvened at 3:02 p.m.

18. RISE AND REPORT OUT OF CLOSED MEETING

None

19. ADJOURNMENT

Moved By RAYMOND

Seconded By DAVIDSON

THAT the Electoral Area Services Committee Open Meeting of September 10, 2019 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:03 p.m.

MINUTES CERTIFIED CORRECT:



Director Bill Dickey, Chair

ELECTORAL AREA SERVICES COMMITTEE CANNABIS WORKSHOP MINUTES

Tuesday, September 10, 2019

10:15 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A
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
Alternate Director Dave Clyne, Electoral Area H

Regrets: Director Taryn Dixon, Electoral Area H

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Jaime Reilly, Manager of Corporate Administration/Corporate Officer
Suzanne Gresham, Director of Corporate Initiatives
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Milly Marshall, Director of EA Special Projects
Graham Daneluz, Deputy Director of Planning & Development
Julie Mundy, Planning Technician
Matthew Fang, Network Analyst I
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant, Corporate Admin (*Recording Secretary*)

1. CALL TO ORDER

Chair Dickey called the meeting to order at 10:17 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By STOBART
Seconded By RAYMOND

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Cannabis Workshop of September 10, 2019 be approved;

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

CARRIED

3. CANNABIS WORKSHOP PRESENTATION

Margaret-Ann Thornton, Director of Planning and Development gave a PowerPoint presentation, providing a brief overview of the cannabis legislation and production. She reported that the objectives of the Cannabis Workshop are:

- To hear from Electoral Area Directors what the issues are in their areas in relation to cannabis production and sales;
- Electoral Area Directors to provide clear land use directions to staff for the new and evolving Cannabis industry.

Highlights of the presentation are as follows:

- Federal, Provincial and ALR legislation is changing with no input/consideration of Local Government concerns;
- Total number of Current Cannabis Health Canada Notices in FVRD Electoral Areas: 26 – [Area “B” (2), “E” (2), “F” (13), “G” (5) and “H” (4)];
- Electoral Areas “A”, “C” and “D” do not have any current known applications;
- There are bylaw enforcement files related to cannabis production in all Electoral Areas;
- Uses currently permitted under FVRD zoning:
 - *Retail sale of cannabis* – not defined under zoning, generally permitted where retail commercial uses are permitted. Provincial approval required and local government consent is required as part of the provincial licensing process;
 - *Growing of cannabis in the ALR (outside or in a soil based building, or within a building built for the growing of crops constructed before July 13, 2018)* – is permitted by the Agricultural Land Commission anywhere within the ALR;
 - *Growing of cannabis in the ALR (in a new building constructed after July 13, 2018)* - permitted in Electoral Areas “A”, “B”, “C”, “F” and “G” only;
 - *Processing of cannabis* - permitted in some zones in Electoral Areas “A”, “B”, “C”, “F” and “G” only;
 - *Manufacturing of cannabis products (edibles, etc.)* - permitted In the ALR with limitations (i.e. 50% of cannabis grown on the farm) and in industrial zones;
 - *Micro-Grow Operations* (zoning does not differentiate the size of cannabis operation) - permitted in Electoral Areas “A”, “B”, “C”, “F” and “G” only

Agricultural Land Commission regulations with respect to cannabis production were noted.

Ms. Thornton further reported that the Electoral Area Directors survey noted no consistent Electoral Area-wide approach. Two general streams were noted:

- Avoid cannabis: as much as legally possible
- Support cannabis: mitigate the negative impacts

An update on actions taken in the surrounding areas/municipalities with respect to Cannabis production and retail sales was also provided.

With respect to the public consultation strategy, Ms. Thornton reported that the survey indicated the following level and dialogue is desired by EA Directors:

- Public Information Meeting – hosted by FVRD
- Public Information Meeting – hosted by Applicants
- Public Outreach
- Outreach to Stakeholders

In summary, Ms. Thornton noted the following points from the discussion:

- Acknowledge that cannabis is an important land use and need to be dealt with;
- Two directions: 1) Avoid cannabis production or 2) permit and mitigate the effects;
- Prepare summary and create a policy to address some of the issues with respect to Health Canada and ALC requirements;
- Immediate need for implementation of policy;
- Every cannabis facility is site specific, either retail use or production - to flush out public consultation options for site specific issues;
- To address Micro grow and smaller scale operators issues

Ms. Thornton concluded her presentation noting that a summary, policy and strategy including public consultation options based upon EASC direction will be brought forward at the October EASC meeting for consideration. A zoning bylaw amendment is also anticipated to be tabled at the October meeting.

Staff thanked the Electoral Area Directors for the constructive input provided at the workshop and also the response to the survey.

Electoral Area Directors noted that in some electoral areas there is an urgent need to get regulations in place because of the strong producer interest. In Area "F", for example, thirteen Health Canada notices have been received regarding proposed cannabis production facilities.

4. ADJOURNMENT

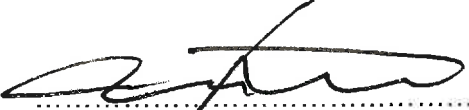
Moved By RAYMOND
Seconded By DAVIDSON

THAT the Electoral Area Services Committee Cannabis Workshop of September 10, 2019 be adjourned.

CARRIED

The Electoral Area Services Committee Cannabis Workshop adjourned at 11:46 a.m.

MINUTES CERTIFIED CORRECT:


.....
Director Bill Dickey, Chair

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

Tuesday, October 8, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A
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

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Manager of Corporate Administration/Corporate Officer
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Milly Marshall, Director of EA Special Projects
Stacey Barker, Director of Regional Services
Graham Daneluz, Deputy Director of Planning & Development
Kristy Hodson, Manager of Financial Operations
Adriana Snashall, Bylaw Compliance and Enforcement Officer (*part*)
David Bennett, Planner II (*part*)
Robin Beukens, Planner I (*part*)
Julie Mundy, Planning Technician (*part*)
Tyler Davis, Network Analyst I
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant, Corporate Admin (*Recording Secretary*)

There were four members of the public present.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m.

The Chair provided the Committee with a brief summary of the October 8, 2019 Regional and Corporate Services Committee meeting, highlighting the staff presentation on the 'Love our Air' Air Quality Education Program, and the Fraser Valley Regional District Clean Economy Study.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of October 8, 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 (no civic address) Chaumox Rd, Electoral Area "A", PID 014-633-451

Adriana Snashall, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at Chaumox Road (no civic address), Electoral Area "A" and the efforts of staff to encourage voluntary compliance by the property owners.

Chair Dickey provided an opportunity for the public to speak to this issue.

Property owners, Mr. Goran Dejić and Mr. Vojislav Nikolić spoke and advised the Committee that they would like to bring the property into compliance now that they are aware of the process.

Questions were raised by the Committee regarding the septic system, water source for the pool and ALR land regulations pertaining to non-farm use. Staff was requested to communicate with the property owners regarding the Notice on Title and how this would affect their property.

Moved By RAYMOND

Seconded By ADAMSON

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 (no civic address) Chaumox Road, Electoral Area A, Fraser Valley Regional District, British Columbia, legally described as: the North ½ of the North East ¼ of Section 15 Township 11 Range 26 West of the 6th Meridian Yale District Except Plans 15647, 18440, 18715 and 20574; PID 014-633-451.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

4.1 Preserving and Protecting Trees in Popkum, Electoral Area "D"

David Bennett, Planner II provided a presentation on 'Preserving and Protecting Trees in Popkum' pertaining to the former Minter Gardens site and the efforts taken by the various departments in the FVRD for the preservation and protection of the trees in the area. This initiative also involved collaboration with the community - neighbours, developers, arborist, builders and homeowners. It was reported that FVRD's role is to ensure that trees are protected during construction and that all required tree plantings are done correctly. It was noted that four public information meetings were held and a handout is provided to new owners in Minter Gardens regarding tree retention.

5. MINUTES/MATTERS ARISING

5.1 Draft Electoral Area Services Committee Meeting Minutes - September 10, 2019

Moved By STOBART
Seconded By RAYMOND

THAT the Minutes of the Electoral Area Services Committee Open Meeting of September 10, 2019 be adopted.

CARRIED

5.2 Draft EASC Cannabis Workshop Minutes - September 10, 2019

Moved By ADAMSON
Seconded By DIXON

THAT the Minutes of the EASC Cannabis Workshop of September 10, 2019 be adopted.

CARRIED

6. CORPORATE ADMINISTRATION

No Items.

7. FINANCE

7.1 Grant-In-Aid Request – Hemlock Valley Homeowners Association, Electoral Area “C”

Moved By BALES

Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Hemlock Valley Homeowners Association (HVHA) in the amount of \$3,000, to be funded from the 2019 Electoral Area “C” grant-in-aid budget to help offset the costs associated with the hosting of several community events used to encourage family participation to increase community awareness.

CARRIED

7.2 Grant-In-Aid Request – Fraser Valley Toy Run, Electoral Area “F”

Moved By DAVIDSON

Seconded By BALES

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to Charles Bernal, Committee member of the community group acting to support the Central & Upper Fraser Valley Toy Run, to be funded from the 2019 Electoral Area “F” grant-in-aid budget.

CARRIED

7.3 Grant-In-Aid Request – Deroche Elementary School PAC, Electoral Area “G”

Moved By STOBART

Seconded By BALES

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Deroche Elementary School PAC, funded from the 2019 Electoral Area “G” grant-in-aid budget, to help offset the costs of field trips, hot

lunches, community cultural celebrations, and a guest speaker on the topic of bullying.

CARRIED

7.4 Grant-in-Aid Request – Columbia Valley Ratepayers Association, Electoral Area “H”

Moved By DIXON

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid to the Columbia Valley Ratepayers Association in the amount of \$3,000 to be funded from the 2019 Electoral Area “H” grant-in-aid budget to help offset the costs of upgrading the community hall tables and chairs.

CARRIED

8. ENGINEERING & UTILITIES

8.1 FVRD Cultus Lake Integrated Water System and North Cultus Sewer System Service Area Amendment Bylaws, Electoral Area “H”

Moved By DIXON

Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*;

AND THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*;

AND FURTHER THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

CARRIED

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Application for Development Variance Permit 2019-29 to reduce the interior side setback for an accessory building at 46594 Chilliwack Lake Road, Electoral Area "E"

Staff was requested to work further with the applicant on this Development Variance Permit.

Moved By ENGAR

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board refer Development Variance Permit 2019-29 for the property located at 46594 Chilliwack Lake Road, Electoral Area "E" back to staff for further consideration.

CARRIED

9.2 Application for Development Variance Permit 2019-30 to vary the requirements related to a proposed Accessory Family Residential Use at the property located at 11811 Sylvester Road, Area "F"

Moved By DAVIDSON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F, to vary the requirements of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, and to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use, subject to consideration of any comments or concerns raised by the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

CARRIED

9.3 Housing Needs Report Application

Moved By STOBART

Seconded By DIXON

THAT the Fraser Valley Regional District submit an application to the Province of British Columbia for funding to support the completion of a housing needs report

to assess the housing needs of each Electoral Area as outlined in the October 8, 2019 FVRD staff report titled '*Housing Needs Report Application*'.

CARRIED

9.4 The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws

Request was made to defer this matter to allow for further discussion with legal counsel pertaining to possible risks and impacts on decisions that the FVRD might make on this matter.

Moved By STOBART
Seconded By DIXON

THAT item 9.4 with respect to 'The Use of Land for Processing Aggregates in FVRD's Electoral Area Zoning Bylaws' be postponed to allow for further discussion with legal counsel.

CARRIED

9.5 Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas

It was noted that at the September EASC Cannabis workshop there was discussion that there was an immediate need to address issues especially in electoral areas where cannabis is not a supported land use. As a result, staff were directed to draft a policy as soon as possible. Staff reported that they have been receiving inquiries and the intent of the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas* is to enable staff to provide direction to the public.

Moved By ADAMSON
Seconded By ENGAR

THAT the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*, as drafted, be endorsed;

AND THAT staff be directed to implement the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*.

CARRIED

9.6 Zoning Bylaw Amendments for Cannabis land uses in Electoral Areas "D", "F" and "H"

Moved By DIXON

Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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 Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

THAT Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019;*

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 Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* in accordance with the Local Government Act;

AND THAT in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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 FURTHER THAT in accordance with Section 52 of the Transportation Act, a referral of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* be sent to the Ministry of Transportation and Infrastructure;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*.

CARRIED

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 Appointment of Walter Roos as Fire Chief of the Popkum Volunteer Fire Department

Moved By BALES
Seconded By STOBART

THAT Deputy Chief Walter Roos be appointed as the Fire Chief of the Popkum Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018*.

CARRIED

10.2 Appointment of Wes Klaassen as Deputy Fire Chief of the Popkum Volunteer Fire Department

Moved By ADAMSON
Seconded By RAYMOND

THAT Captain Wes Klaassen be appointed as the Deputy Fire Chief of the Popkum Volunteer Fire Department in accordance with *Fraser Valley Regional*

District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.

CARRIED

10.3 Appointment of Crystal Pruim as Fire Chief and Appointment of Stuart Pruim as Deputy Fire Chief of the Boston Bar North Bend Volunteer Fire Department

Moved By RAYMOND

Seconded By ADAMSON

THAT Crystal Pruim be appointed as Fire Chief of the Boston Bar North Bend Volunteer Fire Department and Stuart Pruim be appointed as Deputy Fire Chief of the Boston Bar North Bend Volunteer Fire in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

CARRIED

10.4 Appointment of Bruce Marshall as Fire Chief and Shawn Dearden as Deputy Fire Chief of the Yale Volunteer Fire Department

Moved By ADAMSON

Seconded By DIXON

THAT Bruce Marshall be appointed as Fire Chief of the Yale Volunteer Fire Department and Shawn Dearden be appointed as Deputy Fire Chief of the Yale Volunteer Fire Department in accordance with *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018.*

CARRIED

10.5 Appointment of Ken Harbord as Fire Chief of the Hemlock Valley Volunteer Fire Department

Moved By BALES

Seconded By STOBART

THAT Deputy Chief Ken Harbord be appointed as the Fire Chief of the Hemlock Valley Volunteer Fire Department in accordance with *Fraser Valley Regional*

*District Electoral Area Volunteer Fire Department Establishment and Regulation
Bylaw No. 1474, 2018.*

CARRIED

**10.6 Chilliwack River Valley Fire Protection Services Area Amendment Bylaw
No. 1536, 2019**

Moved By ENGAR
Seconded By DIXON

THAT the Fraser Valley Regional District consider giving three readings to the bylaw cited as *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019.*

CARRIED

**10.7 North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw
No. 1545, 2019**

Moved By STOBART
Seconded By BALES

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019.*

CARRIED

10.8 Public Emergency Alerting System

The report dated October 8, 2019 from the Manager of Electoral Area Emergency Services with respect to the installation of a public alerting system for the FVRD on a 12 month term free of charge was provided for information.

11. OTHER MATTERS

No Items.

12. ADDENDA ITEMS/LATE ITEMS

None

13. REPORTS BY STAFF

None

14. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported that the community are pleased that the Strathcona Regional District's resolution with respect to cessation of licensing and extraction of ground water for commercial water bottling was passed. He also noted an increase of homeless camps.

Director Dixon reported about the news of a missing woman in Columbia River Valley and highlighted the efforts of the Chilliwack Search and Rescue and community search volunteers. She also provided an update on goose management taking place in Cultus Lake and advised of the upcoming *Race Around the Lake* event.

Director Adamson reported that there is a lot of celebrity attention at the Tashme Museum. He also thanked staff, in particular Tina Mooney, for scheduling the meetings at UBCM Conference for the Electoral Area Directors.

Director Stobbart reported on the replacement of the Dewdney Bridge and advised that the well-attended farmers market is winding up for the season.

Director Raymond reported that together with Director Adamson they was able to secure some funding to revitalize the On Lee Family cemetery, and reported on his attendance at the Japanese Canadian Mosaics Unveiling Celebration and the ceremonial launch at the Honour Ranch in Ashcroft.

Director Davidson reported that it is quiet in Electoral Area F, and that there has been discussion in the community on the topic of gravel.

Director Bales reported on the Mission/Matsqui/Fraser Canyon Federal All Candidates meeting in Area C on October 3 and meetings held during the UBCM Conference.

Director Dickey thanked Margaret-Ann Thornton, Director of Planning and Development who will be retiring on October 31, 2019 for all her hard work and wished her all the best.

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

16. RESOLUTION TO CLOSE MEETING

Moved By RAYMOND
Seconded By DAVIDSON

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 with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(2)(e) of the *Community Charter* - a review of a proposed final performance audit report for the purpose of providing comments to the auditor general on a proposed report under section 23(2) of the *Auditor General for Local Government Act*.

CARRIED

The Open Meeting recessed at 2:40 p.m.

17. RECONVENE OPEN MEETING

The Open Meeting reconvened at 3:03 p.m.

18. RISE AND REPORT OUT OF CLOSED MEETING

None

19. ADJOURNMENT

Moved By RAYMOND
Seconded By BALES

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

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:03 p.m.

MINUTES CERTIFIED CORRECT:

.....
Director Bill Dickey, Chair

DRAFT

FRASER VALLEY REGIONAL DISTRICT

INTERNAL AFFAIRS COMMITTEE

OPEN MEETING MINUTES

Tuesday, October 8, 2019
11:00 am
Meeting Room # 414, 4th Floor
FVRD, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack
Director Bill Dickey, Electoral Area D
Director Bud Mercer, City of Chilliwack

Absent: Director Kelly Chahal, City of Abbotsford

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer

1. CALL TO ORDER

The meeting was called to order at 10:24 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

LUM/DICKEY

THAT the Agenda, Addenda and Late Items for the Internal Affairs Committee Open Meeting of October 8, 2019 be approved;

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

CARRIED

3. APPROVAL OF MINUTES /MATTERS ARISING

3.1 Draft Internal Affairs Committee Meeting Minutes - May 22, 2019

DICKEY/LUM

THAT the Minutes of the Internal Affairs Committee of May 22, 2019 be adopted.

CARRIED

4. RESOLUTION TO CLOSE MEETING

LUM/DICKEY

THAT the meeting be closed to the public, except for Senior Staff for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance with 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; and
- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations.

CARRIED

RECESS

5. RISE AND REPORT

None.

6. ADJOURNMENT

LUM/DICKEY

THAT the Internal Affairs Committee Open Meeting of October 8, 2019 be adjourned.

CARRIED

The Internal Affairs Committee Open Meeting adjourned at 11 a.m.

MINUTES CERTIFIED CORRECT:

.....
Director Bud Mercer, Chair

**FRASER VALLEY REGIONAL DISTRICT
RECREATION, CULTURE & AIRPARK SERVICES COMMISSION
OPEN MEETING MINUTES**

Tuesday, September 17, 2019
6:30 pm
District of Hope Council Chambers
345 Wallace Street, Hope, BC

Present:

Terry Raymond, Chair, Electoral Area A
Dennis Adamson, Vice Chair, Electoral Area B
Peter Robb, Director, District of Hope
Shanon Fischer, Member at Large, District of Hope (*departed at 7:01 pm*)
Peter Adamo, Member at Large, Electoral Area B
Hilary Kennedy, Member at Large, District of Hope

With Regrets:

Dianne Davies, Member at Large, Electoral Area B

Staff Present:

Stacey Barker, Director of Regional Services
Jody Castle, Manager of Recreation, Culture & Airpark Services
Mike Freimark, Assistant Manager, Recreation, Culture & Airpark Services

1. CALL TO ORDER

The meeting was called to order at 6:28 pm.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

KENNEDY/ADAMSON

THAT the Agenda, Addenda and Late Items for the Recreation, Culture and Airpark Services Commission Open Meeting of September 17, 2019 be approved;

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

CARRIED

3. **MINUTES/MATTERS ARISING**

3.1 **Recreation, Culture and Airpark Services Commission Open Meeting - 07 16 19**

ROBB/ADAMO

THAT the Minutes of the Recreation, Culture and Airpark Services Commission Open Meeting of July 16, 2019 be adopted.

CARRIED

4. **DELEGATIONS AND PRESENTATIONS**

4.1 **Presentation from Catherine Freimark, President of the RiverMonsters Swim Club**

Catherine Freimark, President of the RiverMonsters Swim Club provided a PowerPoint presentation to the commission highlighting the following:

- Review of the swim club 2019 swimmers success;
- Commitment of the club to foster and grow local coaches; and
- Grant funds to upgrade the Dan Sharrers Aquatic facility.

5. **NEW BUSINESS**

5.1 **Facility Upgrades and Maintenance**

Jody Castle, Manager of Recreation, Culture and Airpark Services provided a high level overview of the Mezzanine renovation project and the annual aquatic shut down maintenance projects.

Commissioner Fischer left the meeting.

5.2 **Request for Expression of Interest for Members at Large**

Discussion ensued around the timeline for advertising the Request for Expression of Interest to the public.

5.3 **RiverMonsters Swim Meet 2020**

KENNEDY/ADAMSON

THAT the Recreation, Culture and Airpark Services Commission recommends that the Fraser Valley Regional District Board authorize a grant in the amount of \$2,756.00 to the RiverMonsters Swim Club, funded from the Community Facility Use Grant Program, for the purposes of renting the Dan Sharrers Aquatic Centre

pool and Conference Centre to host a two day swim meet on June 13 and 14, 2020;

AND THAT the Recreation, Culture and Airpark Services Commission support the District of Hope special event application for the use of the 6th Avenue Park field to enable overnight camping for the swim meet.

CARRIED

6. STAFF AND STANDING REPORTS

6.1 Fall Program Guide

The Fall program guide was provided for information. Discussion ensued regarding printing and distribution of the guides. It was noted that the information centre should be given copies to distribute.

6.2 RCAS Commission and Staff Christmas Party December 1, 2019

Jody Castle, Manager of Recreation, Culture & Airpark Services provided the Social Committee's intention for this year's staff Christmas function.

7. RESOLUTION TO CLOSE MEETING

KENNEDY/ADAMO

THAT the meeting be closed to the public, except for Senior Staff, 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)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the regional district if they were held in public.

CARRIED

The Open Meeting recessed at 7:15 pm

8. RECONVENE OPEN MEETING

The open meeting of the Recreation, Culture & Airpark Services Commission was reconvened at 7:42 pm.

9. REPORTS BY COMMISSION MEMBERS

Commissioners Kennedy and Robb complemented the success of the Ride to Conquer Cancer.

Commissioner Adamo extended gratitude for the success of the 2019 Brigade Days event.

10. RISE AND REPORT OUT OF CLOSED MEETING

None.

11. NEXT MEETING

The next meeting of the Recreation, Culture & Airpark Services Commission is scheduled for October 29, 2019 at 6:30 pm.

12. ADJOURNMENT

KENNEDY/ADAMO

THAT the Recreation, Culture and Airpark Services Commission Open Meeting of September 17, 2019 be adjourned.

CARRIED

MINUTES CERTIFIED CORRECT:

.....
Director Terry Raymond, Chair

To: CAO for the Electoral Area Services Committee

Date: 2019-10-08

From: Adriana Snashall, Bylaw Compliance & Enforcement Officer

File No: A06056.000

Subject: Building Bylaw and BC Building Code Contraventions at (no civic address) Chaumox Road, Electoral Area A, Fraser Valley Regional District, British Columbia, legally described as: The North ½ of the North East ¼ of Section 15 Township 11 Range 26 West of t

RECOMMENDATION

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 (no civic address) Chaumox Road, Electoral Area A, Fraser Valley Regional District, British Columbia, legally described as: the North ½ of the North East ¼ of Section 15 Township 11 Range 26 West of the 6th Meridian Yale District Except Plans 15647, 18440, 18715 and 20574; PID 014-633-451.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND





- June 12, 2017 Bylaw Enforcement staff received information regarding construction without building permits of no less than six Residential Dwellings and one in-ground pool located on a property with no civic address on Chaumox Road in North Bend.
- June 14, 2017 Site inspection is performed by FVRD Bylaw Enforcement staff with RCMP in attendance due to the remote area and to keep the peace. Staff verified construction of four large Residential Dwellings (Cabins), two Ramada's with Atco style trailers for residential use, one in-ground pool, several RV trailers and various outbuildings on the property. Stop Work and No Occupancy notices were posted on each of the six residential structures. Staff also noted household garbage and assorted rubbish littered the property, charred evidence of garbage burning, and charred remains of a structure foundation.
- June 19, 2017 FVRD Bylaw Enforcement staff is contacted by one of the registered property owners on the telephone regarding the Stop Work and No Occupancy notices posted on the property. A meeting was arranged for the property owners to speak with staff in the Chilliwack Office.

- June 22, 2017 FVRD Bylaw Enforcement, Building, and Planning staff met with three of the six registered property owners in the Chilliwack Office. Land Use restrictions, hazard issues and implications on obtaining build permits were discussed. The property owners provided the following information:
- Property (bare land) was purchased in 2012 with no structures
 - Property is currently used for vacation purposes
 - All but one Cabin and all RV trailers are serviced by a 'Pit' style septic; one Atco style trailer has separate septic field
 - 'Clubhouse' Atco trailer is co-owned; each owner has their own Cabin or RV trailer
 - Water Licence to Terrance Creek applied for in December 2016
- FVRD staff requested all property owners to meet amongst themselves and decide on how they would like to proceed to remediate their property.
- March 8, 2018 FVRD Bylaw Enforcement staff received a telephone call from a new complainant requesting to meet at the Chilliwack Office.
- March 12, 2018 FVRD Bylaw Enforcement and Building staff met with the new complainant to discuss ongoing non-compliance of FVRD bylaws. Staff directed the complainants concerns of illegal and criminal activities occurring on the property and in the surrounding area to the appropriate agencies including RCMP, Ministry of Forests, Lands and Natural Resource Operations, Conservation Officer Service, BC Assessment, and Technical Safety BC.
- April 20, 2018 Letter mailed and emailed to all registered property owners summarizing bylaw enforcement contraventions with a deadline of May 21, 2018 to contact staff.
- May 8, 2018 FVRD Bylaw Enforcement staff is contacted by one of the registered property owners on the telephone regarding the April 20, 2018 letter. Another meeting is arranged for the property owners to speak with staff in the Chilliwack Office.
- May 18, 2018 FVRD Bylaw Enforcement and Planning staff met with several registered property owners in the Chilliwack Office. The property owners indicated that they intended to rezone the property to allow 'Multiple Seasonal Dwellings'. All of the unpermitted construction is located on the *Agricultural Land Commission* (ALC) portion of the property. Staff explained that in order to proceed with any FVRD land use amendments or building permits, an application to the ALC must first be made for a Non-Farm Use or Exclusion.
- May 29, 2018 Letter mailed and emailed to all six registered property owners summarizing the May 18, 2018 meeting with a deadline of July 9, 2018 to submit fully completed Non-Farm Use application to the ALC, or to submit building permit applications to effect the removal of the unpermitted structures on the property.
- July 23, 2018 FVRD Bylaw Enforcement staff received confirmation from Planning staff that a Non-Farm Use application (57826) has been made to the ALC.

August 2, 2018	Email received from one of the property owners requesting to meet staff and Area Director Terry Raymond at the Chilliwack Office to discuss the property.
August 10, 2018	FVRD Bylaw Enforcement, Building, and Planning staff along with Margaret-Ann Thornton Director of Planning & Development and Area Director Terry Raymond met with one of the registered property owners in the Chilliwack Office. Staff explained the status of the Bylaw Enforcement file, and the recent application made to the ALC for Non-Farm Use approval. The property owner advised staff that they had not signed any recent documents pertaining to the property and they were unaware of the recent application made to the ALC. Staff recommended the property owner contact the ALC and FVRD in writing to formally advise of the concerns with the property and application.
August 17, 2018	Letter mailed and emailed to all six registered property owners requesting an Agent Authorization Letter be completed and submitted to the ALC Application Portal for <i>each</i> of the six property owners in order to continue with the ALC application (57826) with a deadline of September 1, 2018.
September 14, 2018	FVRD Bylaw Enforcement staff received confirmation from Planning staff that the property owners have not submitted the outstanding Agent Authorization Letters for each property owner to the ALC.
September 17, 2018	Second letter mailed and emailed to all six registered property owners requesting an Agent Authorization Letter be completed and submitted to the ALC Application Portal for each of the six property owners in order to continue with the ALC application (57826) with a deadline of October 16, 2018.
September 17, 2018	FVRD Bylaw Enforcement staff submitted a Non-Farm Use complaint to the <i>Agricultural Land Commision</i> .
September 20, 2018	FVRD Bylaw Enforcement staff received a voice message from a law firm representing five of the six registered property owners requesting to discuss options for the property owners.
October 12, 2018	Letter received from five of the six registered property owners requesting an extension until February 15, 2019 to deal with issues and legal work relating to the ownership of the property. Extension is granted until February 15, 2019.
February 12, 2019	Email sent to all six registered property owners requesting update on the status of their ALC application and reminder of the extension deadline of February 15, 2019.
February 19, 2019	FVRD Bylaw Enforcement staff received a telephone call from one of the six registered property owners. Property owner advised that they have been unable to resolve the ownership dispute and wanted to discuss any other possible options to

keep all of the construction as built. Staff advised that the ownership dispute was a civil matter and that without ALC approval, the FVRD was not able to proceed with land use amendments or building permits to allow the dwellings to remain; only option at that point to bring the property into compliance with FVRD regulations was to submit building permit applications to remove the structures. The property owner stated they might let the property go to tax sale or try to sell it. Staff advised that bylaw contraventions 'run with the land' and the enforcement file would remain open regardless of a change in ownership. Staff requested the property owners discuss how they would like to move forward and advise the FVRD of their intentions within two weeks' time.

- | | |
|-------------------|--|
| February 26, 2019 | Email received from one of the property owners following up on the August 10, 2019 meeting and advising that a formal letter was forthcoming by mail. |
| April 23, 2019 | Letter received from one of the property owners as per February 26, 2019 email. |
| May 21, 2019 | FVRD Bylaw Enforcement staff discussed next steps at weekly team meeting. Staff in agreement that a Section 57 Notice is recommended to be placed on the Land Title to notify any potential purchasers and stakeholders of the extensive bylaw contraventions on the property. |
| May 22, 2019 | FVRD Planning staff advised Bylaw Enforcement staff and property owner applicant via email that the ALC application (57826) has been closed. |
| August 16, 2019 | FVRD Bylaw Enforcement staff visit the subject property to update file photos. Staff did not enter onto property; from the road there are no apparent changes noted and the unpermitted construction works remain. |

SITE INSPECTION PHOTOS

June 14, 2017



Entrance to "Hawkland" property from Chaumox Road.



Cabin A; posted with Stop Work and No Occupancy.



Cabin B; posted with Stop Work and No Occupancy.



Cabin C; posted with Stop Work and No Occupancy.



Cabin D; posted with Stop Work and No Occupancy.

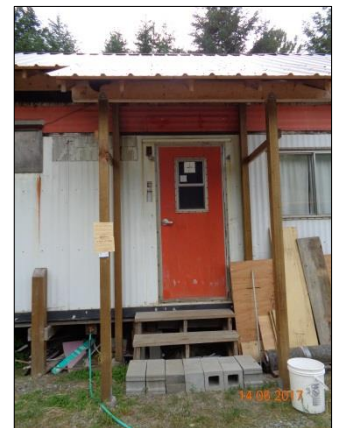


In-ground pool; located behind Cabin D.





Cabin E and Ramada; posted with Stop Work and No Occupancy.



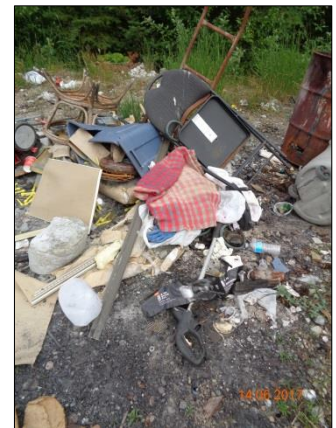
Cabin F and Ramada; posted with Stop Work and No Occupancy.



Gazebo/Storage Structure.



Chicken Coop and Outbuilding.



Accumulation of household garbage, furniture, and construction debris; evidence of garbage burning.



Trailer 1; appears to be connected to a septic system.

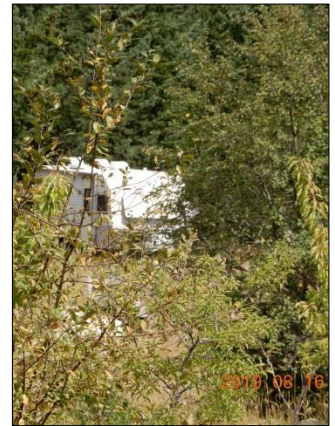


Trailer 2 and discarded construction debris.

August 16, 2019



Entrance to "Hawkland" property from Chaumox Road.



Cabin D viewed from Chaumox Road (left); Cabin F and Ramada (middle); Trailer 2 (right).



Chicken Coop area viewed from Chaumox Road.

DISCUSSION

Section 57 of the *Community Charter* allows a Building Inspector to recommend a resolution to place a Notice on the Title of a property if a contravention of a bylaw or another enactment related to the construction or safety of a building is observed. A Notice on Title serves as notice to anyone searching the title that the property may be in breach of local government bylaws or other enactments; provide disclosure to future owners; and protects against potential claims with regard to the contraventions.

Staff would like you to consider the following information:

Building Bylaw

Staff is authorized to regulate minimum construction standards within electoral areas via the Fraser Valley Regional District Building Bylaw No. 1188, 2013 (Building Bylaw) for health, safety and the protection of persons and property. This bylaw provides that no person shall commence any construction, alteration,

reconstruction, demolition, removal, relocation or change of occupancy of any building. No building permit applications have ever been received for any of the structures currently located on the subject property.

Building Permits are required for the construction works undertaken by the property owners.

Zoning Bylaw

This property is zoned RURAL (R-1) and RURAL RESOURCE (R-4) pursuant to the *Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989* (Zoning Bylaw). The zoning designation permits not more than one Residential Dwelling on a parcel. A secondary Residence Use may be permitted on the parcel provided that the second residence meets the provisions set out in Section 4.1.2; however none of these provisions are applicable in this situation.

A portion of this property is designated as Agricultural Land Reserve (ALR) pursuant to the Provincial *Agricultural Land Commission* (ALC). All of the unpermitted construction is located on the ALR portion of the property. ALC approval is required before submitting any FVRD land use amendment or building permit applications. A Non-Farm Use application was made to the ALC to permit 'Multiple Seasonal Dwellings', but was subsequently cancelled as incomplete. The ALC Application Portal identified that an Agent Authorization Letter had not been completed for *each* of the six registered property owners. Without ALC approval, the FVRD cannot proceed with any land use amendments or building permit applications.

In order to permit the construction works as built, a successful rezoning of the subject property is required to authorize "Multiple Seasonal Dwelling Use". A successful Non-Farm Use application to the ALC is required prior to any FVRD land use amendments or building permit applications.

COST

Land Titles Office filing fee of approximately \$74.

The owners will be required to pay an administration fee of \$500 in accordance with the *Fraser Valley Regional District Building Bylaw 1188, 2013* after the unauthorized construction works of multiple Residential Dwellings and Accessory Residential structures are either:

1. All demolished under one Demolition Permit issued by the FVRD with a successful final inspection; or
2. One fully completed Building Permit issued by the FVRD with a successful final inspection to keep one Residential Dwelling as built; and one Demolition Permit issued by the FVRD with a successful final inspection to remove all other unpermitted structures; or
3. One fully completed Non-Farm Use application with the ALC to authorize 'Multiple Seasonal Dwelling Use'; one fully completed rezoning application with the FVRD to permit multiple

'Seasonal Dwellings'; and six fully completed Building Permits issued by the FVRD with a successful final inspection for each structure as built.

CONCLUSION

It is the opinion of the Bylaw, Compliance and Enforcement Officer/Appointed Building Inspector that the construction of five Residential Dwellings and one Accessory Residential Structure without any of the required Building Permits violates the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* and the *British Columbia Building Code*. Staff notes that full compliance will only be achieved with the successful completion of multiple Building Permits to enable the Residential Dwelling(s) to remain on the property and/or to effect the removal of all unpermitted structures on the property. Staff further notes that in order for any Building Permits to be issued by the FVRD, the property owners must first address non-compliance issues with both the ALC and the FVRD Zoning regulations. Regrettably, but in the interest of full public disclosure and as incentive to achieving voluntary compliance, I, as an Appointed Building Inspector, believe that the filing of Notice is appropriate in this instance and submit the above recommendation in accordance with Section 57 of the Community Charter.

Electoral Area Services Committee (EASC) approval and Regional District Board resolution is required to assess Section 57 notices.

The process of filing a Section 57 notice on property title is conducted in accordance with the Community Charter and the Local Government Act.

Regional District requirements for Building Permit works are being administered in accordance with related Fraser Valley Regional District Bylaws, Policies, and the BC Building Code.

COMMENTS BY:

Margaret Thornton, Director of Planning & Development

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

August 29, 2019

REGISTERED MAIL

Vojislav Nikolic



Srpko Rakita



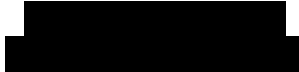
Slavko Vukovic



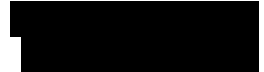
Branislav Kovac



Goran Dejjic



Sinisa Jojin



FILE: A06056.000

CIVIC: No Civic Address, Chaumox Road, Electoral Area A

PID: 014-633-451

LEGAL: THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440, 18715 AND 20574

Dear Property Owners;

**RE: SHOW CAUSE HEARING SCHEDULED – Section 57 Notice on Title
Contraventions of Building Bylaw No. 1188, 2013 - Construction without a Building Permit
No Civic Address, Chaumox Road, North Bend (Electoral Area A)**

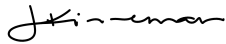
Please be advised that you are hereby notified of your opportunity to be heard by the Regional District Electoral Area Services Committee. The meeting is to show cause why the Regional District Board of Directors should not direct staff to file a Bylaw Contravention Notice against the title of your property located on Chaumox Road with no civic address, in relation to the outstanding contraventions of the *Fraser Valley Regional District Building Bylaw No. 1133, 2013* and the *BC Building Code* pursuant to Section 57 of the *Community Charter*.

The show cause hearing is scheduled for **October 8, 2019 at 1:30pm** in the Boardroom on the fourth floor of the Regional District Office located at 45950 Cheam Avenue, Chilliwack, British Columbia.

The Electoral Area Services Committee will consider registration of the Section 57 Notice on the title of your property whether you are in attendance or not. For your convenience, I have attached relevant extracts from the *Community Charter* and a copy of the staff report which will be considered by the Committee.

If you require further information or clarification on this matter please contact Adriana Snashall with our Bylaw Enforcement Department at 604-702-5017 or asnashall@fvrd.ca in advance of this meeting.

Sincerely,



Jennifer Kinneman
Acting Chief Administrative Officer

cc: Terry Raymond, Director of Electoral Area A
Margaret-Ann Thornton, Director of Planning and Development
Greg Price, Building Inspector and Bylaw Coordinator
Adriana Snashall, Bylaw Compliance and Enforcement Officer

enc: Corporate Report dated October 8, 2019
Letter to Property Owners dated April 20, 2018
Letter to Property Owners dated May 29, 2018
Letter to Property Owners dated August 17, 2018
Letter to Property Owners dated September 17, 2018
Email to Property Owners dated February 12, 2019
Email to Property Owner dated May 22, 2019
Land Title Search Results dated June 24, 2019
Property Information Report dated June 24, 2019
Property Information Map dated June 24, 2019
Notice on Title Information Sheet
Section 57 and 58 of the *Community Charter*

Adriana Snashall

From: Andrea Antifaeff
Sent: Wednesday, May 22, 2019 10:46 AM
To: Louise Hinton
Subject: FW: Agricultural Land Commission Application ID: 57826 (Dejic, Goran)

Hi Louise,

I have cancelled the ALC non-farm use application for PID 014-633-451, Electoral Area A.

Please let me know if you have any questions.

Andrea Antifaeff

Planner I

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5059 || W www.fvrd.ca



From: noreply@gov.bc.ca [<mailto:noreply@gov.bc.ca>]
Sent: May-22-19 10:45 AM
To: [REDACTED]
Cc: Planning Info
Subject: Agricultural Land Commission Application ID: 57826 (Dejic, Goran)

This email is to advise that the above noted application has been cancelled at your request and will not be considered further.

If you are an agent acting on behalf of the applicant(s)/landowner(s), it is your responsibility to advise them of this, and any future, correspondence.

This is an ALC Application Portal notification only. Please do not reply to this email.

Adriana Snashall

From: Louise Hinton
Sent: Tuesday, February 12, 2019 10:27 AM
To: [REDACTED]
Cc: Terry Raymond; Margaret Thornton; Andrea Antifaeff; Greg Price; 'ALRLandUseConcern@gov.bc.ca'
Subject: Hawkland Property - No Civic, Chaumox Road (BE File No. A06055.020) - 2019

Good Morning,

I just wanted to follow-up with you as the property owners of the "Hawkland" property with No Civic on Chaumoux Road in Electoral Area A. On October 10, 2018 you formally requested an extension to your compliance deadline of four months due February 15, 2019. The deadline that was agreed to is this Friday.

If you could please advise as to the status of your Agricultural Land Commission (ALC) Application and or relative building / demolition permits for your property.

I look forward to receiving your response in the above stated matter.

I am available in person at the Chilliwack Office of the Regional District Monday through Friday from 8:30am to 4:30pm; or you may contact me by calling toll-free at 1-800-528-0061, directly at 604-502-5015 or by email at lhinton@fvrd.ca.

Thanks,

Louise Hinton

Bylaw Compliance & Enforcement Officer

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5015 || W www.fvrd.ca



The information contained in this email message, including any attached documents, is confidential and may be privileged. It is intended for the sole use of the recipient to whom it is addressed. If you are not the intended recipient, any review, use, copying, distribution or disclosure is strictly prohibited. If you have received this message in error, please immediately notify the sender, and delete and destroy all copies of this email message. Thank you.

September 17, 2018

VIA MAIL AND EMAIL

Vojislav Nikolic

Srpko Rakita

Slavko Vukovic

Branislav Kovac

Goran Dejjic

Sinisa Jojin

FILE: 4010-20-A06056.000

CIVIC: No Civic, Chaumox Road, Electoral Area A

PID: 014-633-451

LEGAL: THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440, 18715 AND 20574

Dear Property Owners;

Re: Multiple Building Bylaw and Zoning Bylaw Contraventions – Chaumox Road

Further to our letters dated August 17, 2018 and May 29, 2018, information has been provided by our Regional District planning Department that your Non-Farm Use Application with the Agricultural Land Commission for the property on Chaumox Road with no civic address, identified at PID: 014-633-451 in Electoral Area A is incomplete. The Agricultural Land Commissions (ALC) Application Portal and has identified that an Agent Authorization Letter has not been completed for each of the six property owners. As a result, your file has been referred back to Bylaw Enforcement for follow-up.

As you are already aware, there has been extensive construction work on a multiple (no less than 6) dwelling structures on your Chaumox Road Property without the benefit of obtaining any building permit. The construction of these structures on your property was done so without an approved building permit; therefore Stop Work and No Occupancy notices were previously been posted. Building Permits are as required for all the above outlined structures and detailed below in section 6.1 of the Fraser Valley Regional District's Building Bylaw No. 1188, 2013.

Section 6 Prohibition

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work

At our May 18, 2018 meeting, the FVRD confirmed that the proposed land use requires a completed application, signed by all six property owners to the B.C. Agricultural Land Commission (ALC). We once again recommend that you confirm with all property owners involved and speak with ALC staff if you have any questions about the permission requirements for your proposed Non-farm use ALC application.

Therefore, we require that you please achieve one of the following prior to **Tuesday October 16, 2018**:

1. submit a fully completed non-farm use application to the ALC (Including the Agent Authorization Letter for all six property owners); or alternatively
2. submit building permit applications to effect the removal of the unpermitted structures on your property.

The Regional District wishes to work with you to enable you to bring your property into compliance with the *BC Building Code* and Regional District bylaws and the *BC Provincial Agricultural Land Commission Act*. However, if you have not taken one of the above outlined steps towards achieving compliance by the above stated deadline than you may be subject to fines of \$500 per occurrence, and per structure and or other means of enforcement action on behalf of the Regional District in accordance with the *Fraser Valley Regional District Bylaw Notice Enforcement Bylaw No. 1415, 2017*. We encourage you to read the *Occupiers Liability Act*, regarding property safety and negligence, available online at: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96337_01

We look forward to your anticipated cooperation in the resolution of this matter, so if you have any addition questions or concerns you may contact me or our planning department by calling toll-free at 1-800-528-0061, directly at 604-702-5015, by email at lhinton@fvrld.ca or planning@fvrld.ca Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,



Digitally signed
by Louise Hinton
Date: 2018.09.14
16:22:20 -07'00'

Louise Hinton
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Planning Department letter dated August 17, 2018
Copy of Letter dated May 29, 2018

cc: Terry Raymond, Director of Electoral Area A
Margaret-Ann Thornton, Director of Planning & Development
Andrea Antifaeff, Planner
Greg Price, Building and Bylaw Coordinator
Agricultural Land Commission

File No. 3015-20-2018-04
ALR00343

August 17, 2018

Vokislav Nikolic

[REDACTED]
[REDACTED]

Srpko Rakita

[REDACTED]
[REDACTED]

Slavko Vukovic

[REDACTED]
[REDACTED]

Branislav Kovac

[REDACTED]
[REDACTED]

Goran Dejjic

[REDACTED]
[REDACTED]

Sinisa Jojin

[REDACTED]
[REDACTED]

Re: ALR – Non Farm Use Application

The Fraser Valley Regional District has reviewed the application submitted to the Agricultural Land Commissions (ALC) Application Portal and have identified that an Agent Authorization Letter has not been completed for each of the property owners.

Each property owner will need to complete the attached form and the completed forms will need to be submitted online to the ALC Application Portal.

Please submit all of the agent authorization letters by September 1, 2018 in order to proceed with your application. Your application will remain incomplete until the letters have been submitted. Please do not hesitate to contact me if you have any questions.

Sincerely,

 Digitally signed by
Andrea Antifaeff
Date: 2018.08.17
09:29:54 -07'00'

Andrea Antifaeff
Planning Technician

Enclosures: Agricultural Land Commissions Agent Authorization Letter

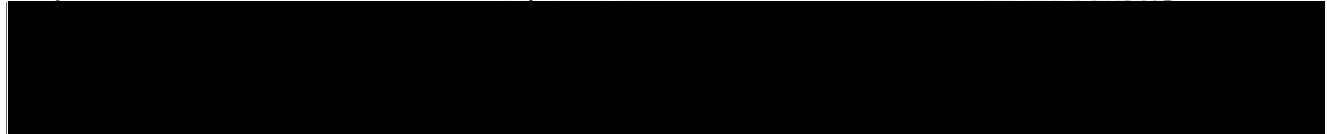
May 29, 2018

VIA MAIL AND EMAIL

Vojislav Nikolic

Srpko Rakita

Slavko Vukovic



Branislav Kovac

Goran Dejjic

Sinisa Jojin



FILE: 4010-20-A06056.000

CIVIC: No Civic, Chaumox Road, Electoral Area A

PID: 014-633-451

LEGAL: THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440, 18715 AND 20574

Dear Property Owners;

Re: Multiple Building Bylaw and Zoning Bylaw Contraventions – Chaumox Road

Further to our letter dated April 20, 2018, we were please to meet with you on May 18, 2018.

We are aware there has been extensive construction work on a multiple (no less than 6) dwelling structures structures on your Chaumox Road Property with no civic address and identified as PID: 014-633-451 (the "property") without the benefit of obtaining any building permit.

The construction of these structures on your property was done so without an approved building permit; therefore Stop Work and No Occupancy notices were previously been posted. Building Permits are as required for all the above outlined structures and detailed below in section 6.1 of the *Fraser Valley Regional District's Building Bylaw No. 1188, 2013*.

Section 6 Prohibition

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work

At our May 18, 2018 meeting, the FVRD confirmed that the proposed land use requires an application to the B.C. Agricultural Land Commission (ALC).

The subject property is located within the Agricultural Land Reserve and therefore ALC approval is required before completing building permits or FVRD land use amendment applications. We understand that your intention is to apply to the ALC as soon as possible. Based on our understanding of your proposed use of the land (multiple seasonal dwellings), you may wish to consider an application to the ALC for either a Non-Farm Use, or Exclusion. The ALC's fee for exclusion or non—farm use is \$1500.00.

We recommend that you speak with ALC staff if you have any questions about the ALC application process any the information required to be submitted to the ALC. ALC applications are available online here <https://www.alc.gov.bc.ca/alc/content/applications-and-decisions>

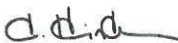
Therefore, we require that you please achieve one of the following prior to **Monday July 9, 2018:**

1. submit a fully completed non-farm use application to the ALC.; or alternatively
2. submit building permit applications to effect the removal of the unpermitted structures on your property.

The Regional District wishes to work with you to enable you to bring your property into compliance with the *BC Building Code* and Regional District bylaws and the BC Provincial Agricultural Land Commission Act. However, if you have not taken one of the above outlined steps towards achieving compliance by the above stated deadline than you may be subject to fines of \$500 per occurrence, and per structure and or other means of enforcement action on behalf of the Regional District in accordance with the *Fraser Valley Regional District Bylaw Notice Enforcement Bylaw No. 1415, 2017*.

We look forward to your anticipated cooperation in the resolution of this matter, so if you have any addition questions or concerns you may contact me or our planning department by calling toll-free at 1-800-528-0061, directly at 604-702-5015, by email at enforcement@fvrd.ca or planning@fvrd.ca Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,

 Digitally signed
by Louise
Hinton
Date: 2018.05.29
12:05:42 -07'00'

Louise Hinton
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Letter dated April 20, 2018

cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
David Bennett, Planner II
Greg Price, Building and Bylaw Coordinator
Agricultural Land Commission

April 20, 2018

VIA MAIL AND EMAIL

Vojislav Nikolic



Srpko Rakita



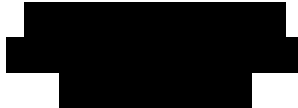
Slavko Vukovic



Branislav Kovac



Goran Dejjic



Sinisa Jojin



FILE: A06056.000

CIVIC: No Civic, Chaumox Road, Electoral Area A

PID: 014-633-451

LEGAL: THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440, 18715 AND 20574

Dear Property Owners;

RE: Multiple Building Bylaw and Zoning Bylaw Contraventions

As you are aware, the Regional District has received information regarding multiple contraventions occurring on the above noted property. An inspection of your property on June 14, 2017 confirmed the presence of multiple (no less than 6) dwelling structures. The construction of these structures required a building permit; therefore Stop Work and No Occupancy notices have been posted. Building permits are required by the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Building Bylaw) to encourage owners to comply with the minimum standards established by the British Columbia Building Code, as well as other enactments which relate to health, safety, and use of land. Section 6 of this bylaw provides that:

"No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work"

In addition, your property is zoned RURAL (R-1) and RURAL RESOURCE (R-4) pursuant to the *Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989* (Zoning Bylaw). This zoning designation permits not more than one (1) one-family residence on a lot. A second residence use may be permitted on a lot provided that the second residence meets the provisions set out in Section 4.1.2. Furthermore, it appears that a camping use is occurring on the subject property which may not comply with the Zoning Bylaw. A campground use is not permitted within your property's zoning designations. A natural camping ground may be permitted provided that the provisions set out in Section 4.4.2. are met. Relevant excerpts from the Zoning Bylaw are attached for your convenience. The Zoning Bylaw and Building Bylaw may be viewed on our website at: www.fvrd.ca/EN/main/government/bylaws. Please contact the Planning Department if you wish to discuss the Zoning Bylaw and possible variance options.

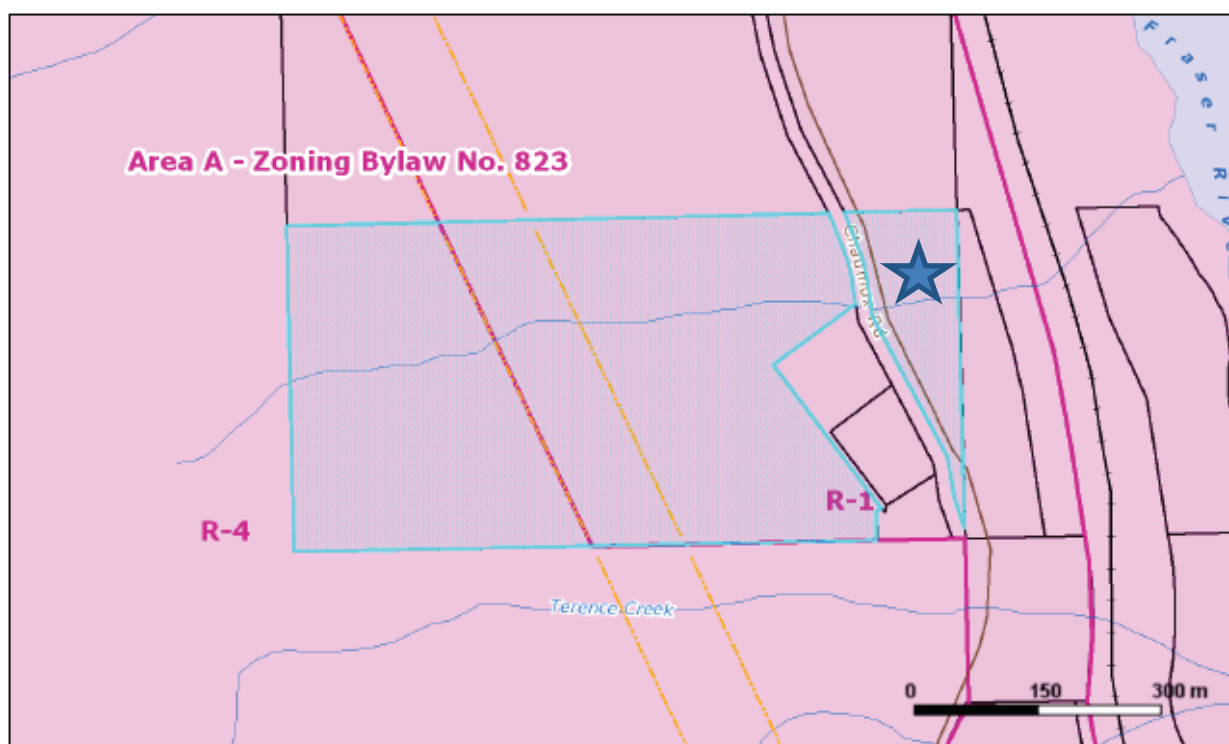


FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Ave, Chilliwack, British Columbia V2P 1N6
 Phone: 604 702-5000 Toll free: 1-800-528-0061 Fax: 604 792-9684
 Web: www.fvrd.bc.ca E-Mail: info@fvrd.bc.ca

19 April 2018

Property Information Report			
Civic Address:		Lot Size:	73.19 ACRES
Folio Number:	732.06056.000	Electoral Area:	A
PID:	014-633-451	Map Scale:	1:7335
Legal Description:	SECTION 15, TOWNSHIP 11, RANGE 26, MERIDIAN 6, PART N 1/2 OF NE 1/4, MERIDIAN W6, EXCEPT PLAN 15647, EXC PL 18440, 18715, & 20574.		



On June 22, 2017 staff met with property owners Branislav Kovac, Goran Dejić, and Vojislav Nikolic at the FVRD Chilliwack office to discuss the land use restrictions, hazard issues, and requirements for building permits. Staff requested that the property owners consider the options presented in this meeting with the registered property owners not in attendance at this meeting.

Options to remediate the property include:

1. Obtain a building permit for one (1) single family residence, and one (1) demolition permit to remove the remaining structures; or
2. Discuss rezoning options with the Planning Department to permit the uses and numerous structures currently on the property. If the property is successfully rezoned, building permits would be required for each structure.

Site Inspection photos taken June 14, 2017:



The Regional District wishes to work with you to enable you to bring your property in compliance with all current bylaws. In order to accomplish this, we request that you contact staff and advise of your intentions with respect to resolving this matter. Should you fail to respond before **May 21, 2018** you may be subject to ticketing and your file may be referred to the Regional Board for their consideration and recommendation regarding further bylaw enforcement.

If you have any questions or wish to discuss this matter further, you may contact me directly at 604-702-5017 or by email at asnashall@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,



Digitally signed by
Adriana Snashall
Date: 2018.04.20
11:55:29 -07'00'

Adriana Snashall
Bylaw Compliance & Enforcement Officer

cc: Terry Raymond, Director of Electoral Area A
Margaret-Ann Thornton, Director of Planning & Development

enc: Excerpts from Area A Zoning Bylaw No. 823

TABLE 1: PERMITTED USES IN ZONES

Dash (-) means not permitted

PERMITTED USE		ZONE				
		C-2	R-1	L-4	R-4	P-1
4.1.0	RESIDENTIAL USES					
	One family residence	X	X	X	X	-
	Second Residence	X	X	X	X	-
	Accessory residence	X	-	X	-	X
	Boarding	X	X	X	X	-
	Firewood sales and storage	X	X	X	X	-
4.2.0	HOME INDUSTRY USES					
	Home occupation	X	X	X	X	X
	Artisan craft workshop	X	X	X	X	-
	cottage industry	X	X	X	X	-
	equipment shop					
4.3.0	COMMERCIAL USES					
	Service station	X	-	-	-	-
	Motel or motel hotel	X	-	-	-	-
	Restaurant	X	-	-	-	-
	General retail	X	-	-	-	-
	Accessory retail	X	X	X	X	-
	Accessory advertising	X	X	X	X	X
4.4.0	RECREATION USES					
	Campground	X	-	X	-	X
	Natural camping ground	-	X	X	X	-
	River rafting terminus	X	-	X	-	-
	Golf course	X	-	X	-	-
	Outdoor recreation	-	-	X	X	X
	Tourist information service	X	-	-	-	X

**DIVISION FOUR:
REGULATIONS RESPECTING THE USE OF
LAND, BUILDINGS AND STRUCTURES**

4.1.0 REGULATIONS RESPECTING RESIDENTIAL USES

4.1.1 One-Family Residence Use

- (a) Not more than one (1) one-family residence is permitted on a lot, except as permitted in Section 4.1.2 of this Bylaw.
- (b) A building used for a one-family residential use shall not be used for any other use except a home occupation use as permitted in Section 4.2.1 of this Bylaw.
- (c) A mobile home or a modular home may be used for one-family residential use provided that the mobile home or modular home structure:
 - (i) is placed on and anchored to a permanent foundation; and
 - (ii) complies with the provisions of the B.C. Building Code and Amendments thereto, or with the Canadian Standards Association Z240 standard in the case of a mobile home or A277 standard in the case of a modular home.

4.1.2 Second Residence Use

A second residence use is permitted on a lot provided that the second residence is:

- (i) accessory to a campground use consisting of 80 or more sites, and located not less than 15 m (50 ft.) from any other building, 9 m (30 ft.) from the boundary of any campsite, 3 m (10 ft.) from the boundary of an internal road within the campground; or
- (ii) accessory to a farm use and located on a parcel larger than 2 ha (5 ac.); or
- (iii) accessory to a historic site use and located on a parcel larger than 0.4 ha (1 ac.); or

- (iv) a personal care use and is located on a parcel larger than 0.4 ha (1 ac.); and
- (v) located in an approved mobile home which is restrained from moving but not anchored to a permanent foundation; and
- (vi) located not less than 6 m (19.7 ft.) from any one-family residential use.

4.1.3 Accessory Residence Use

One (1) accessory residence is permitted on a lot provided that the accessory residence is:

- (a) accessory to a residential assembly use, and located in a principal building such that the dwelling unit is:
 - (i) fully separated from a principal use by walls or a floor;
 - (ii) provided with an entrance separate from that of the principal use; and
 - (iii) smaller in gross residential floor area than ten percent (10%) of the gross residential and tourist accommodation floor area of the principal use; or
- (b) accessory to a commercial use and located above or behind the principal use; or
- (c) accessory to a park use; or
- (d) accessory to a farm use [subject to the prior approval of the Provincial Agricultural Land Commission where applicable] and located on a parcel larger than 16 hectares.

4.1.4 Boarding Use

- (a) Boarding use is permitted only where accessory to a one-family residential use.
- (b) Accessory boarding use shall not exceed fifty percent (50%) of the gross floor area of the single-family dwelling.

4.1.5 Storage and Sales of Firewood (The following regulation applies where storage and sale of firewood is undertaken as an accessory

a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, and lakes, ponds, and watercourses;

- (vii) except as specified otherwise elsewhere in this Bylaw, the minimum size of a recreational camping site shall be 130 square metres;
- (viii) the storage of recreational vehicles beyond 90 days at any recreational camping site shall be prohibited;
- (ix) unless specifically provided for elsewhere in this Bylaw, no structures, including ramadas, fences, porches, or storage sheds, shall be permitted on a recreational camping site;
- (x) at least one easily-accessible car parking space which is free of mud and graded for proper drainage, hard-surfaced or graveled and dust-free shall be provided on each recreational camping site in the campground.

4.4.2 Natural Camping Ground Use

- (a) All natural campgrounds shall comply with the provisions of the Regional District of Fraser-Cheam Campgrounds and Holiday Parks Bylaw No. 1190, 1994 and amendments thereto.
- (b) The number of camping sites for the temporary placing of tents, travel trailers, and similar portable shelters intended for recreational usage, in a natural camping ground shall not exceed five (5) per ha.
- (c) The maximum number of camping sites in a natural campground is twenty (20).

4.4.3 Golf Course Use

- (a) A building used as a clubhouse for a golf course may include a restaurant, cafe or bar provided that the purpose of such facilities is primarily to serve the users of the golfing facilities; and
- (b) A golf course use shall be sited so as to maintain a setback from a public road sufficient to provide adequate protection

TITLE SEARCH PRINT

File Reference:

Declared Value \$26800

2019-06-24, 10:15:48

Requestor: Louise Hinton

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA2366089

CA1905216

Application Received

2012-01-27

Application Entered

2012-02-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

VOJISLAV NIKOLIC, PLUMBER



AS TO AN UNDIVIDED 1/6 INTEREST

Registered Owner/Mailing Address:

SRPKO RAKITA, CONTRACTOR



AS TO AN UNDIVIDED 1/6 INTEREST

Registered Owner/Mailing Address:

SLAVKO VUKOVIC, CARPENTER



AS TO AN UNDIVIDED 1/6 INTEREST

Registered Owner/Mailing Address:

BRANISLAV KOVAC, ENGINEER



AS TO AN UNDIVIDED 1/6 INTEREST

Registered Owner/Mailing Address:

GORAN DEJIC, CIVIL ENGINEER



AS TO AN UNDIVIDED 1/6 INTEREST

TITLE SEARCH PRINT

2019-06-24, 10:15:48

File Reference:

Requestor: Louise Hinton

Declared Value \$26800

Registered Owner/Mailing Address: SINISA JOJIN, MECHANICAL ENGINEER



AS TO AN UNDIVIDED 1/6 INTEREST

Taxation Authority

Chilliwack Assessment Area

Description of Land

Parcel Identifier: 014-633-451

Legal Description:

THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST
OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440,
18715 AND 20574

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11419

Charges, Liens and Interests

Nature: RIGHT OF WAY
Registration Number: C11697
Registration Date and Time: 1968-05-08 15:36
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART ON PLAN A8191 WITH PRIORITY
OVER 107069E

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Folio: 732.06056.000
Civic: CHAUMOX RD
Size: 73.19 ACRES

Pid: 014-633-451

Legal: PART N1/2 OF NE1/4, SECTION 15, TOWNSHIP 11,
 RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND
 DISTRICT, EXCEPT PLAN 15647, EXC PL 18440, 18715, &
 20574

Owner: VUKOVIC, SLAVKO

[REDACTED]
 (CA2366089)

Owner: JOJIN, SINISA

[REDACTED]
 (CA2366089)

Owner: DEJIC, GORAN

[REDACTED]
 (CA2366089)

Owner: KOVAC, BRANISLAV

[REDACTED]
 (CA2366089)

Owner: RAKITA, SRPKO

[REDACTED]
 (CA2366089)

Owner: NIKOLIC, VOJISLAV

[REDACTED]
 (CA2366089)

2019 Taxable Assessments

				<u>Land</u>	<u>Improvements</u>	<u>Net</u>
1	Res	GENERAL	Gross	227,500	449,000	676,500
			Exempt	0	0	0
			Net	227,500	449,000	676,500
1	Res	SCHOOL	Gross	227,500	449,000	676,500
			Exempt	-2,250	0	-2,250
			Net	225,250	449,000	674,250

2019 Actual Assessments

	<u>Land Class</u>	<u>Land</u>	<u>Impr Class</u>	<u>Impr</u>
00 - FULLY TAXABLE LAND, STRUCTURES	1 - Res	223000	1 - Res	449000
13 - AGRICULTURAL LAND RESERVE	1 - Res	4500	1 - Res	0

Lto Number

Sales Price

CA2366089	26,800.00
CA1905216	160,000.00
KX181320	65,850.00
KM49730	93,900.00
D28002	0.00

Date

Description

Jan 27, 2012	REJECT - NOT SUITABLE FOR SALES ANALYSIS
Feb 17, 2011	VACANT SINGLE PROPERTY
Dec 15, 2005	VACANT SINGLE PROPERTY
May 28, 1998	IMPROVED SINGLE PROPERTY CASH TRANSACTI
Dec 15, 1972	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Attribute

Value

Description

ACTUAL USE	060	2 ACRES OR MORE (SINGLE FAMILY DWELLING, D
ELECTORAL AREA	A	ELECTORAL AREA A
MANUAL CLASS	0042	2 STY SFD-ALL AGES-SUBSTD
NEIGHBOURHOOD	112	
SCHOOL DISTRICT	78	FRASER CASCADE
SERVICE	0245AC	
SUBDIVISION	NORTH BEN	
TENURE TYPE	01	CROWN GRANTED

Classification

Start Date

Stop Date

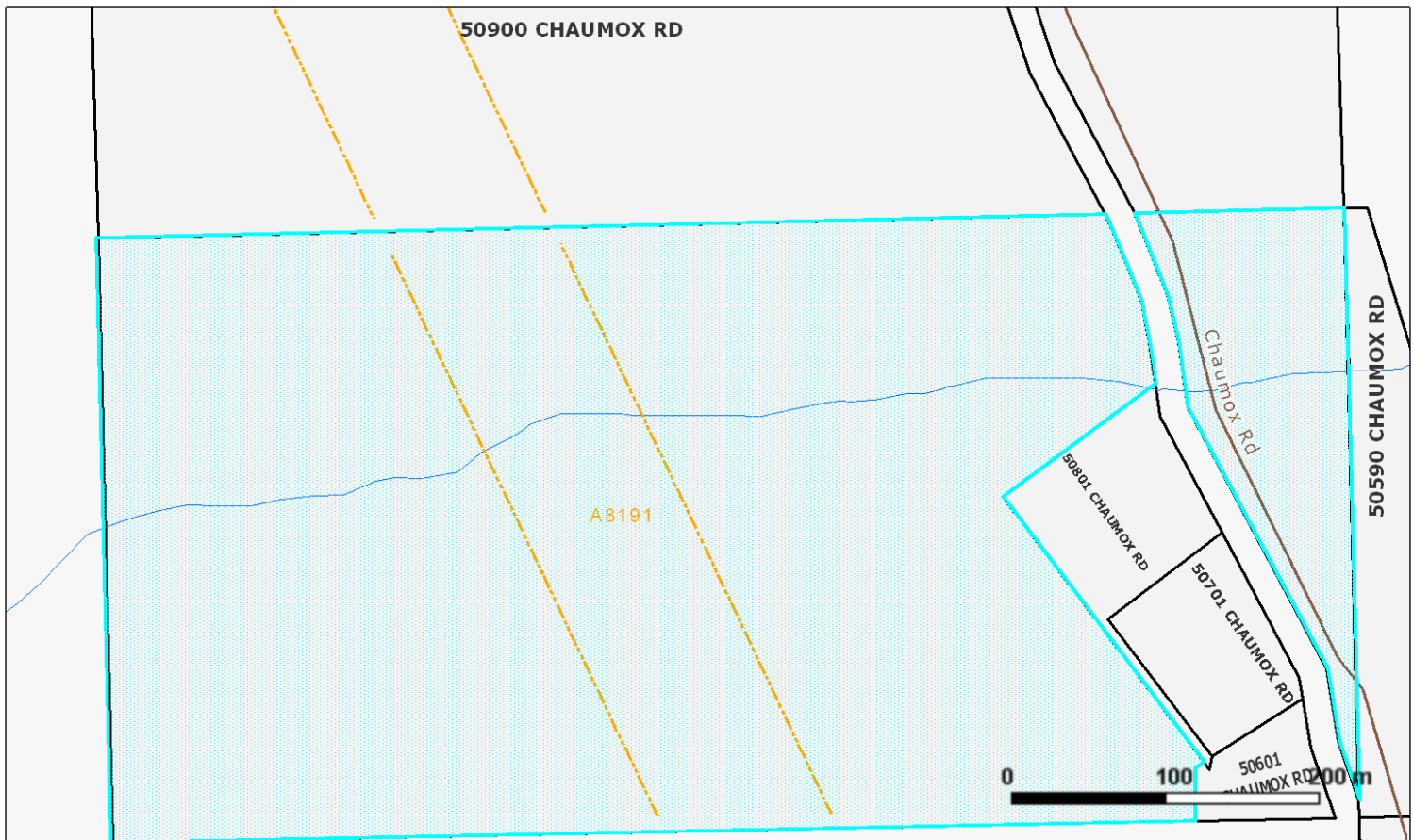
BYLAW ENFORCEM Jun 12, 2017

Comment

Please see Bylaw Enforcement re: A06056.000

Property Information Report

Civic Address:		Lot Size:	73.19 ACRES
Folio Number:	732.06056.000	Electoral Area:	A
PID:	014-633-451	Map Scale:	1:4495
Legal Description:	PART N1/2 OF NE1/4, SECTION 15, TOWNSHIP 11, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, EXCEPT PLAN 15647, EXC PL 18440, 18715, & 20574		



Land-use Information

Zoning Designation:	Contact Planning Department	Zoning Bylaw:	Contact Planning Department
OCP Designation:	Contact Planning Department	OCP Bylaw:	Contact Planning Department
DPA Designation:	Contact Planning Department	ALR:	Contact Planning Department
In Mapped Floodplain:	Contact Planning Department	Watercourse:	Contact Planning Department

Utility Information

Local Service Area:	Contact Planning Department
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This information is provided as a public resource for general information purposes only. The information shown is compiled from various sources and the Fraser Valley Regional District makes no warranties, expressed or implied, as to the accuracy or completeness of the information. This report is not a legal document and is published for information and convenience only. The Fraser Valley Regional District is not responsible for any errors or omissions that may appear on this report.

NOTICE ON TITLE INFORMATION SHEET

WHAT IS A NOTICE ON TITLE?

A *Notice on Title*, note against land title, or Section 57 of the *Community Charter*, was provided to local governments by the Province of British Columbia as a tool to administer and enforce the *BC Building Code* and local building bylaws. It involves the registration of a *Notice* on a property title at the Land Title Office, which, once in place, is documented on the title search under the "Legal Notations" section.

A *Notice on Title* serves as notification to anyone searching a property title that the property may be in breach of bylaws or regulations. The *Notice* itself does not disclose details of the breach but specifies that further information may be obtained from the local government office.

WHAT IS THE PURPOSE OF A NOTICE ON TITLE?

The purpose of a *Notice on Title* is to provide information to potential owners and stakeholders of a breach of bylaws or regulations. It also encourages voluntary compliance to reduce risk to the local government. The filing of a *Notice* is not intended to be a punitive action; rather, it is a method to protect future owners and others with an interest in the property.

WHEN CAN A NOTICE ON TITLE BE FILED?

A *Notice on Title* may be filed by a local government where there is a breach of bylaws or regulations in respect to a property. Specifically, a *Notice on Title* may be filed where a Building Inspector is made aware of any of the following:

- a) construction has occurred without a valid building permit;
- b) construction deficiencies noted have not been corrected;
- c) covering construction without required inspections;
- d) a permit has expired and the owner refuses to reapply for a new permit;
- e) construction that is in contravention of the *BC Building Code* or Building Bylaw; or
- f) any such circumstances as the Building Inspector may deem necessary.

HOW IS A NOTICE ON TITLE FILED?

Step 1: When the Building Inspector is made aware of a breach, a letter is mailed to the registered owner of the property advising of the breach and the required remedial action. The owner is provided approximately thirty (30) days to contact staff and take the necessary steps to resolve the breach. This timeframe may be reduced where there appears to be a serious safety concern.

Step 2: If no action to contact staff and resolve the issue, a second letter is mailed to the owner advising of the breach and the required remedial action. The owner is provided approximately fourteen (14) days to contact staff and take the necessary steps to resolve the breach. This timeframe may be reduced where there appears to be a serious safety concern.

- Step 3: If no action to contact staff and resolve the issue, the Building Inspector may forward a report to the Corporate Officer and a "Show Cause Hearing" is scheduled. A Show Cause Hearing is held during an Electoral Area Services Committee (EASC) meeting. An invitation is mailed to the registered owner of the property advising the specific date and time they are to attend the Show Cause Hearing. A copy of the report produced by the Building Inspector will be included.
- Step 4: On the day of the EASC meeting, the Show Cause Hearing will be announced. The owner of the property, or their agent, will be asked if they would like to make representation to the Committee. The Committee shall listen objectively to the owner as well as the Building Inspector. Please note that **attendance is not required** if the owner does not wish to challenge the recommendation.
- Step 5: After hearing from the registered owner of the property and Building Inspector, the committee will then resolve to:
- a) direct the staff to file a *Notice* in the Land Title Office;
 - b) direct staff not to file a *Notice* in the Land Title Office; or
 - c) defer filing a *Notice* to allow the registered owner more time to comply.

HOW IS A NOTICE ON TITLE CANCELLED?

Once a *Notice on Title* is filed, it may be cancelled from the title of a property by way of:

- a) the local government after a Building Inspector has provided a report confirming that the condition which caused the *Notice* to be filed has been rectified; or
- b) an Order obtained by the registered owner from the *British Columbia Supreme Court*.

WHAT IS THE COST OF PLACING OR CANCELLING THE NOTICE ON TITLE?

The Fraser Valley Regional District does not charge the registered owner of the property when a *Notice on Title* is filed at the Land Title Office. However, there is a \$500.00 administrative fee payable to the Fraser Valley Regional District by the property owner when the *Notice* is removed from the Title. The property owner will also be responsible for their legal costs to have a *Notice* removed at the Land Title Office.

Properties with a *Notice on Title* may be sold at any time; however, the presence of the *Notice* may negatively affect a property's potential sale, perceived property value, access to a mortgage, and/or (re)financing. If a *Notice* is registered or is recommended to be registered upon the title of your property, you are advised to undertake inquiries with your lenders, insurance companies, and any other relevant parties to determine how it may impact you now and in the future.

If you have any questions regarding this process, please email staff at enforcement@fvrdb.bc.ca or phone directly at 1-800-528-0061.

This document is provided for informational purposes and does not constitute legal advice. The Fraser Valley Regional District makes no representations or warranties about the accuracy of the information contained in this document. If you have any questions or concerns as to the nature and effect of Notices on Title, please refer to the actual text of Sections 57 and 58 of the Community Charter and seek your own independent legal advice.

Excerpts from the *Community Charter*:

NOTE AGAINST LAND TITLE THAT BUILDING REGULATIONS CONTRAVENED

- 57 (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector
- (a) observes a condition, with respect to land or a building or other structure, that the inspector considers
 - (i) results from the contravention of, or is in contravention of,
 - (A) a municipal bylaw,
 - (B) a Provincial building regulation, or
 - (C) any other enactmentthat relates to the construction or safety of buildings or other structures, and
 - (ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or
 - (b) discovers that
 - (i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and
 - (ii) the permit was not obtained or the inspection not satisfactorily completed.
- (2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must
- (a) give notice to the registered owner of the land to which recommendation relates, and
 - (b) after notice under paragraph (a), place the matter before the council.
- (3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that
- (a) a resolution relating to that land has been made under this section, and
 - (b) further information about it may be inspected at the municipal hall.
- (4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).
- (5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.
- (6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.
- (7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,
- (a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

- (a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the Land Title Act, and
 - (b) the assurance fund or the minister charged with the administration of the Land Title Act as a nominal defendant is not liable under Part 20 of the Land Title Act.
- (8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.
- (9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

CANCELLATION OF NOTE AGAINST LAND TITLE

- 58
- (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
 - (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
 - (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
 - (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
 - (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
 - (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.

To: CAO for the Electoral Area Services Committee

Date: 2019-10-08

From: Sterling Chan, Manager of Engineering and Infrastructure

File No: 3920-20

Subject: Fraser Valley Regional District Cultus Lake Integrated Water System and North Cultus Sewer System Service Area Amendment Bylaws.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*;

AND THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*;

AND FURTHER THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Management
Priority #2 Air & Water Quality

DISCUSSION

The purpose of draft bylaws to amend the Cultus Lake Integrated Water Supply and Distribution System, Cultus Lake Integrated Water Supply and Distribution System Capital Construction and North Cultus Sewer System service areas is to ensure that the service area bylaws accurately reflect the lands which receive these services.

The properties to be added by the service area amendment bylaws for the Cultus Lake Integrated Water Supply and Distribution System and Cultus Lake Integrated Water Supply and Distribution System Capital Construction service areas are the BC Wildfire Service Office, DFO Cultus Lake Salmon Research Laboratory, the Cultus Lake Park Cabins, Frosty's and the new Cultus North Wastewater Treatment Plant site. All of these properties with the exception of the new Cultus North Wastewater Treatment Plant have historically been connected to the water system. A new water service is required to the Cultus North Wastewater Treatment Plant for its operation.

The properties to be added by the service area amendment bylaw for the North Cultus Sewer System service area are Frosty's, Sunnyside Campground, Cultus Lake Firehall, Cultus Lake Works Yard, Cultus Lake Marina and the new Cultus North Wastewater Treatment Plant site. Frosty's and Sunnyside Campground were both connected to the sewer system in 2019. The Cultus Lake Firehall, Cultus Lake Works Yard and the Cultus Lake Marina have historically been connected to the sewer system.

Upon receipt of 3rd reading, each service area amendment bylaw requires approval by Electoral Area Director Consent before they will be sent to the Inspector of Municipalities for approval. Once the service area amendment bylaws have received approval by the Inspector of Municipalities they will be brought back to the FVRD Board for adoption.

COST

No cost to the FVRD.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1543, 2019

**A bylaw to amend the boundaries of the
Cultus Lake Integrated Water Supply and Distribution System Service Area**

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend and extend the boundary of the Cultus Lake Integrated Water Supply and Distribution System Service Area established by Regional District of Fraser Cheam *East Cultus Lake Water Supply and Distribution System Local Service Area Establishment Bylaw No. 906, 1990, as amended*;

AND WHEREAS consent on behalf of the participants has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*.

2) ENACTMENTS

- a) *East Cultus Lake Water Supply and Distribution System Local Service Area Establishment Bylaw No. 906, 1990*, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1543-A attached to and forming an integral part of this bylaw.
- b) Schedule A to Bylaw No. 906, 1990 is hereby replaced by Schedule 1543-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1543-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Cultus Lake Integrated Water Supply and Distribution System Service Area shall henceforth apply to those lands outlined on Schedule 1543 – B of this bylaw.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

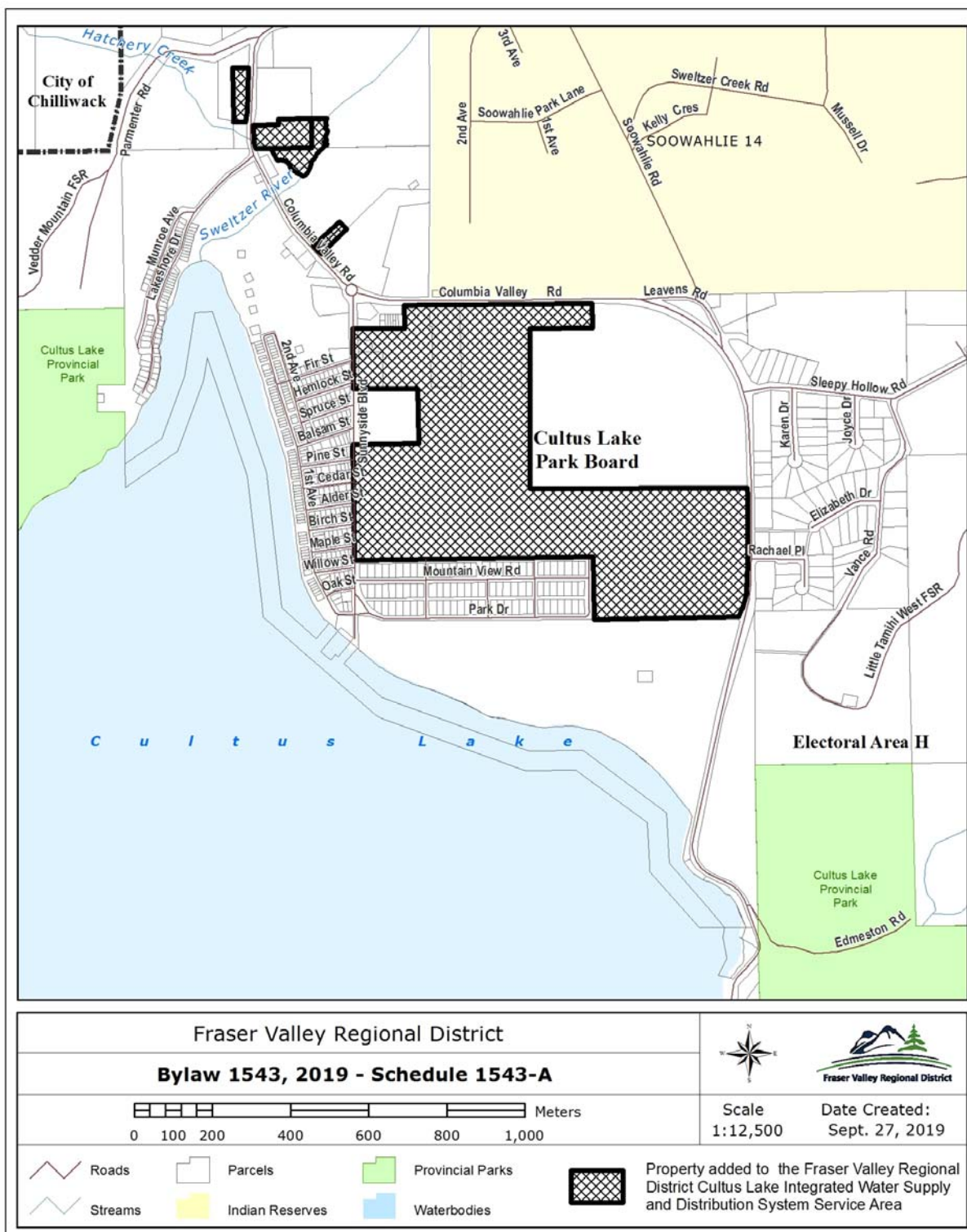
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019* as adopted by the Fraser Valley Regional District Board on the

Dated at Chilliwack, BC this

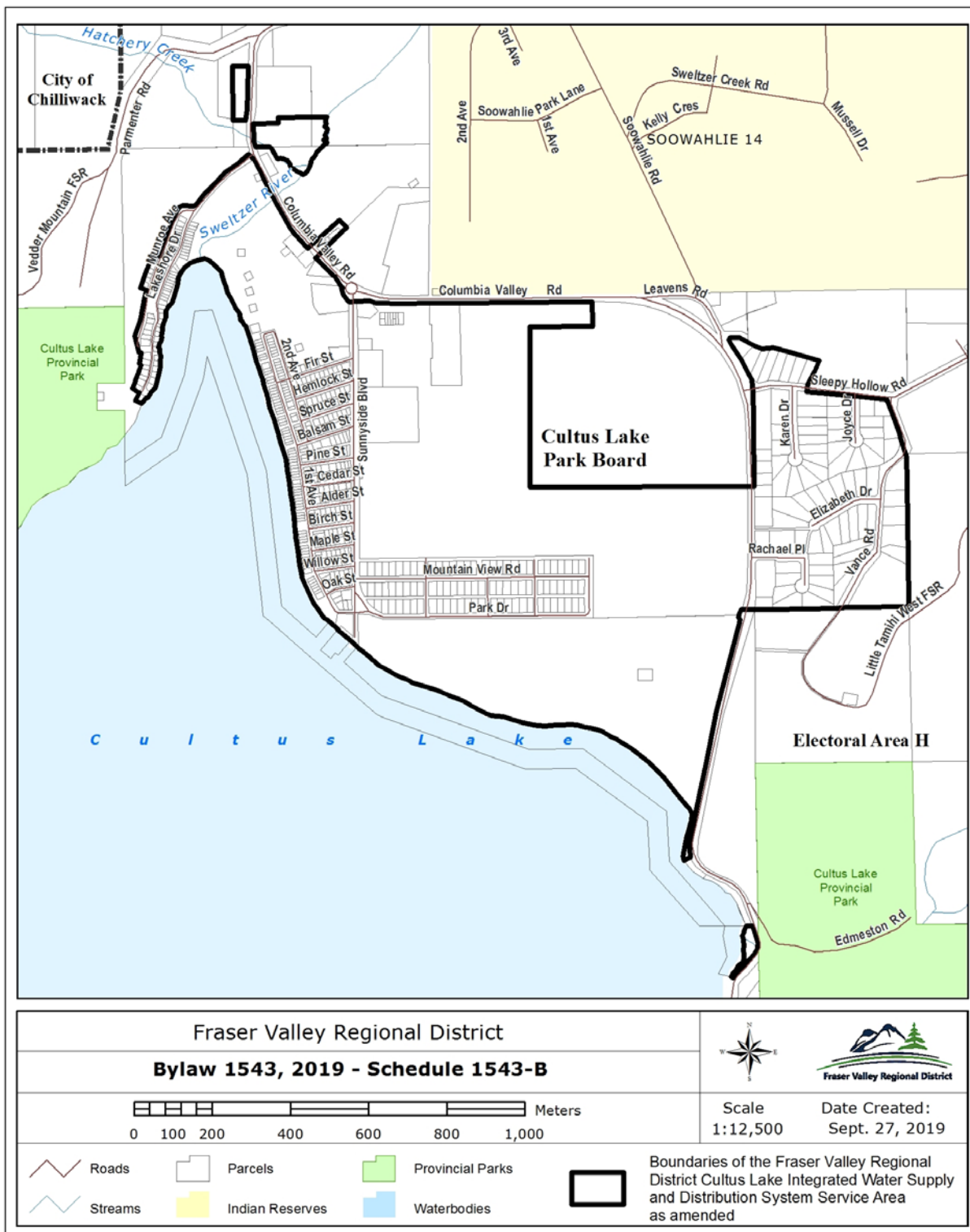
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1543, 2019
Schedule 1543-A



This is map 1 of 1 constituting Schedule 1543-A attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1543, 2019
Schedule 1543-B



This is map 1 of 1 constituting Schedule 1543-B attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1544, 2019

A bylaw to amend the boundaries of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend and extend the boundary of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area established by *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Establishment Bylaw No. 1366, 2016, as amended*;

AND WHEREAS consent on behalf of the participants has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*.

2) ENACTMENTS

- a) *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Establishment Bylaw No. 1366, 2016*, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1544-A attached to and forming an integral part of this bylaw.
- b) Schedule A to Bylaw No. 1366, 2016 is hereby replaced by Schedule 1544-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1544-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area shall henceforth apply to those lands outlined on Schedule 1544 – B of this bylaw.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

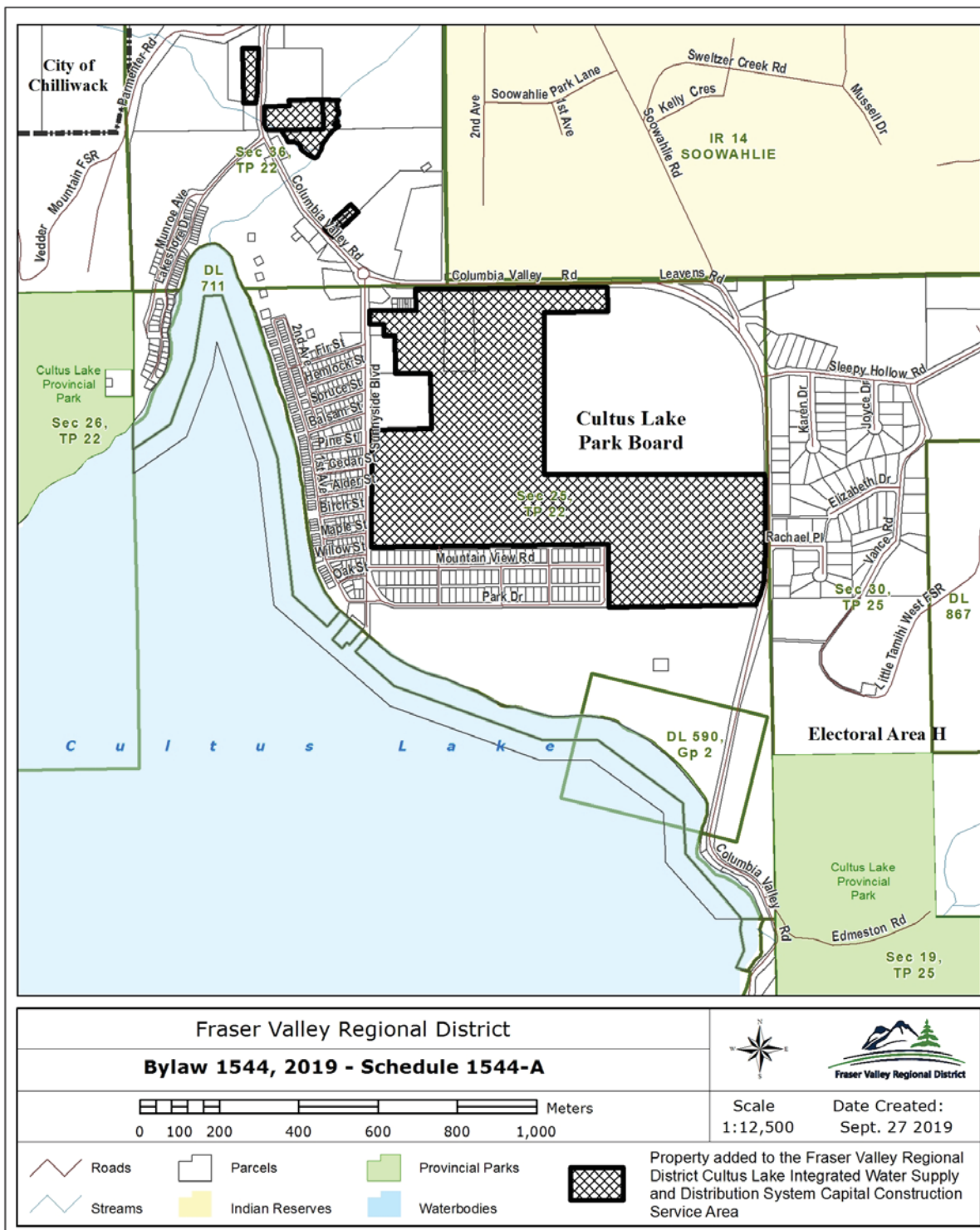
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019* as adopted by the Fraser Valley Regional District Board on the

Dated at Chilliwack, BC this

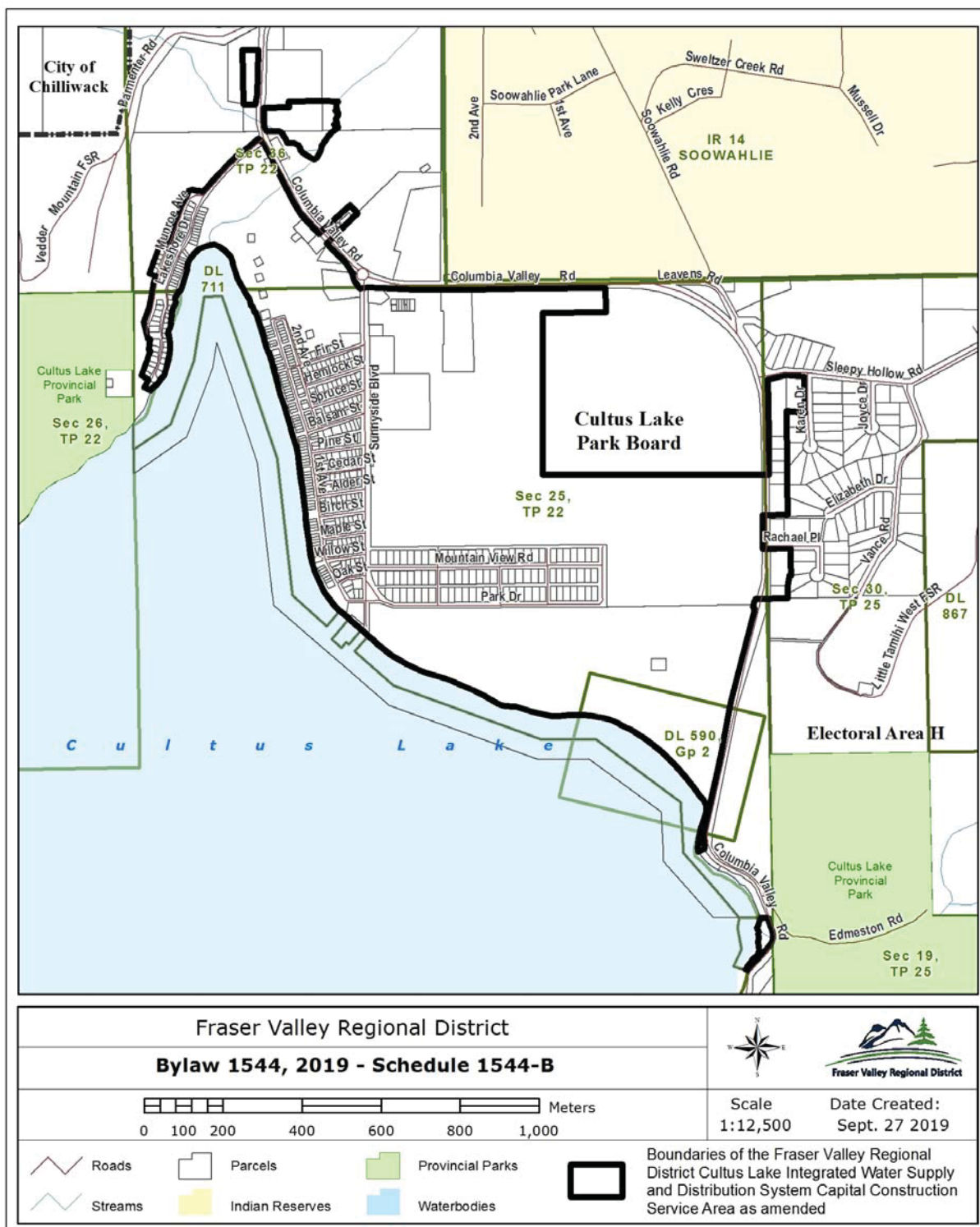
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1544, 2019
Schedule 1544-A



This is map 1 of 1 constituting Schedule 1544-A attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1544, 2019
Schedule 1544-B



This is map 1 of 1 constituting Schedule 1544-B attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1542, 2019

A bylaw to amend the name and boundaries of the Cultus Lake Park Collector Sewer System Local Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend and extend the boundary of the Cultus Lake Park Collector Sewer System Local Service Area established by *Regional District of Fraser Cheam Cultus Lake Park Collector Sewer System Local Service Area Establishment Bylaw No. 875, 1989*;

AND WHEREAS consent on behalf of the participants has been obtained;

AND WHEREAS the Board deems it necessary to amend Bylaw No. 875, 1989, as amended, to recognize the division of the former Electoral Area E of the Fraser Valley Regional District into Electoral Areas E and H in accordance with Order in Council No. 501, approved and ordered on September 5, 2014 and Letters Patent effective December 17, 2014 issued by the Province of British Columbia;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

2) ENACTMENTS

a) *Regional District of Fraser Cheam Cultus Lake Park Collector Sewer System Local Service Area Establishment Bylaw No. 875, 1989* is hereby amended as follows:

- i. By deleting all references to "Electoral Area E" and replacing them with "Electoral Area H";
- ii. In Section 1, by changing the name of the service area to the "North Cultus Lake Sewer System Service Area"
- iii. By extending the boundaries of the Service Area to include the properties shown on Schedule 1542-A attached to and forming an integral part of this bylaw.
- iv. By deleting Schedule A to Bylaw No. 875, 1989 and replacing it with Schedule 1542-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1542-B.

- b) The provisions of all bylaws that are now in effect with regard to the establishment and amendment of the North Cultus Sewer System Service Area shall henceforth apply to those lands outlined on Schedule 1542 – B of this bylaw.

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

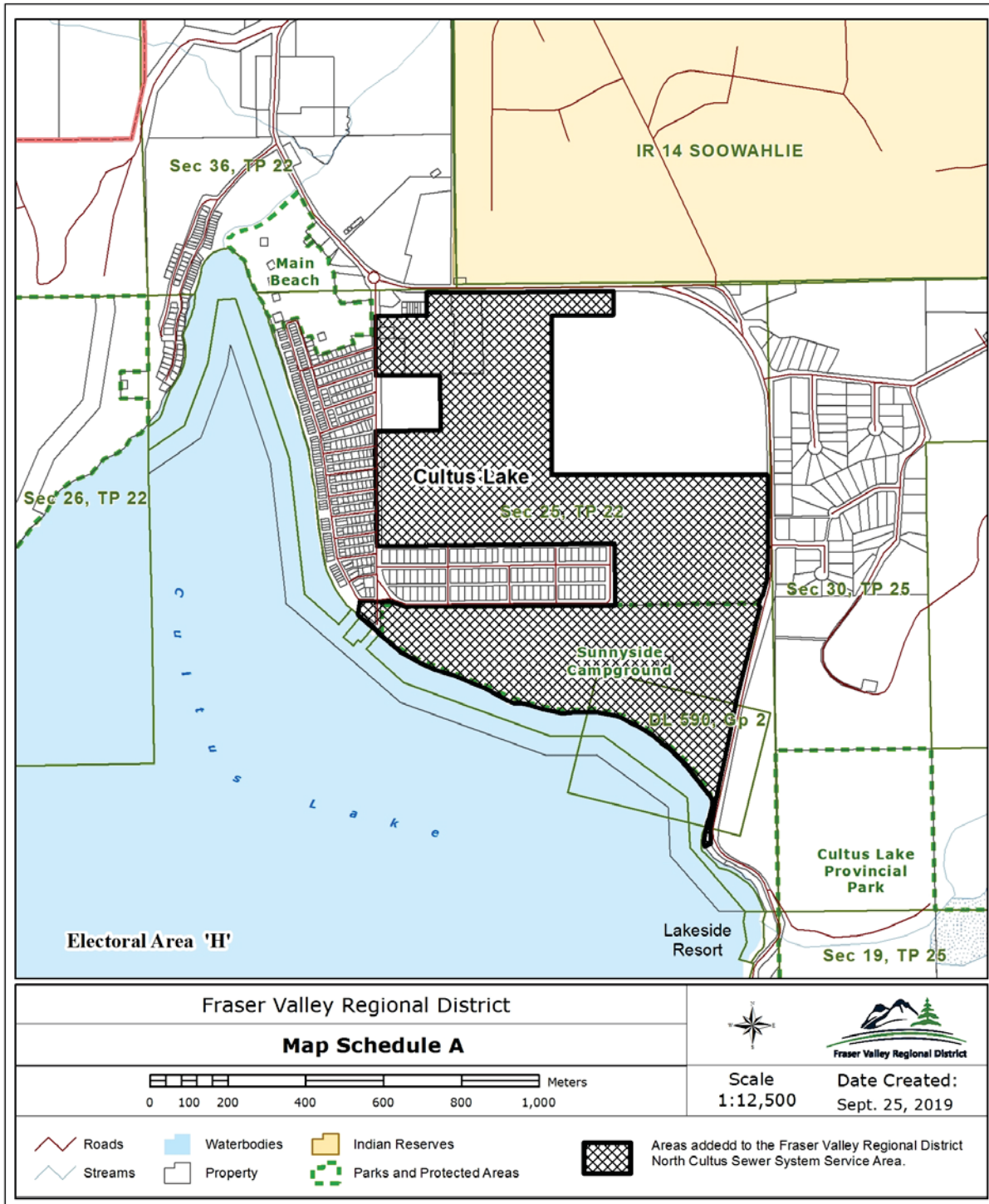
5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019* as adopted by the Fraser Valley Regional District Board on the

Dated at Chilliwack, BC this

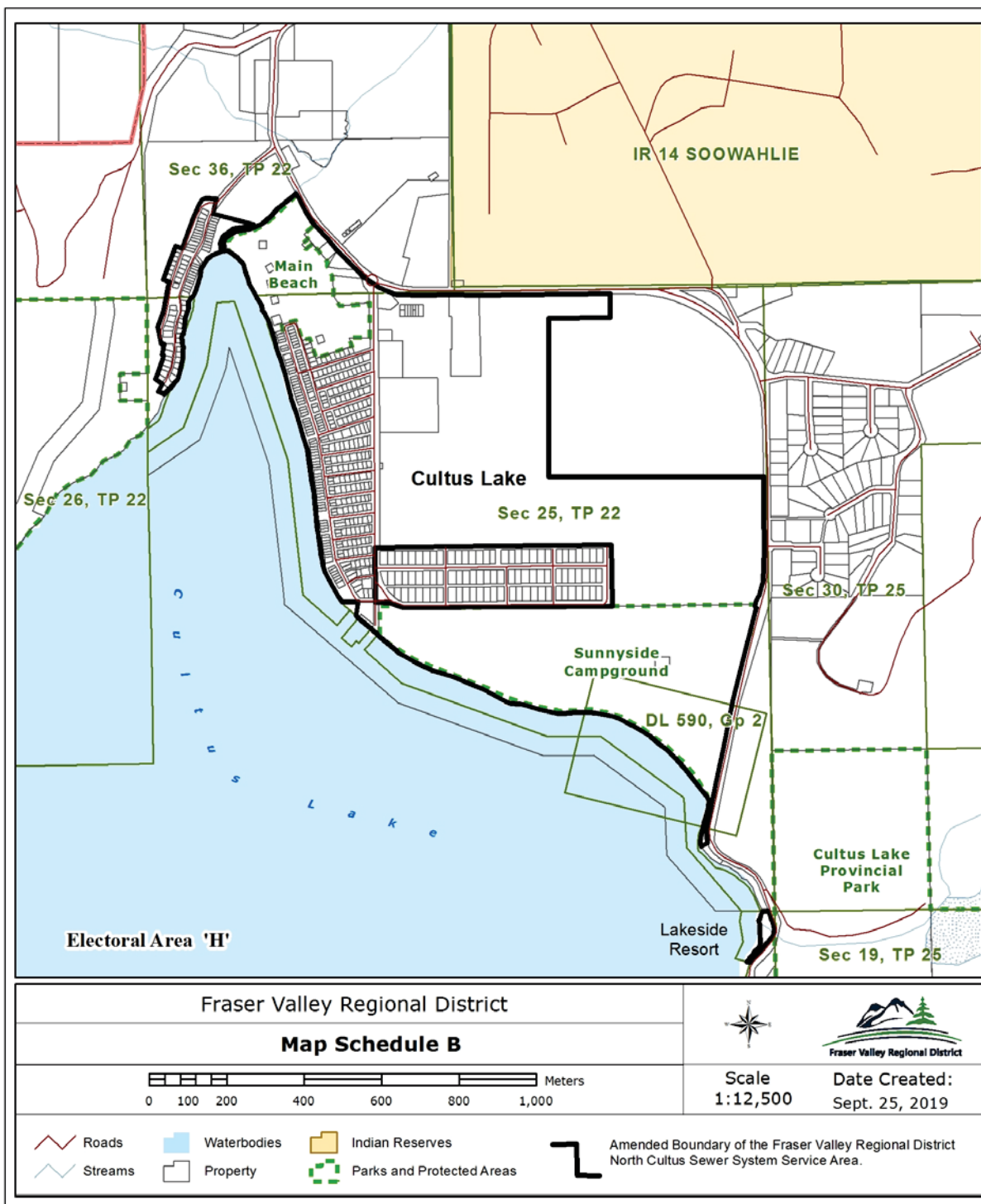
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1542, 2019
Schedule 1542-A



This is map 1 of 1 constituting Schedule 1542-A attached to and forming part of *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1542, 20YY
Schedule 1542-B



This is map 1 of 1 constituting Schedule 1542-B attached to and forming part of *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

To: Electoral Area Services Committee

Date: 2019-10-08

From: Margaret-Ann Thornton, Director of Planning & Development

File No: 6410-20-037

Subject: Zoning Bylaw Amendments for Cannabis land uses in Electoral Areas D, F and H.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* for the purpose of defining and regulating Cannabis land uses;

THAT the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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 Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

THAT Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*;

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 Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* in accordance with the Local Government Act;

AND THAT in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley*

Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 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 FURTHER THAT in accordance with Section 52 of the Transportation Act, a referral of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* be sent to the Ministry of Transportation and Infrastructure;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

DISCUSSION

Further to the September 10, 2019 Electoral Areas Services Committee (EASC) workshop, direction was provided to staff to prepare a policy and Zoning Bylaw Amendments regarding Cannabis land uses in the Electoral Areas. A separate report to the Electoral Areas Services Committee (EASC) provides a policy for consideration regarding Cannabis land uses in the Electoral Areas.

At the September 10, 2019 EASC workshop it was requested that amendments to the Zoning Bylaws for Electoral Areas D, F and H be expedited to restrict Cannabis production, processing and retail sales. Any proposals for these Cannabis land uses are to be reviewed on a site-by-site basis including public consultation. It is recognized that Federal and Provincial legislation may supersede the FVRD Zoning Bylaw, such as lands within the Agricultural Land Reserve (ALR) where Cannabis is grown outdoors in a field; inside a structure that has a base entirely consisting of soil; or inside a structure built before July 13, 2018 for the purpose of growing crops. Any new revisions to Federal and Provincial legislation may provide new and supplemental authorizations for Cannabis land uses.

Zoning Bylaw amendments for Electoral Areas A, B, C, E and G will be undertaken in the future.

There are currently nine (9) Zoning Bylaws which regulate land use in the Electoral Areas. To accommodate the EASC request, amendments to the Regional District of Fraser Cheam Bylaw No. 75, 1976 (Zoning Bylaw for Electoral Area D); Dewdney-Aloutte Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992 (Zoning for Electoral Area F); and Zoning Bylaw No. 66, 1993 (Zoning

for Electoral Area H) are attached for consideration. The FVRD is currently consolidating all Zoning Bylaws into one consolidated, streamlined and modernized Zoning Bylaw. In advance of the Zoning Bylaw consolidation, the attached Zoning Bylaw Amendments address the immediate request to restrict Cannabis land uses in Electoral Areas D, F and H.

The Zoning Bylaw Amendments were prepared in accordance with the FVRD Board resolution. The following general principles were incorporated:

1. Common definitions for Cannabis, Cannabis Dispensary, and Cannabis Production Facility. This provides consistency for Electoral Areas D, F and H, and the definitions accommodate both medical and recreational Cannabis related land uses.
2. Specify that Cannabis Dispensary and Cannabis Production Facilities are not permitted in Electoral Areas D, F and H.
3. Specify that where property is located within the Agricultural Land Reserve (ALR), the *Agricultural Land Commission Act* supersedes the Zoning Bylaw requirements.

Consistency with Official Community Plans (OCPs)

Rezoning of land must be consistent with the Official Community Plan (OCP) in effect for the area. The following OCPs are in effect for Electoral Areas D, F and H:

Electoral Area	Official Community Plan (OCP) Bylaw	Date of Adoption
D	FVRD 0020	April 28, 1998
H and E	FVRD 1115	August 13, 2013
F	FVRD 0999	March 29, 2011

The growing, processing and retail sale of Cannabis was not a consideration in the development of the existing OCPs in effect for the Electoral Areas. As a new legal land use, that pre-dates the OCP adoptions, this land use is controlled and will be licenced by the Federal Government (Health Canada). OCPs are policy and not regulatory documents. As a new legal land use, specific policies regarding the growing, processing and retail sale of Cannabis is not contained in the OCPs. The proposed rezoning bylaws generally comply with the OCPs in effect for the Electoral Areas. As text amendments to existing zoning bylaws, the intent is to provide clarity regarding Cannabis land uses. Referrals to First Nations and other agencies was determined by staff as not being required as a general zoning bylaw text amendment, and not a site specific rezoning application. This is consistent with the FVRD First Nations referral policy.

Ministry of Transportation and Infrastructure (MOTI) Approval

As text amendments to the Zoning Bylaws, Ministry of Transportation and Infrastructure (MOTI) approval of the Zoning Bylaw Amendments in the Electoral Areas where a Controlled Access Highway is located, require MOTI approval pursuant to Section 52 Highways Act. These areas include:

Electoral Area	Controlled Access Highway	Ministry of Transportation and Infrastructure (MOTI) Approval Required
D	Trans-Canada Highway 1 and Highway 9	Yes
E	None	No
F	Highway 7	Yes

After first reading, the Zoning Bylaw Amendments for Electoral Areas D and F will be forwarded to MOTI for approval prior to consideration of adoption of the Zoning Bylaws.

Provincial Ministry of Agriculture

Sections 903(5) and 917 of the Local Government require the Provincial Ministry of Agricultural approval of Farm Bylaws for the municipalities of Delta, Kelowna, Abbotsford and the Township of Langley. Ministry of Agriculture referral or approval of the Zoning Bylaws is not required for the Electoral Areas.

Public Hearing and Public Information Meeting

Pursuant to the FVRD Development Procedures Bylaw No. 0831, 2007 a Public Hearing will be advertised and scheduled. One Public Hearing for all three (3) Zoning Amendment Bylaws will be scheduled in late 2019 and chaired by the Electoral Area Services Committee (EASC) Chair Bill Dickey. All Electoral Area Directors are invited and encouraged to attend the public hearing. As text amendments to the Zoning Bylaws which effect greater than 10 properties, a mailed notice will not be undertaken, but the Public Hearing will be advised in the local newspapers and on the FVRD web-site, pursuant to the Development Procedures Bylaw No. 0831, 2007 and the Local Government Act. Immediately prior to the Public Hearing, a public information meeting will be held at the same date and time, which is the typical practice for rezoning in the Electoral Areas.

Agricultural Land Reserve (ALR)

Where property is located within the Agricultural Land Reserve (ALR), the *Agricultural Land Commission Act* supersedes the Zoning Bylaw requirements. This requirement is specified in the Zoning Bylaws.

COST

No fee is levied for Zoning Bylaw amendments initiated by the Fraser Valley Regional District. Costs will include the advertising and scheduling of the Public Hearing.

CONCLUSION

Staff recommends approval of the attached Zoning Bylaw Amendments for Cannabis land uses in Electoral Areas D, F and H.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services: No further financial comments

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1546, 2019

A Bylaw to Amend the Zoning for Electoral Area D

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Zoning Bylaw (No. 75) for Electoral Area D, 1976 of the Regional District of Fraser-Cheam*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1546, 2019*.

2) TEXT AMENDMENT

- a) *That Zoning Bylaw (No. 75) for Electoral Area D, 1976 of the Regional District of Fraser-Cheam* be amended by:
- i. In DIVISION ONE, by inserting, in the appropriate alphabetical order, the following new definitions:

"CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants"

"CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use."

"CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS."
 - ii. In DIVISION ONE, by deleting the definition for MEDICAL MARIHUANA GROW OPERATION in its entirety.
 - iii. In DIVISION ONE, by deleting the definition for FARM USE in its entirety and replacing it with the following:

"FARM USE means a use providing for the growing, rearing, producing and harvesting of primary agricultural products; includes the processing and storage of the agricultural products grown, reared, produced or harvested on an individual farm, the storage of

machinery, implements and supplies necessary to the farming use, and the repair of the machinery and implements necessary to the said use; includes the keeping of dogs, horses, cattle, sheep, swine, poultry, pigeons, doves, bees, fur-bearing animals or other livestock, the growing of fruits, mushrooms, vegetables and nursery stock, and the storage of feeds and fertilizers required for the farming use; excludes CANNABIS PRODUCTION FACILITY and all manufacturing, processing, storage and repairs not specifically included in this definition."

- iv. In DIVISION ONE, by deleting the definition for INDUSTRIAL USE in its entirety and replacing it with the following:

"INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales; excludes CANNABIS PRODUCTION FACILITY."

- v. In DIVISION THREE, Section 4 Prohibited Uses of Land, Buildings and Structures, by adding the following after Section 4 (e):

"(f) CANNABIS PRODUCTION FACILITY and CANNABIS DISPENSARY"

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS	day of
PUBLIC HEARING WAS HELD THIS	day of
READ A SECOND TIME THIS	day of
READ A THIRD TIME THIS	day of
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	day of
ADOPTED THIS	day of

Chair/Vice Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1546, 2019* as read a third time by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/ Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1547, 2019

A Bylaw to Amend the Zoning for Electoral Areas E and H

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Zoning Bylaw (No. 66) for Electoral Area E, 1976 of the Regional District of Fraser-Cheam*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019*.

2) TEXT AMENDMENT

a) *That Zoning Bylaw (No. 66) for Electoral Area E, 1976 of the Regional District of Fraser-Cheam* be amended by:

- i. In DIVISION ONE, by inserting, in the appropriate alphabetical order, the following new definitions:

"CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants"

"CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use."

"CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS."

- ii. In DIVISION ONE, by deleting the definition for MEDICAL MARIHUANA GROW OPERATION in its entirety.
- iii. In DIVISION ONE, by deleting the definition for FARM USE in its entirety and replacing it with the following:

"FARM USE means a use providing for the growing, rearing, producing and harvesting of primary agricultural products; includes the processing and storage of the agricultural products grown, reared, produced or harvested on an individual farm, the storage of

machinery, implements and supplies necessary to the farming use, and the repair of the machinery and implements necessary to the said use; includes the keeping of dogs, horses, cattle, sheep, swine, poultry, pigeons, doves, bees, fur-bearing animals or other livestock, the growing of fruits, mushrooms, vegetables and nursery stock, and the storage of feeds and fertilizers required for the farming use; excludes CANNABIS PRODUCTION FACILITY and all manufacturing, processing, storage and repairs not specifically included in this definition."

- iv. In DIVISION ONE, by deleting the definition for INDUSTRIAL USE in its entirety and replacing it with the following:

"INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales; excludes CANNABIS PRODUCTION FACILITY."

- v. In DIVISION THREE, Section 3.2 Prohibited Uses of Land, Buildings and Structures, by adding the following after Section 2 (e):

"(f) CANNABIS PRODUCTION FACILITY and CANNABIS DISPENSARY"

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS	day of
PUBLIC HEARING WAS HELD THIS	day of
READ A SECOND TIME THIS	day of
READ A THIRD TIME THIS	day of
ADOPTED THIS	day of

Chair/Vice Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/ Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1548, 2019

A Bylaw to Amend the Zoning for Electoral Area F

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Dewdney-Allouette Regional District Land Use and Subdivision Regulation Bylaw 0559-1992*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1548, 2019*.

2) TEXT AMENDMENT

- a) *That Dewdney-Allouette Regional District Land Use and Subdivision Regulation Bylaw 0559-1992* be amended by:
- i. In PART 200, by inserting, in the appropriate alphabetical order, the following new definitions:
- "CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants"
- "CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use."
- "CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS."
- ii. In PART 400 – GENERAL PROVISIONS, Section 402 Prohibited Uses, by adding the following after Section 402(3):
- "(4) Within Electoral Area F as shown on Schedule D to Bylaw No. 559, 1992, CANNABIS PRODUCTION FACILITY, CANNABIS DISPENSARY and MEDICAL MARIHUANA GROW OPERATION are Prohibited Uses."

- iii. In PART 400 – GENERAL PROVISIONS, Section 403 Agricultural Uses, , by deleting Section 403 (1) in its entirety and replacing it with the following:

Agricultural Land Reserve

(1) Notwithstanding this bylaw, all lands within an Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, and the regulations thereto. Where land within the Agricultural Land Reserve is also within a zone established under this bylaw, the bylaw shall be binding only insofar as it is not contrary to the *Agricultural Land Commission Act* and regulations thereto."

- iv. In PART 400 – GENERAL PROVISIONS, by deleting Section 414 in its entirety and replacing it with the following:

"414 MEDICAL MARIHUANA GROW OPERATION

Application

(1) A Medical Marihuana Grow Operation:

- (a) Shall be permitted in the A-1, A-2, A-3, M-1, and M-2 zones, except within Electoral Area F as shown on Schedule D to Bylaw No. 559, 1992; and
- (b) Shall be permitted in the R-1, R-2, R-3, R-4, R-5, and R-6 zones, except within Electoral Area F as shown on Schedule D to Bylaw No. 559, 1992."

- v. In PART 500-UPLAND AGRICULTURE, by deleting Section 501(1) in its entirety and replacing it with the following:

"Permitted Uses

(1) Subject to the provisions of this bylaw and the *Agricultural Land Commission Act*, the following uses and no others are permitted in the A-1 zone:

<u>Permitted Uses</u>	<u>Reference</u>
Residential Use	Section 405
General Agricultural Use	Section 403
Intensive Agricultural Use	Section 403
Accessory Boarding Use	Section 405
Accessory Cottage Industry	Section 406
Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Dog Kennel Use	Section 408
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 501(1a) of this bylaw, where a parcel is zoned UPLAND AGRICULTURE (A-1) within the boundaries of Electoral Area F, as shown on the map included as Schedule D to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- vi. In PART 502 – FLOODPLAIN AGRICULTURE, by deleting Section 502(1) in its entirety and replacing it with the following:

"Permitted Uses

(1) Subject to the provisions of this bylaw and the *Agricultural Land Commission Act*, the following uses and no others are permitted in the A-2 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Agricultural Use	Section 403
Intensive Agricultural Use	Section 403
Accessory Boarding Use	Section 405
Accessory Cottage Industry	Section 406
Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Dog Kennel Use	Section 408
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 502(1a) of this Bylaw, where a parcel is zoned FLOODPLAIN AGRICULTURE (A-2) within the boundaries of Electoral Area F, as shown on the map included as Schedule D to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- vii. In PART 503 – AGRICULTURAL MARKET, by deleting Section 503(1) in its entirety and replacing it with the following:

"Permitted Uses

(1) Subject to the provisions of this bylaw and the *Agricultural Land Commission Act*, the following uses and no others are permitted in the A-3 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Agricultural Use	Section 403
Intensive Agricultural Use	Section 403
Accessory Agricultural Market Use	Section 403
Accessory Cottage Industry	Section 406

Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 503(1a) of this bylaw, where a parcel is zoned AGRICULTURAL MARKET (A-3) within the boundaries of Electoral Area F, as shown on the map included as Schedule D to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- viii. In PART 901 – GENERAL INDUSTRIAL, by deleting Section 901(1) in its entirety and replacing it with the following:

"Permitted Uses

(1) Subject to the provisions of this bylaw, the following uses and no others are permitted in the M-1 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Industrial Use	Section 200
Resource Use	Section 200
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 901(1a) of this bylaw, where a parcel is zoned GENERAL INDUSTRIAL (M-1) within the boundaries of Electoral Area F, as shown on the map included as Schedule D to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- ix. In PART 902 – HEAVY INDUSTRIAL, by deleting Section 902(1) in its entirety and replacing it with the following:

"Permitted Uses

(1) Subject to the provisions of this bylaw, the following uses and no others are permitted in the M-2 zone:

Permitted Uses

Reference

Residential Use	Section 405
Heavy Industrial Use	Section 200
General Industrial Use	Section 200
Resource Use	Section 200
Accessory Off-Street Parking Use	Section 409

Accessory Outdoor Storage Use
 Accessory Retail Use
 Medical Marihuana Grow Operation

Section 410
 Section 200
 Section 414

1(b) Notwithstanding Section 901(1a) of this bylaw, where a parcel is zoned HEAVY INDUSTRIAL (M-2) within the boundaries of Electoral Area F, as shown on the map included as Schedule D to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS _____ day of _____

PUBLIC HEARING WAS HELD THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

APPROVED BY THE MINISTRY
 OF TRANSPORTATION AND
 INFRASTRUCTURE THIS _____ day of _____

ADOPTED THIS _____ day of _____

 Chair/Vice Chair

 Corporate Officer/Deputy

5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1548, 2019*, as read a third time by the Board of Directors of the Fraser Valley Regional District on the _____

Dated at Chilliwack, B.C. this _____

 Corporate Officer/ Deputy

To: CAO for the Electoral Area Services Committee

Date: 2019-10-08

From: Reg Dyck, Manager of Electoral Area Emergency Services

File No: 7200-62

Subject: Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District consider giving three readings to the bylaw cited as *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Members of the community of Post Creek, located in the Chilliwack River Valley, have approached the Fraser Valley Regional District and have asked for the Chilliwack River Valley Volunteer Fire Department (CRVVFD) to provide fire protection services to their community and be included into the existing Chilliwack River Valley (CRV) fire service area.

DISCUSSION

For many years formal and informal discussions have been held with certain residents of Post Creek in regards to the CRVVFD providing fire protection to their community. The recent concerns over interface fires in the Chilliwack River Valley during the 2017 and 2018 wildfire seasons has increased the awareness within the community around the lack of fire protection. The Electoral Area Director, CRVVFD Fire Chief and staff were approached by the community and asked to begin the process to include Post Creek into CRVVFDs fire protection area. Staff has now concluded the petition process, which has passed with the petitions regarding the addition of the Post Creek area having been validly signed by:

- a) the owners of more than 50% of the parcels that would be subject to the local service tax.
(49 out of 85 = 57.6%)
AND
- b) the persons who were the owners of parcels that in total represent more than 50% of the assessed value of land and improvements subject to the local service tax. Out of a total assessed value of \$21,167,400, an assessed value of \$12,354,300 was validly petitioned in. (= 58.4%)

The CRVVFD and staff have also discussed the challenges with adding this workload to the department and have concluded there is adequate staffing and equipment along with mutual aid support from our neighbouring fire departments in place to provide this service.

COST

Post Creek property owners have petitioned to be included into the existing CRV fire service area. Applying the existing tax rate paid by CRV residents the total cost to the Post Creek owners would be \$14,450 for this year which would be included in the CRV fire service budget.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1536, 2019

A bylaw to amend the boundaries of the Chilliwack River Valley Fire Protection Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Chilliwack River Valley Fire Protection Service Area established by Regional District of Fraser Cheam Bylaw No. 1018, 1992;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019*.

2) ENACTMENTS

- a) *Chilliwack River Valley Fire Protection Local Service Area Establishment Bylaw No. 1018, 1992*, is hereby amended by extending the boundaries of the Service Area to include the properties shown on Schedule 1536-A attached to and forming an integral part of this bylaw.
- b) Schedule 1018-A to Bylaw No. 10148, 1992 is hereby replaced by Schedule 1536-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area E as shown on Schedule 1536-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Chilliwack River Valley Fire Protection Local Service Area shall henceforth apply to those lands outlined on Schedule 1536-B of this bylaw.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

CERTIFICATION AS TO SUFFICIENCY
AND VALIDITY OF PETITIONS this 18th day of September, 2019

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

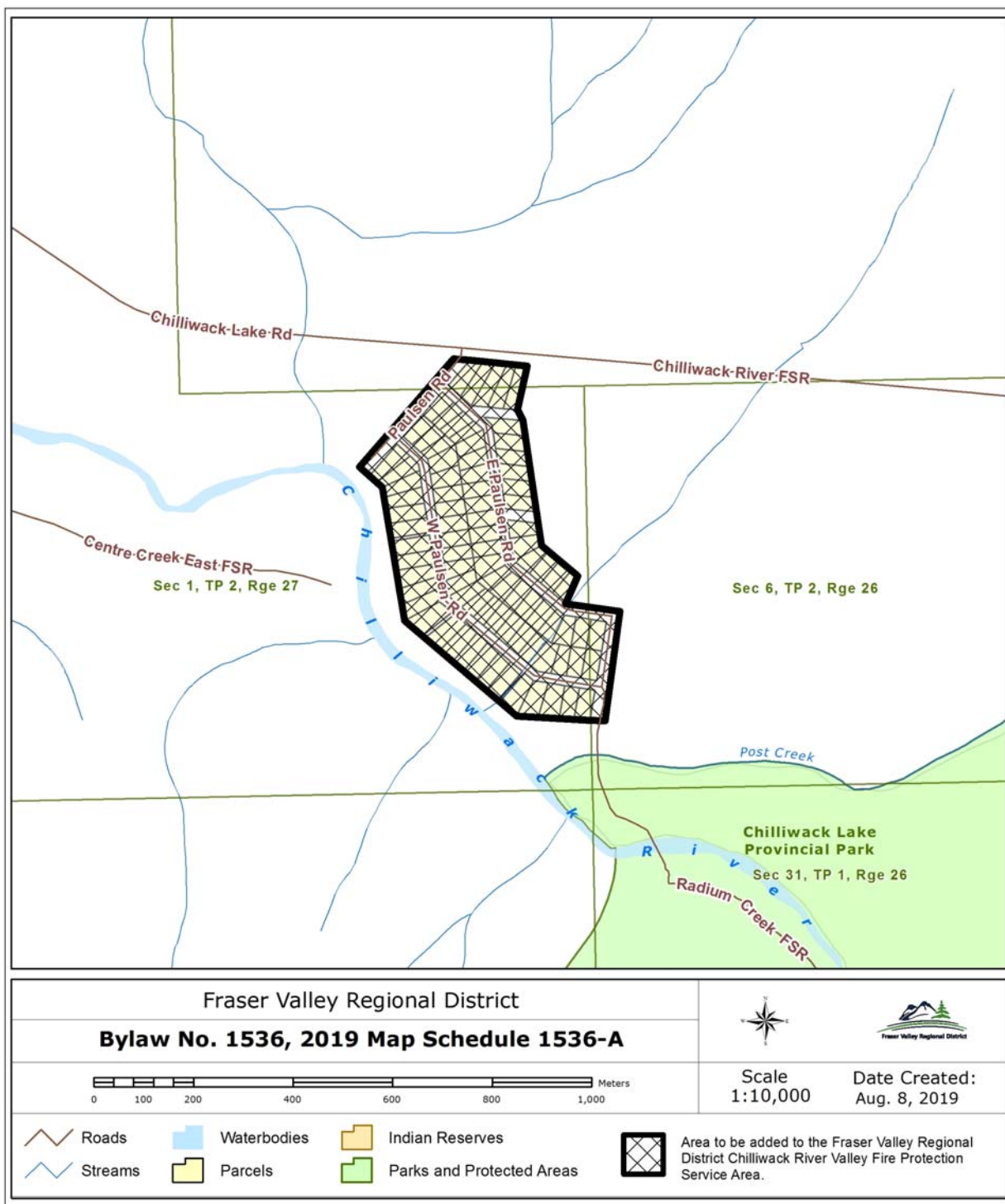
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District
Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019* as adopted by the
Fraser Valley Regional District Board on the day

Dated at Chilliwack, BC this

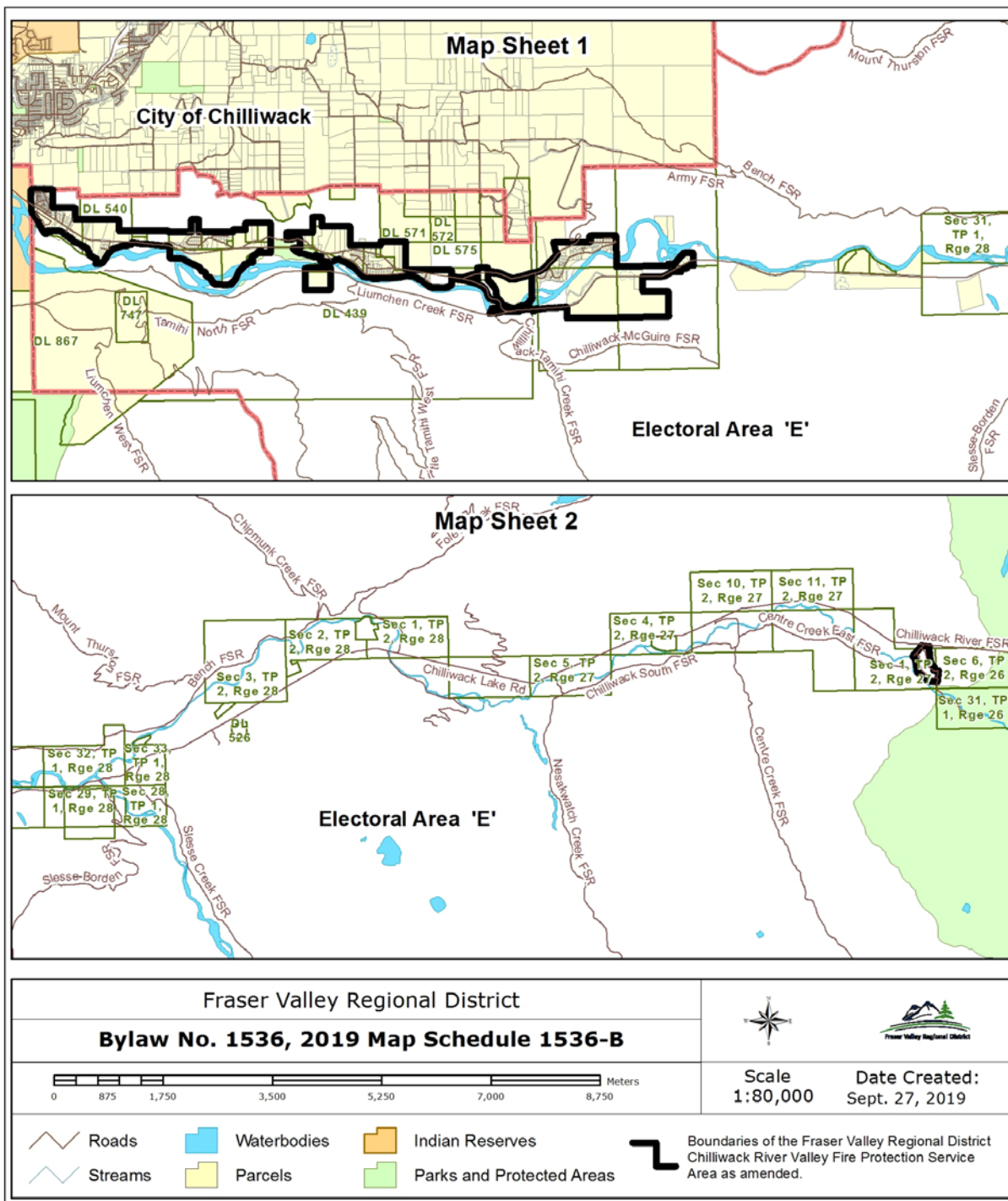
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1536, 2019
Schedule 1536-A



This is map 1 of 1 constituting Schedule 1536-A attached to and forming part of *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1536, 2019
Schedule 1536-B



This is map 1 of 1 constituting Schedule 1536-B attached to and forming part of *Fraser Valley Regional District Chilliwack River Valley Fire Protection Service Area Amendment Bylaw No. 1536, 2019*.

To: CAO for the Electoral Area Services Committee
From: Jaime Reilly, Manager of Corporate Administration
Reg Dyck, Manager of Electoral Area Emergency Services

Date: 2019-10-08
File No: 3920-20-1545, 2019

Subject: North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The *Fraser Valley Regional District North Fraser Harrison Mills Local Service Area Conversion and Merger Bylaw No. 0072, 1996* was adopted by the Board in 1996, creating a fire protection service area for the purposes of provision of assistance to ambulance, and other similar emergency response agencies. Bylaw 0072, 1996 was amended by *Fraser Valley Regional District North Fraser and Harrison Mills Fire Protection Local Service Area Amendment Bylaw No. 1274, 2014* to extend the boundaries of the service area to Electoral Areas C, F and G.

DISCUSSION

As part of Bylaw 1274, 2014, the Lougheed Highway (which is a Provincial Highway) is included in the boundaries of the fire protection service area. This road is a high traffic road which has seen a significant increase in the number of responses by the North Fraser Fire Department for calls regarding Motor Vehicle Incidents (MVI).

The inclusion of the Lougheed Highway in the fire protection service area boundary has implications from an emergency management perspective and our ability to obtain a task number through Emergency Management BC (EMBC). The North Fraser Fire Department responds to multiple events each year along the Lougheed Highway and staff believes there could be a considerable amount of funds recovered by changing the fire protection service area boundaries to exclude the Lougheed

Highway. In other FVRD fire protection service areas where a provincial highway has been excluded from the service area boundaries, the fire departments have been successful in receiving task numbers for highway road rescues, resulting in the ability to recoup costs through EMBC.

The draft bylaw excludes the Lougheed Highway from the boundaries North Fraser Harrison Mills Fire Protection Service Area. By removing this roadway from the fire protection area the North Fraser Fire Department may obtain a task number from EMBC when requested to attend Motor Vehicle Incidents along this corridor. This would allow the department to recoup some expenses for providing this service without any effect to service levels.

COST

There are no costs associated with this bylaw.

CONCLUSION

As a result of increased MVIs along the provincial Lougheed Highway, staff is recommending the exclusion of this road from the North Fraser Harrison Mills Fire Protection Service Area boundary. This will allow the North Fraser Fire Department to attend MVIs and obtain a task number directly from Emergency Management BC as they are a recognized First Responder and road rescue fire department. This will not result in any decreased service levels to the participants of this service area.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1545, 2019**

**A bylaw to amend the boundaries of the
North Fraser and Harrison Mills Fire Protection Service Area**

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to amend the boundaries of the North Fraser Harrison Mills Fire Protection Local Service Area established by Bylaw No. 0072, 1996 to exclude British Columbia Highway 7 (Lougheed Highway) from the Service Area;

AND WHEREAS consent on behalf of the participants has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District North Fraser Harrison Mills Fire Protection Local Service Area Amendment Bylaw No. 1545, 2019*.

2) ENACTMENTS

- a) *Fraser Valley Regional District North Fraser and Harrison Mills Fire Protection Local Service Area Conversion and Merger Bylaw No. 0072, 1996*, is hereby amended by excluding British Columbia Highway 7 (Lougheed Highway) from the service area.
- b) The provisions of all bylaws that are now in effect with regard to the establishment and amendment of the North Fraser and Harrison Mills Fire Protection Local Service Area remain in full force and effect.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

APPROVAL OF THE INSPECTOR
OF MUNICIPALITIES this _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Fraser and Harrison Mills Local Service Area Amendment Bylaw No. 1545, 2019* as read a third time by the Fraser Valley Regional District Board on the _____

Dated at Chilliwack, BC this _____

Corporate Officer/Deputy

To: CAO for the Electoral Area Services Committee

Date: 2019-10-08

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-29

Subject: Application for Development Variance Permit 2019-29 to reduce the interior side setback for an accessory building at 46594 Chilliwack Lake Road, Electoral Area E

RECOMMENDATION

THAT the Fraser Valley Regional District (FVRD) Board consider the following options for Development Variance Permit 2019-29:

OPTION 1 (Issue) **THAT** the FVRD Board issue Development Variance Permit 2019-29 to reduce the side setback from 7.6 metres (25 feet) to 1.0 metres (3.3 feet), clear to sky, to authorize existing additions to an accessory building, subject to consideration of any comments or concerns raised by the public, or

OPTION 2 (Refuse) **THAT** the FVRD Board refuse Development Variance 2019-29

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The property owner has applied for a Development Variance Permit to reduce the side lot line setback for already constructed additions to an accessory building. The additions were constructed without building permits, and the property owner is now trying to clean up the property and legitimize the construction. The property is within Electoral Area E and is subject to Zoning Bylaw 66.

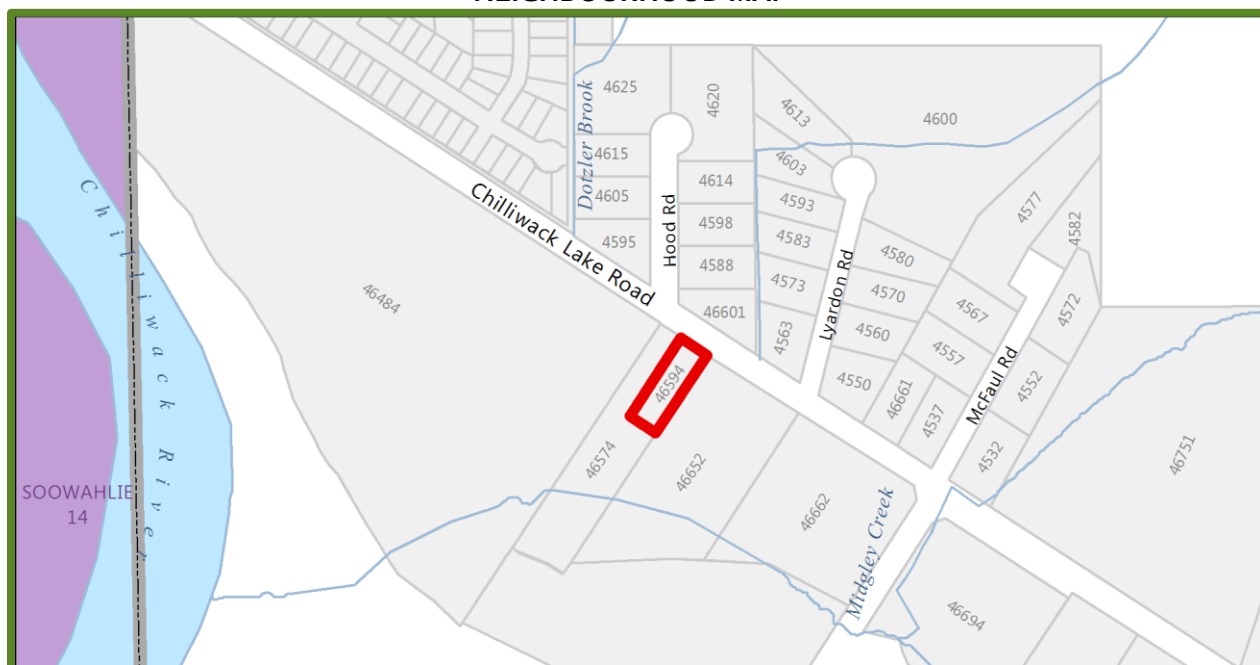
ADJACENT ZONING & LAND USES

North	^	Urban Residential (RS-1), Single-Family Homes
East	>	Agricultural (Ag-1), Single-Family Homes
West	<	Mobile Home Park (RMH), Mobile Home Park - Chilliwack River Estates
South	v	Agricultural (Ag-1), Single-Family Homes

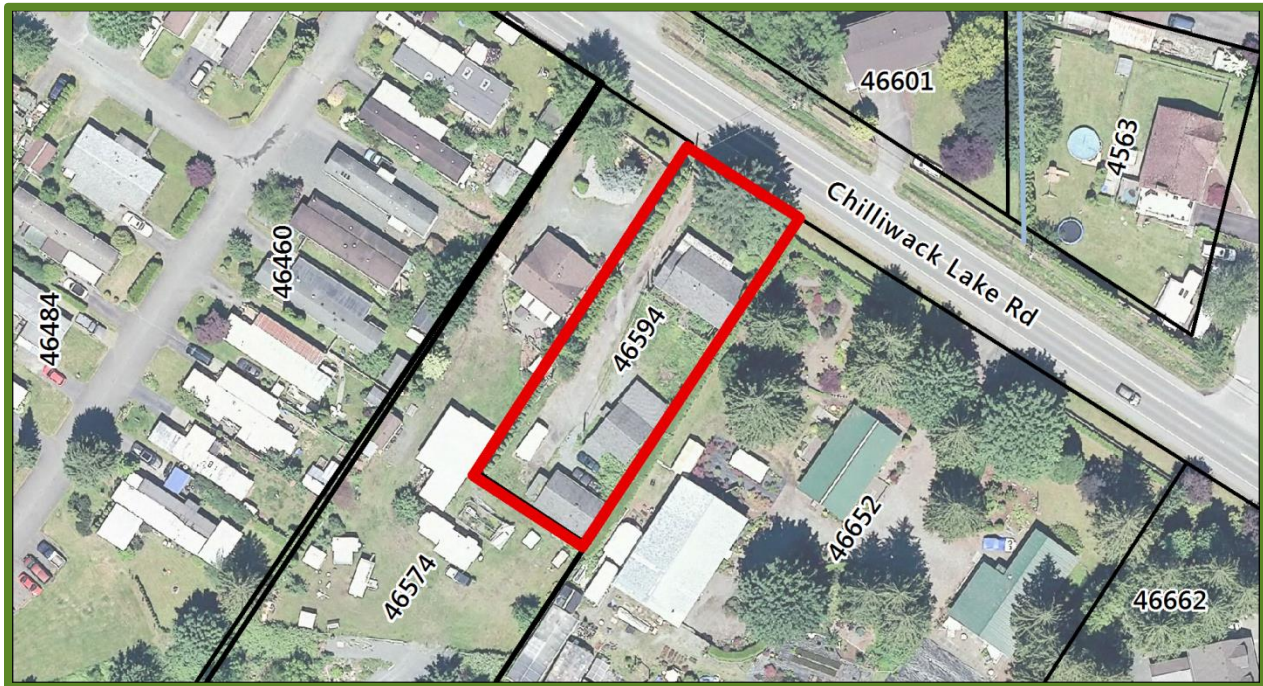
PROPERTY DETAILS

Electoral Area	E		
Address	46594 Chilliwack lake Road		
PID	000-547-948		
Folio	733.01248.100		
Lot Size	0.365 acres		
Owner	Steve & Allison Claydon	Agent	N/A
Current Zoning	Agricultural (Ag-1)	Proposed Zoning	No change
Current OCP	Residential Limited Use (RL)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	DPA 2-E (Chilliwack River Hazards) and DPA 5-E (RAR)		
Agricultural Land Reserve	No		

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Existing Structures

There is currently a house and two accessory buildings on the property which were constructed prior to the adoption of Zoning Bylaw 66 in 1976. The structures are permitted under the zoning bylaw, however, they do not meet required setbacks and are considered legally non-conforming. This means the structures are permitted to remain where they are, but are not permitted to be expanded in a way that increases non-conformity with the zoning regulation.

Bylaw Enforcement

The property is currently in bylaw contravention for construction without building permits. In 2012, the shop was expanded with an enclosed lean-to on the northern side and an enclosed electrical room on the southern side. A Notice on Title (Section 57 of the *Community Charter*) was registered to the property title in April 2018 due to unresolved bylaw enforcement. The property owner is now taking steps to remedy the contravention, and has applied for the necessary permits, including a development variance permit and two building permits (BP14609 and BP014610).

Variance Request

The applicant is seeking to reduce the side lot line setback from 7.6 metre (25 feet) to 1.23 metres (4 feet) for the building, and from 7.6 metres (25 feet) to 1.03 metres (3.37 feet) for the eaves of the building. This is a relaxation of 6.57 metres (21.6 feet) to the building eaves.

Interior Lot Line Setback (measured to eaves)	
Required (zoning)	7.6 metres (25 feet)
Proposed	1.03 metres (3.37 feet)
Requested Variance	6.57 metres (21.6 feet)

Applicant Rationale

The applicant provides the following reasons to support the variance request 1) the additions are aligned with existing construction on the property; 2) the additions have new siding to make the shop appear uniform; and 3) the addition at the rear of the garage is required to house the electrical supply for the property. Furthermore, the required setback of 7.6 metres from the side lot line leaves a strip of only 6 metres (20 feet) in the centre of the property where buildings can be sited. See Appendix A.

If the variance is not granted, the applicant would be required to remove both additions to the shop. Removal of the addition housing the electrical room would require the electricity for the entire property to be re-configured. The legally non-conforming garage, which is 1.3 metres (3.7 feet) from the property line, would be permitted to remain on site. See Appendix A.

Electrical Requirements & Intended Use

In 2013, the property owner brought a 400 Amp power supply to the property. For context, a house or residential shop each typically uses 100 Amps, and 200 Amps is sufficient to power a welding shop. For safety reasons, BC Hydro requires 400 Amp power to be housed in a separate electrical room. On the subject property, 100 Amps goes to the house, 100 Amps goes to an accessory building, and 200 Amps supplies the shop in question. The amount of power on the property exceeds the requirements of most residential uses.

There is a concern that the amount of on-site power could be used for non-permitted uses. The power supply was originally brought in to facilitate the growing of medical marijuana in the shop, which is not a permitted use in a residential structure. The property owner advises that the intended use of the shop is for residential storage only, and that there has not been marijuana or a Health Canada growing licence associated with the property for several years. On a recent site inspection (May 2019), FVRD Building Staff indicated that this use was no longer present in any of the structures.

The 400 Amp power could be removed from the site. This would result in a significant cost to the property owner. It may not be warranted on the basis of safety, as the electrical components were inspected by Technical Safety BC. On the other hand, the power supply could support uses that would be inappropriate to locate 1 metre from the property line.

Building Permits

Two building permit applications have been submitted to address construction on the property. FVRD staff are currently reviewing the applications for completeness and compliance with the BC Building

Code. The building department has not identified any building code concerns with the reduced lot line setback.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the Development Variance Permit application and be given the opportunity to provide written comments or to attend the Board meeting to state their comments. FVRD staff have encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

The \$350 application fee has been paid by the applicant.

CONCLUSION

The property owner is attempting to resolve a bylaw enforcement file and to legitimize the construction of additions to a shop. On one hand, the additions are aligned with the existing house and accessory buildings on the property. If the shop is used for its intended purpose, the impact to neighbouring properties is anticipated to be minimal. On the other hand, the overbuilt electrical system raises concerns about potential uses on the property that are not appropriate to be located within 1 metre of the property line, and that could impact neighbouring properties.

Staff recommend that the FVRD Board consider Development Variance Permit 2019-29 to reduce the side lot line setback for 46957 Chilliwack Lake Road, subject to the consideration of any comments or concerns raised by the public.

Option 1 – Issue

If the Board wishes to approve the application the following motion would be appropriate:

MOTION: THAT the FVRD Board issue Development Variance Permit 2019-29 to reduce the side setback from 7.6 metres (25 feet) to 1.0 metres (3.3 feet), clear to sky, to authorize existing additions to an accessory building, subject to consideration of any comments or concerns raised by the public

Option 2 - Refuse

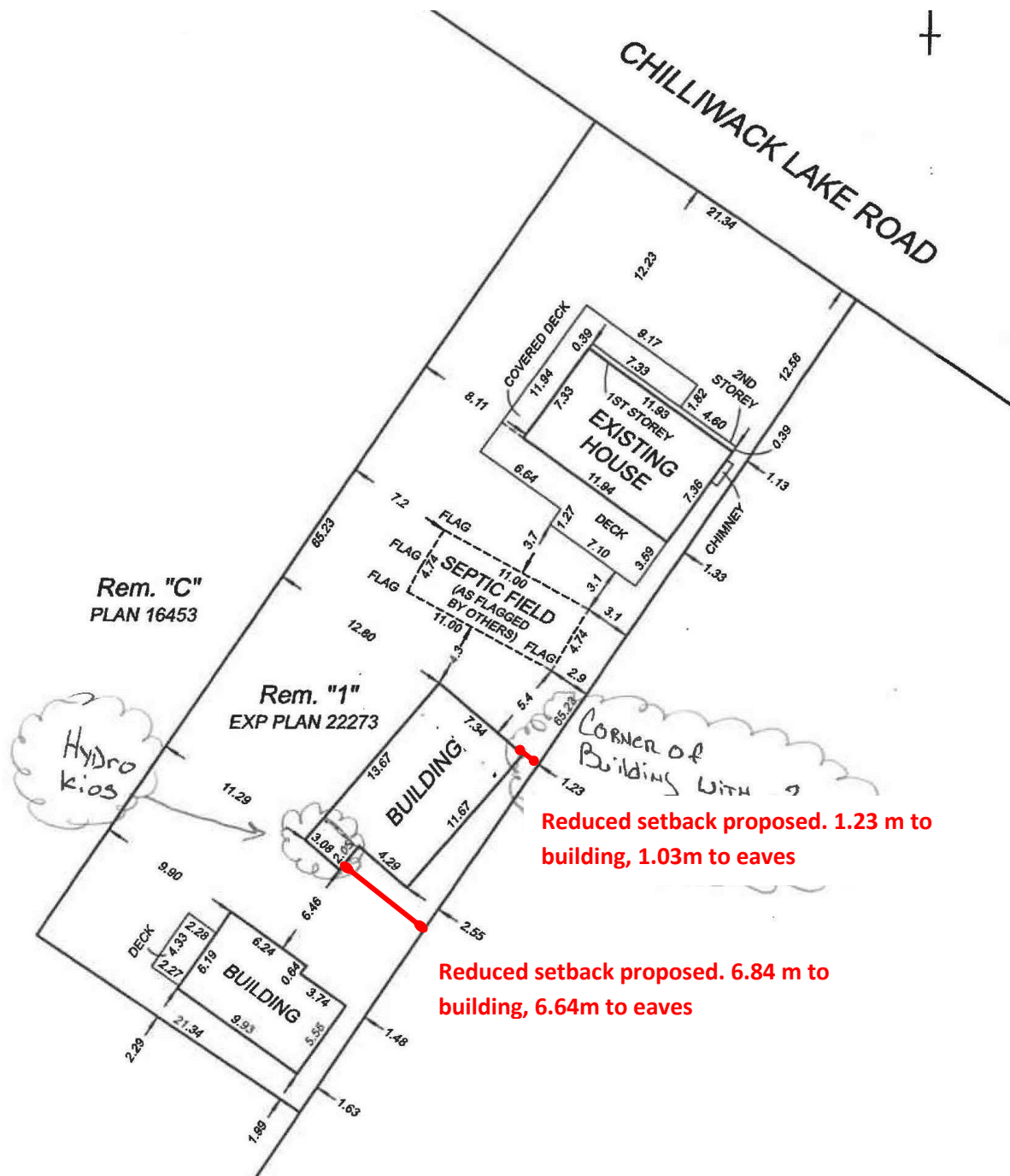
If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the FVRD Board refuse Development Variance Permit 2019-29 for the property at 46594 Chilliwack Lake Road, Electoral Area E

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development:	reviewed and supported
Margaret Thornton, Director of Planning & Development:	reviewed and supported
Mike Veenbaas, Director of Financial Services:	No further financial comment.
Jennifer Kinneman, Acting Chief Administrative Officer:	Reviewed and supported.

Appendix A Site Plan





SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 350.00 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 46594 Chilliwack Lake Rd PID _____

Legal Description Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print)	Signature of Owner	Date
Steve Claydon		Aug 15/19
Name of Owner (print)	Signature of Owner	Date
Allison Claydon		Aug 15/19

Owner's
Contact
Information

Address <u>12395 - 204B St</u>		City <u>Maple Ridge</u>
Email		Postal Code
Phone <u></u>	Cell <u></u>	Fax <u></u>

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes

☐

no

☒

30 metres of the high water mark of any water body

yes

☐

no

☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes

☐

no

☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes

☐

no

☒

I don't know

☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

46594 Chilliwack Lake Road

Hydro kio

- Existing Power Poles Where deemed un-Safe Due to the Power Poles Cracked + Rotten. The Decision Was Made to Replace All Power Poles AND Bring New Power In. the Location of the Shop Being Central on the property Was Best Suited for the location to Support Power Throughout the property. kio was Built, New Poles Installed, Inspection + Installed By Hydro
- New Power to Main House
- New Power to Shop.

Garage lean too

- During the Construction of the kio we Had Equipment + Crew ON-Site We Decide to Build the lean to for Additional Storage Space. East Side of Shop Was Chosen Due to the fact the kio was Built on the West Side AND it Did Not Make Sense Because of Room + Location of original Farm House, the lean to Would of Been to Close. The entire Shop + kio Had New Siding Installed + Make it Look Uniformed.

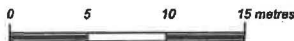
Thank you
Steve Claydon
Allison Claydon.

B.C. LAND SURVEYOR'S LOCATION CERTIFICATE

ON PARCEL "1", (EXPLANATORY PLAN 22273), EXCEPT:
PART IN SRW PLAN 39017, LOT "C", DISTRICT LOT 496,
GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 16453

CIVIC ADDRESS 46594 CHILLIWACK LAKE ROAD
CHILLIWACK RIVER VALLEY, B.C.

SCALE = 1: 300

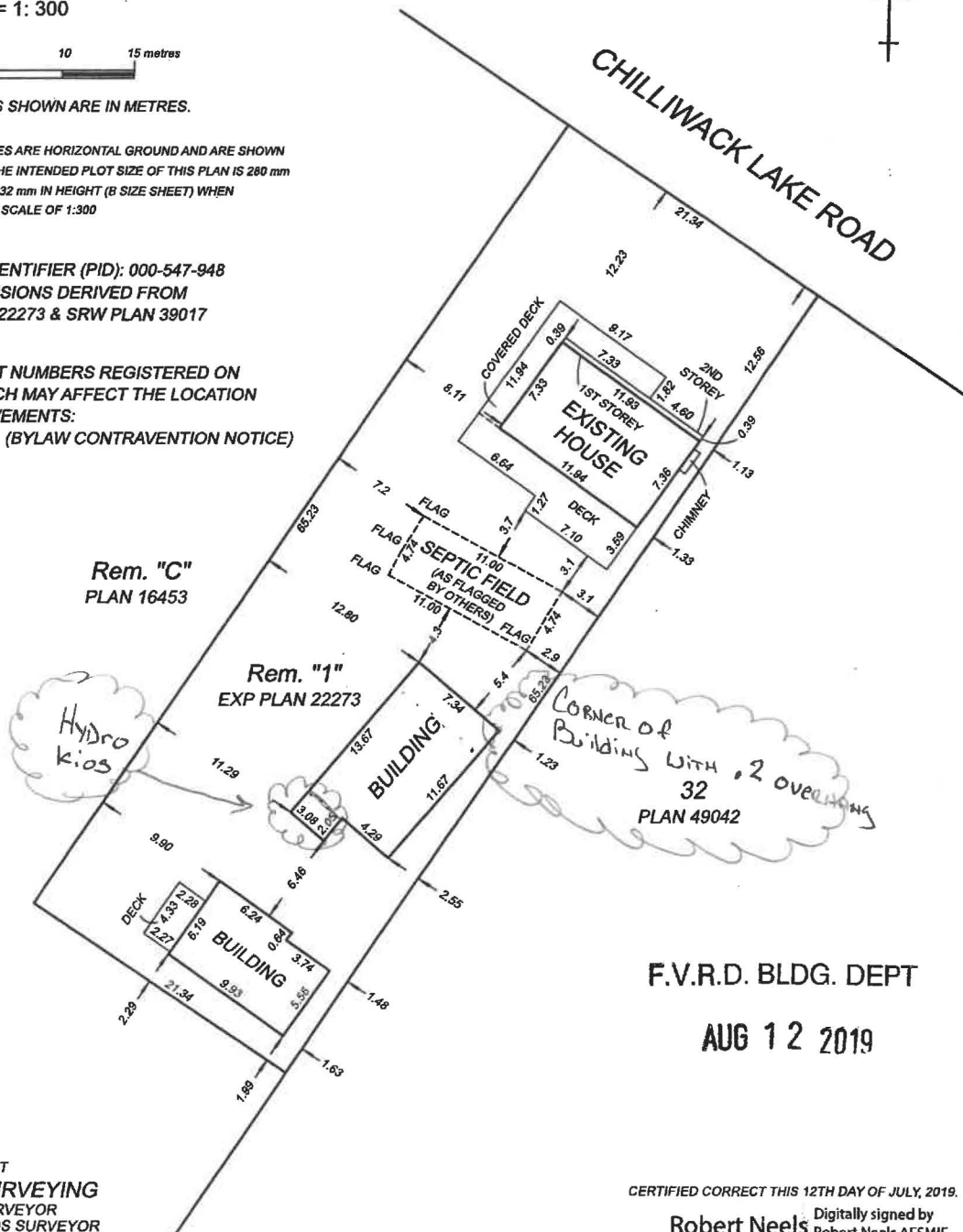


DISTANCES SHOWN ARE IN METRES.

ALL DISTANCES ARE HORIZONTAL GROUND AND ARE SHOWN
IN METRES. THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm
IN WIDTH BY 432 mm IN HEIGHT (B SIZE SHEET) WHEN
PLOTTED AT A SCALE OF 1:300

PARCEL IDENTIFIER (PID): 000-547-948
LOT DIMENSIONS DERIVED FROM
EXP. PLAN 22273 & SRW PLAN 39017

DOCUMENT NUMBERS REGISTERED ON
TITLE WHICH MAY AFFECT THE LOCATION
OF IMPROVEMENTS:
CA6784764 (BYLAW CONTRAVENTION NOTICE)



F.V.R.D. BLDG. DEPT

AUG 12 2019

© COPYRIGHT
NEELS SURVEYING
B.C. LAND SURVEYOR
CANADA LANDS SURVEYOR
12 - 8465 Harvard Place
PO Box 29
Chilliwack, B.C. V2P 6J1
TEL. (604) 795-7397
FILE No. 19-14BLC

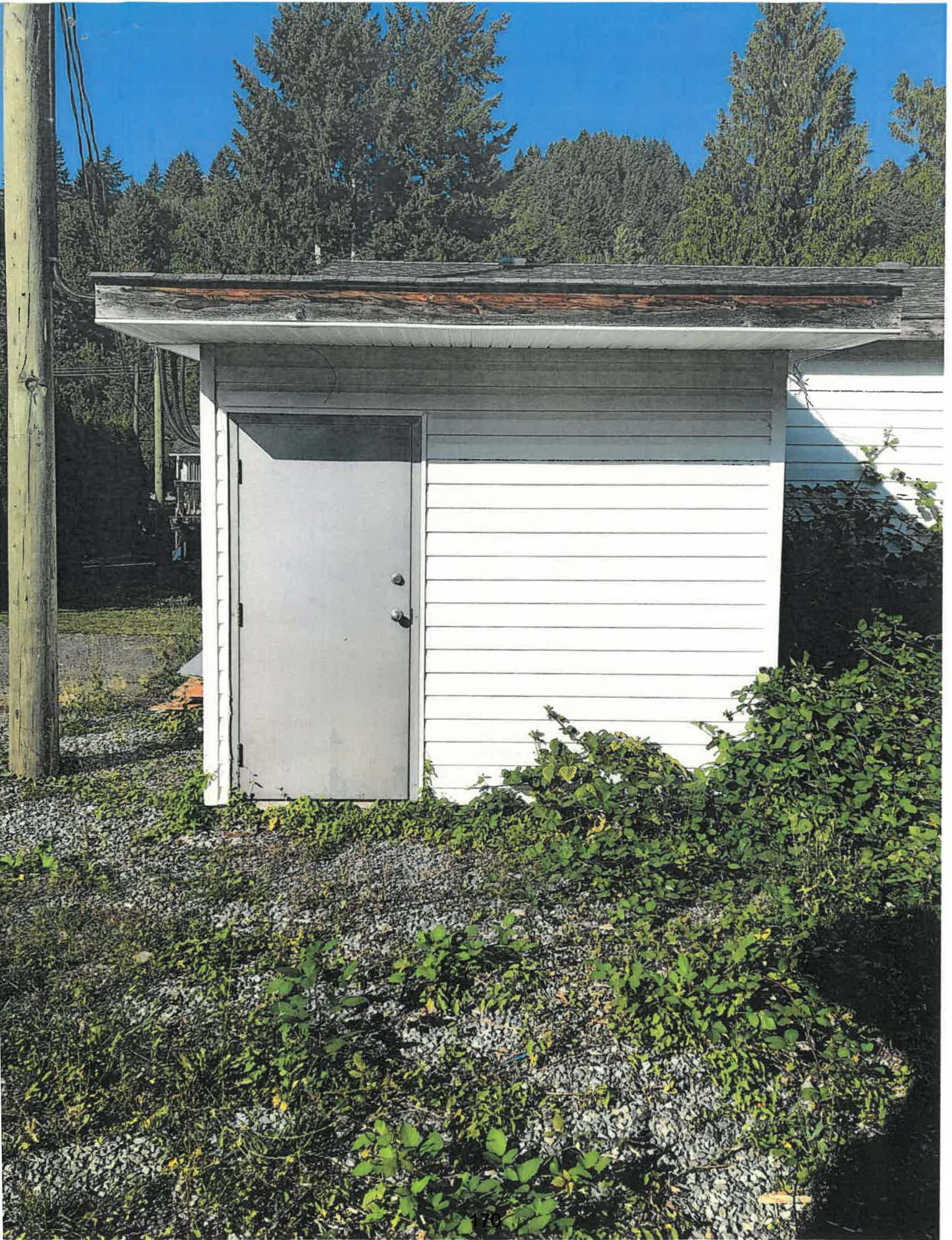
THIS PLAN WAS PREPARED FOR BUILDING AND SEPTIC FIELD LOCATION PURPOSES
AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT, STEVE CLAYDON.
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE STRUCTURES AND
FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.
THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

CERTIFIED CORRECT THIS 12TH DAY OF JULY, 2019.

Robert Neels
AFSMIF
Digitally signed by
Robert Neels AFSMIF
Date: 2019.07.25
08:41:55 -07'00'

ROBERT J. NEELS, BCLS, CLS

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER
THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES
THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE,
OR ACTIONS TAKEN BASED ON THIS DOCUMENT.





New Lean
to →

Existing
Garage →

New Hydr
kio →



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-29

Folio No. 733.01248.100

Issued to: Steven & Allison Claydon

Address: 12395 204B St, Maple Ridge

Applicant: Steven & Allison Claydon

Site Address: 46594 Chilliwack Lake Road, Area E

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

PARCEL 1 (EXPLANATORY PLAN 22273) EXCEPT PART IN STATUTORY RIGHT OF WAY
PLAN 39017 LOT C DISTRICT LOT 496 GROUP 2 NEW WESTMINSTER DISTRICT
PLAN 16453

PID: 000-547-948

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam is **varied** as follows:

Division 4, Section 4.3.1 (b), the side property line setback is reduced from 7.6 metres (25 feet) to 1.23 metres (4 feet), to the exterior walls of an accessory residential structure, and to 1.03 metres (3.37 feet) to the eaves of accessory residential structure.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.

3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
4. All new construction shall be generally in compliance with Building Permit No. BP014609.
5. No uses other than residential accessory use shall be permitted in the shop identified in Schedule "B".

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
5. The Archaeology Branch of the Province of British Columbia must be contacted immediately at (250) 953-3334 if archaeological material is encountered on the subject property. Archaeological material is most likely indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the

holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.
(b) the deposit of the following specified security: \$ <N/A>.

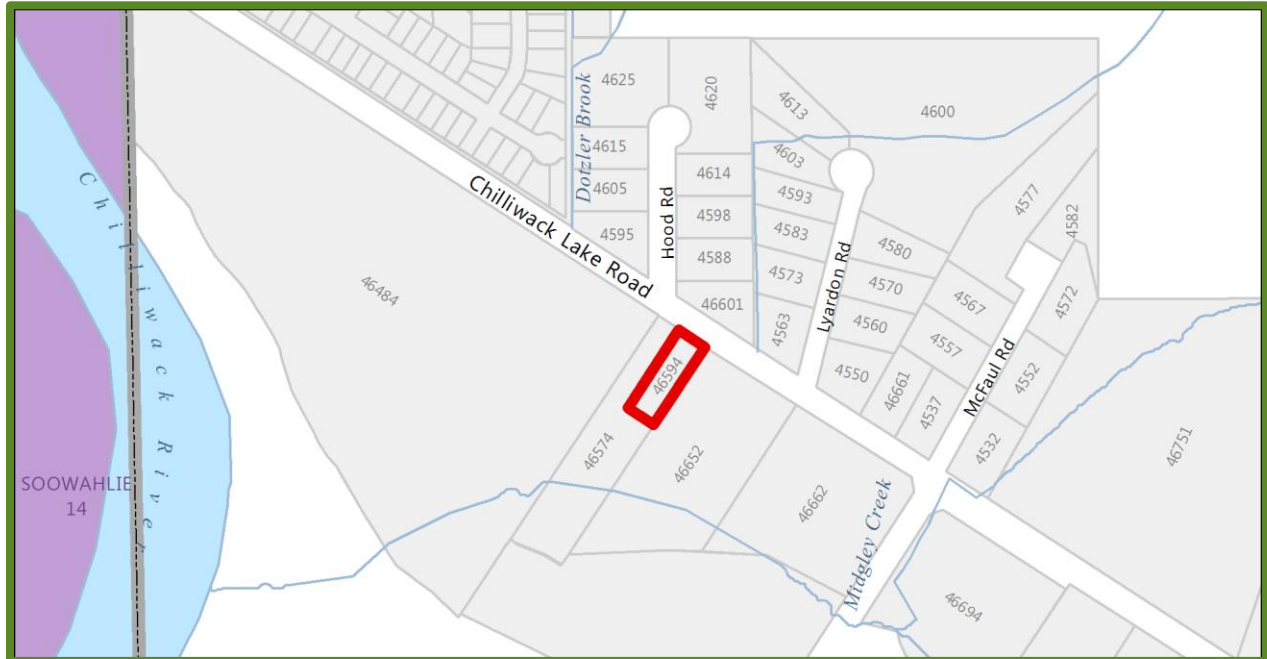
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2019-29. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

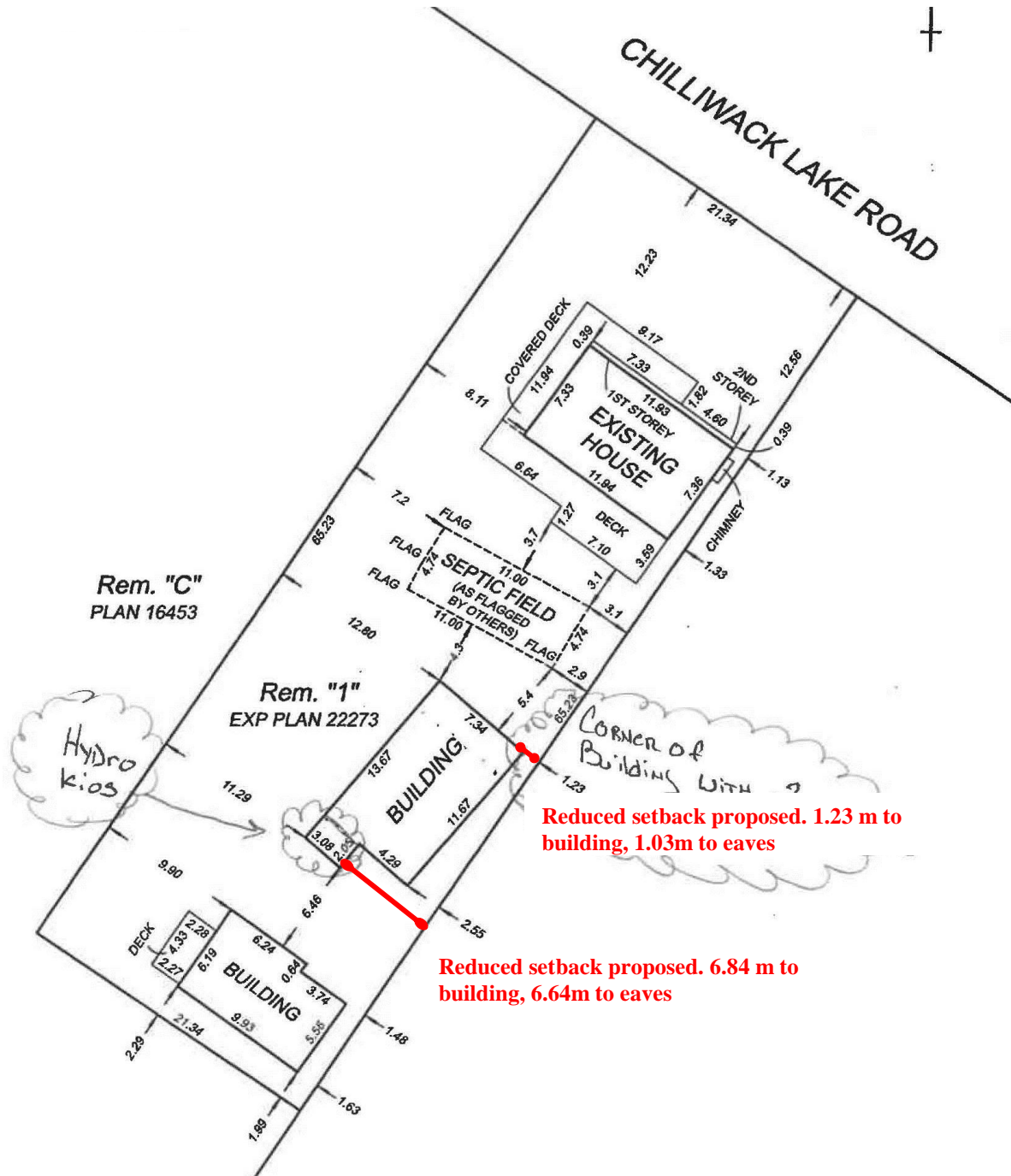
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2019-29
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2019-29
SCHEDULE "B"
Site Plan





To: Electoral Area Services Committee

Date: 2019-10-08

From: Robin Beukens, Planner I

File No: 3090-20-2019-30

Subject: Development Variance Permit 2019-30 to vary the requirements related to a proposed Accessory Family Residential Use at the property located at 11811 Sylvester Road, Area F

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F, to vary the requirements of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, and to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use, subject to consideration of any comments or concerns raised by the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to vary the definition of Accessory Family Residential Use as outlined in the *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No.559-1992*.

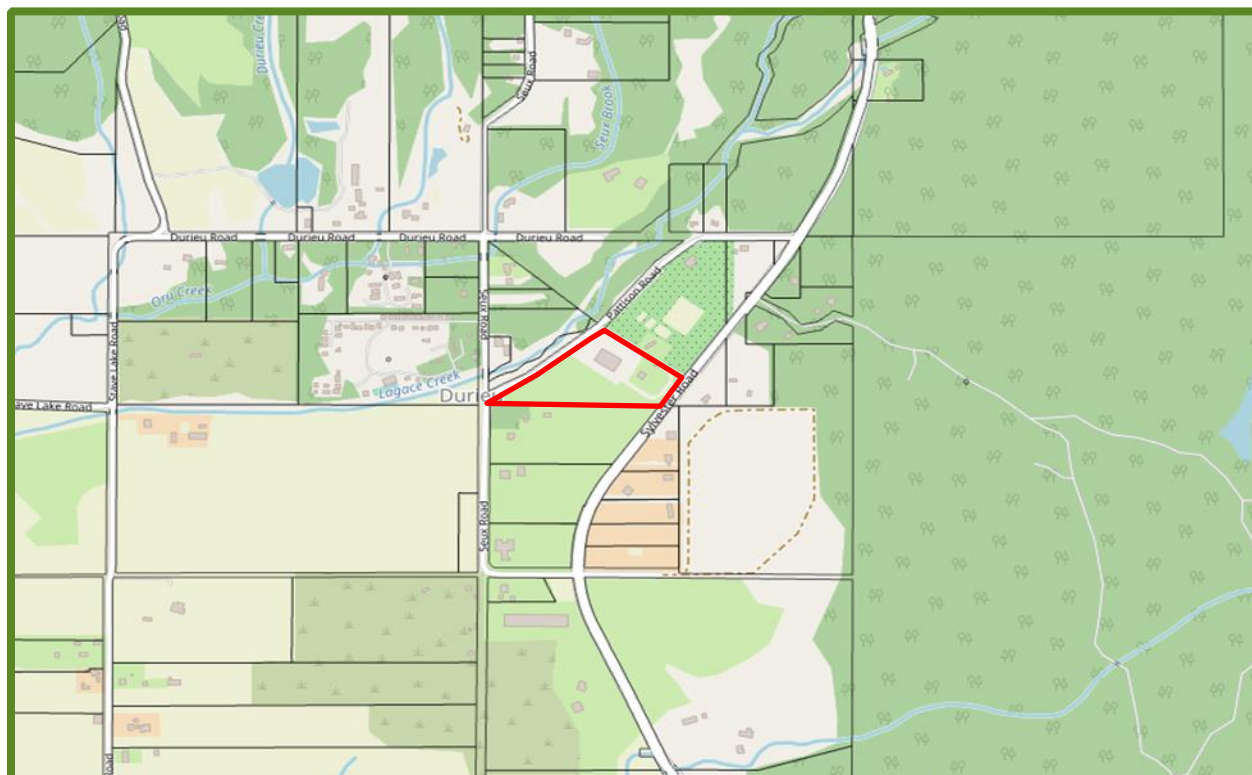
PROPERTY DETAILS

Electoral Area	F		
Address	11811 Sylvester Rd		
PID	000-494-097		
Folio	775.02267.100		
Lot Size	10.2 acres		
Owner	Alfred & Robyn Hayward	Agent	n/a
Current Zoning	Rural Residential 2 (RS-2)	Proposed Zoning	No change
Current OCP	Agricultural (A)	Proposed OCP	No change
Current Use	Agricultural	Proposed Use	No change
Development Permit Areas	1-F: Geologic & Stream Hazard, 2-F: Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Rural 2 (R-2), Rural Residential 2 (RS-2); Forest, Agricultural
East	>	Rural Residential 2 (RS-2); Single –family Residential
West	<	Floodplain Agriculture (A-2); Agricultural
South	v	Rural Residential 2 (RS-2); Agricultural

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to vary the definition of an Accessory Family Residential Use from a single-width manufactured home to a double-width manufactured home for the accommodation of a child of the property owner. The subject property, located at 11811 Sylvester Road, is zoned Rural Residential 2 (RS-2), which permits an accessory family residential use.

The Accessory Family Residential Use is intended for the accommodation of family members residing on the same parcel as the owner of the property in a mobile home that is easily removed once the dwelling unit is no longer necessary. Accordingly, in order to permit an Accessory Family Residential Dwelling, Section 405 (8) Zoning Bylaw 559 requires the following:

- That a covenant is registered on title ensuring that the dwelling is removed within 90 days when it no longer meets the terms and conditions of the bylaw,
- A security bond is provided to the Fraser Valley Regional District until the home is removed. The applicants will also be required to provide a security deposit of \$2,000.00, rather than the \$1,000.00 currently required by the conditions of the Zoning Bylaw, as the proposed residence is a double-width manufactured home,
- A sworn Statutory Declaration, duly notarized, which states the proposed accessory family residence will be occupied only by those occupants specified in the Statutory Declaration, and

- The Accessory Family Residential Use must be a double-width manufactured home not placed on a permanent foundation but rather placed on blocking placed on a concrete slab.

The property currently has a single family dwelling located in the north east corner of the property and a barn located in the north corner of the property. The need for a variance arises because under the zoning bylaw an Accessory Family Residential Use must be located within a single-width manufactured home and the accessory family residence must be occupied by father, mother, father-in-law, mother-in-law, or grandparent of the owner of the parcel. The applicants have identified a double-width manufactured home as their preferred choice and intend to have their son reside in the accessory family residence.

The property is located in Geologic and Stream Hazard Development Permit Area 1-F and Riparian Development Permit Area 2-F as outlined in the Hatzic Valley OCP. The applicants will have to complete a geohazard report and may be required to complete a riparian area assessment. The property is not located within the Agricultural Land Reserve and is not within a flood plain.

Application Rationale

The applicants state that are applying for a variance as their son helps on the farm, the family would like to live together on the same property, and a double-width manufactured home would be large enough for his future family to reside in.

Accessory Family Residential Use Variance

The owners are seeking a variance to the definition of Accessory Family Use.

Current definition:

Accessory Family Residential Use means the use of a single-width manufactured home as a dwelling unit for the accommodation of the father, mother, father-in-law, mother-in-law, or grandparent of an owner of the parcel.

Proposed definition:

Accessory Family Residential Use means the use of a double-width manufactured home as a dwelling unit for the accommodation of the daughter, son, father, mother, father-in-law, mother-in-law, grandparent, or grandchild of an owner of the parcel.

The most significant difference between a single-width and double-width manufactured home is approximately 3 metres in additional width. The manufactured home would be manufactured in accordance with Canadian Standards Z240 series, a requirement of the bylaw. A double-width manufactured home would be constructed with the same transportable sub-structure as a single-width and requires minimal additional work at the installation or removal stage.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise the

neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

The application fee of \$350.00 has been paid by the applicants.

CONCLUSION

The property owners have applied for a DVP to vary the definition of Accessory Family Residential Use. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Electoral Area F to vary the definition of Accessory Family Residential Use from a single-width manufactured home to a double-width manufactured home for the accommodation of a child of the property owner, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District refuse Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District refer Development Variance Permit 2019-30 for the property located at 11811 Sylvester Road, Area F to FVRD staff.

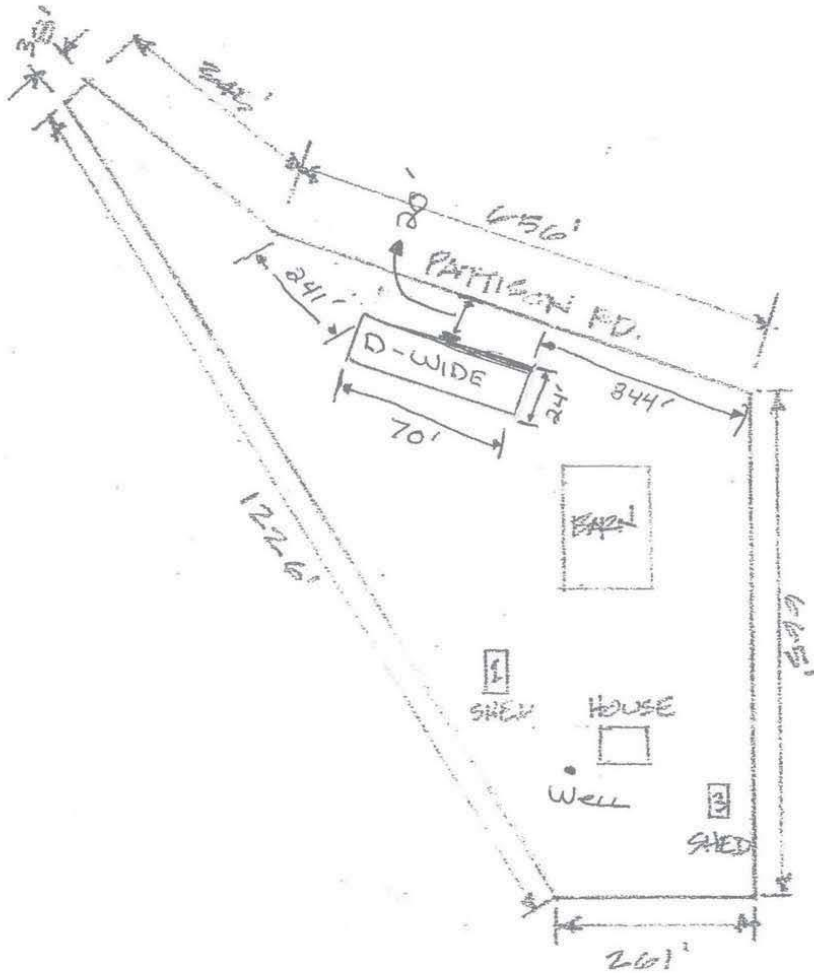
COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	reviewed and supported
Margaret Thornton, Director of Planning & Development	reviewed and supported
Mike Veenbaas, Director of Financial Services	No further financial comment.
Jennifer Kinneman, Acting Chief Administrative Officer	Reviewed and supported.

APPENDIX A

PROPOSED DOUBLE WIDE MOBILE.

SITE PLAN (B)



11811 SYLVESTER RD.

(LOT 5, PLAN 10447, PART NE 1/4, SEC. 15
TWP. 18, N.W.L.R. EX. R. 335404)

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 350 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 11811 SYLVESTER ROAD MISSION PID _____

Legal Description Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print) <u>AL HAYWARD</u>	Signature of Owner <u>[Signature]</u>	Date <u>Aug 20/19</u>
Name of Owner (print) <u>ROBYN HAYWARD</u>	Signature of Owner <u>[Signature]</u>	Date <u>Aug 20/19</u>

Owner's
Contact
Information

Address <u>11811 SYLVESTER ROAD</u>	City <u>MISSION</u>
Postal Code	
Fax	

Office Use Only	Date <u>Aug 20, 2019</u>	File No.
	Received By <u>JM</u>	Folio No.
	Receipt No. <u>9400/2</u>	Fees Paid: \$ <u>350</u>

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
--------------------	------

Development Details

Property Size 10.2 ACRES. Present Zoning RS-2

Existing Use FARM RESIDENTIAL.

Proposed Development 5+ ACC FAMILY RESIDENTIAL.

PLACE DOUBLE WIDE MOBILE HOME.

Proposed Variation / Supplement _____

VARY WHO CAN LIVE IN DOUBLE WIDE. HOME IS
FOR MY SON

(use separate sheet if necessary)

Reasons in Support of Application _____

- COLIE HELPS TO WORK ON THE FARM
- COLIE PAYS PART OF MORTGAGE.
- WE WOULD LIKE TO HAVE OUR FAMILY LIVE TOGETHER, ON THE SAME PROPERTY.

DOUBLE WIDE CAN ACCOMMODATE HIS FUTURE FAMILY

Page 2 of 4

**Riparian
Areas
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes no
☐ ☐

30 metres of the high water mark of any water body

yes no
☐ ☐

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes no
☐ ☐

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological
Resources**

Are there archaeological sites or resources on the subject property?

yes no I don't know
☐ ☐ ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

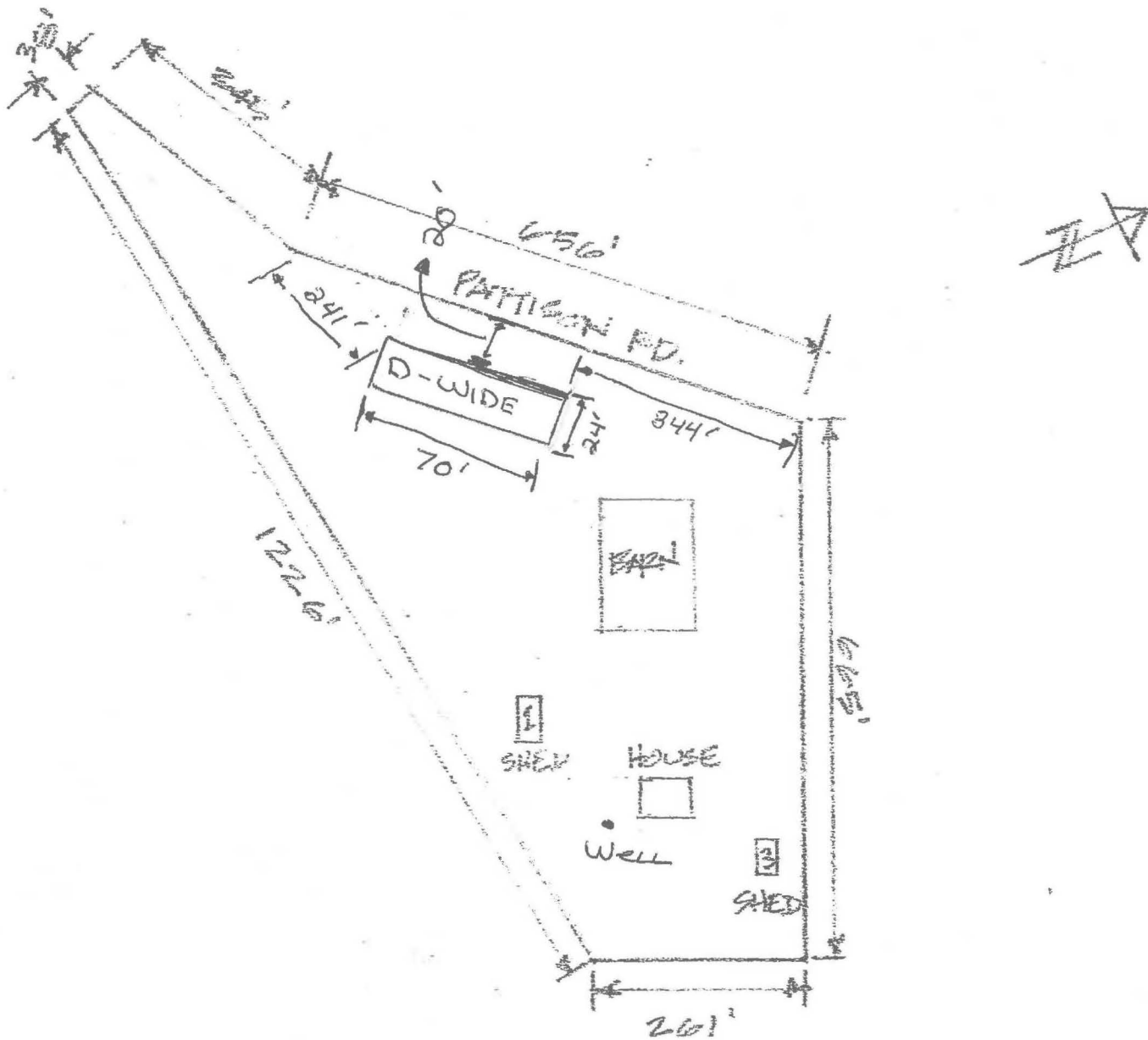
When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan			Reduced sets of metric plans
At a scale of:			North arrow and scale
1: _____			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan			Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to **planning, land use management** and related **services delivered**, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrld.ca.

PROPOSED DOUBLE WIDE MOBILE.

SITE PLAN (B)



11211 SYLVAN RD.

(LOT 5, PLAN 10447, PART NE 1/4, SEC. 13
TWP. 13, N.W.L.D. EX. R. 33564)



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-30 **Folio No.** DVP014444

Issued to: Alfred and Robyn Hayward

Address: 11811 Sylvester Road

Applicant: Alfred and Robyn Hayward

Site Address: 11811 Sylvester Road

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN 38564, SECTION 13, TOWNSHIP 18,
NEW WESTMINSTER PLAN 10447
Parcel Identifier: 000-494-097

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.
-

BYLAWS SUPPLEMENTED OR VARIED

"Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992" is **varied** as follows:

By changing the definition for ACCESSORY FAMILY RESIDENTIAL USE in Part 200 to mean the use of a double-width manufactured home as a dwelling unit for the accommodation of any owner of the parcel and/or relative of an owner of the parcel including: daughter, son, father, mother, father-in-law, mother-in-law, grandparent, or grandchild.

SPECIAL TERMS AND CONDITIONS

1. The use of the manufactured home shall be in accordance with Bylaw No. 559-1992 except as specifically varied in this permit.
2. No variances other than those specifically set out in this permit are implied or to be construed.

3. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
4. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
5. The Mobile Home to be located on the Lands shall not be sited on a Permanent Foundation or a Permanent Foundation with a basement excavation.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
5. The Archaeology Branch of the Province of British Columbia must be contacted immediately at (250) 953-3334 if archaeological material is encountered on the subject property. Archaeological material is most likely indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A> .
 (b) the deposit of the following specified security: \$2,000.00.

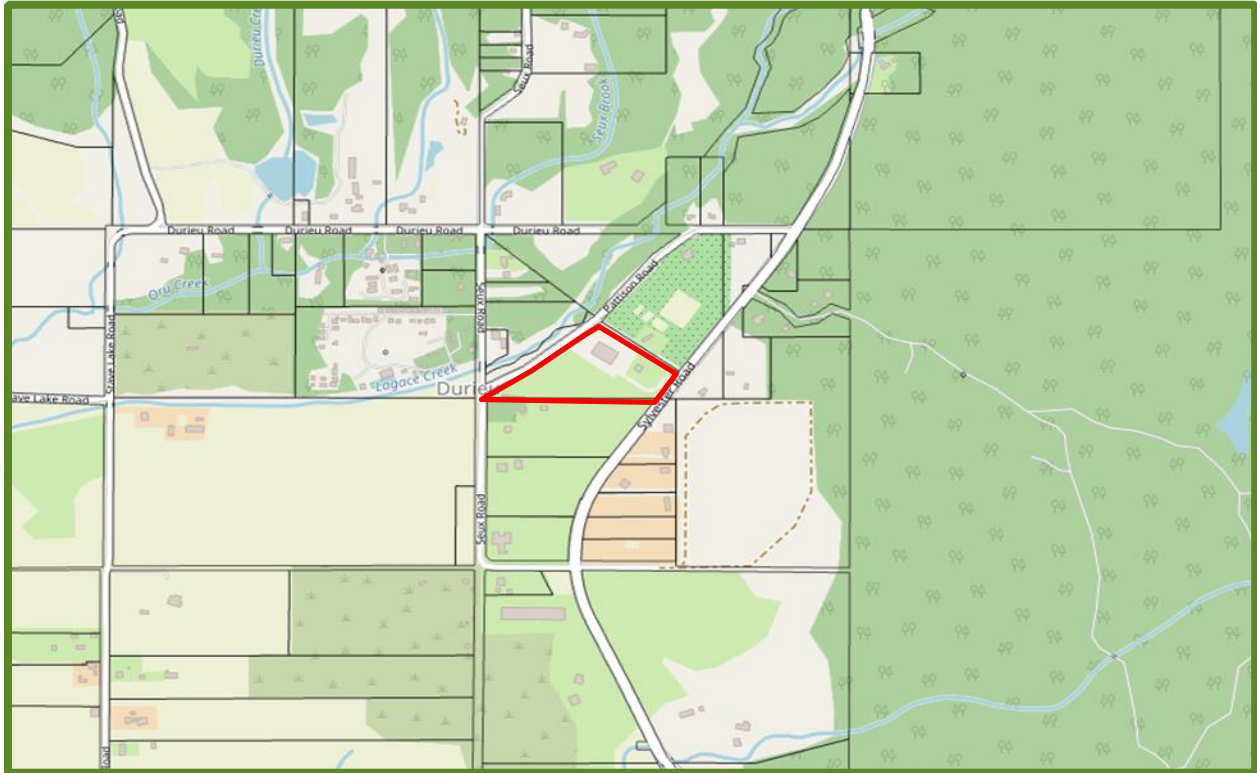
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2019-30. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 22nd DAY OF OCTOBER, 2019.

Chief Administrative Officer / Deputy

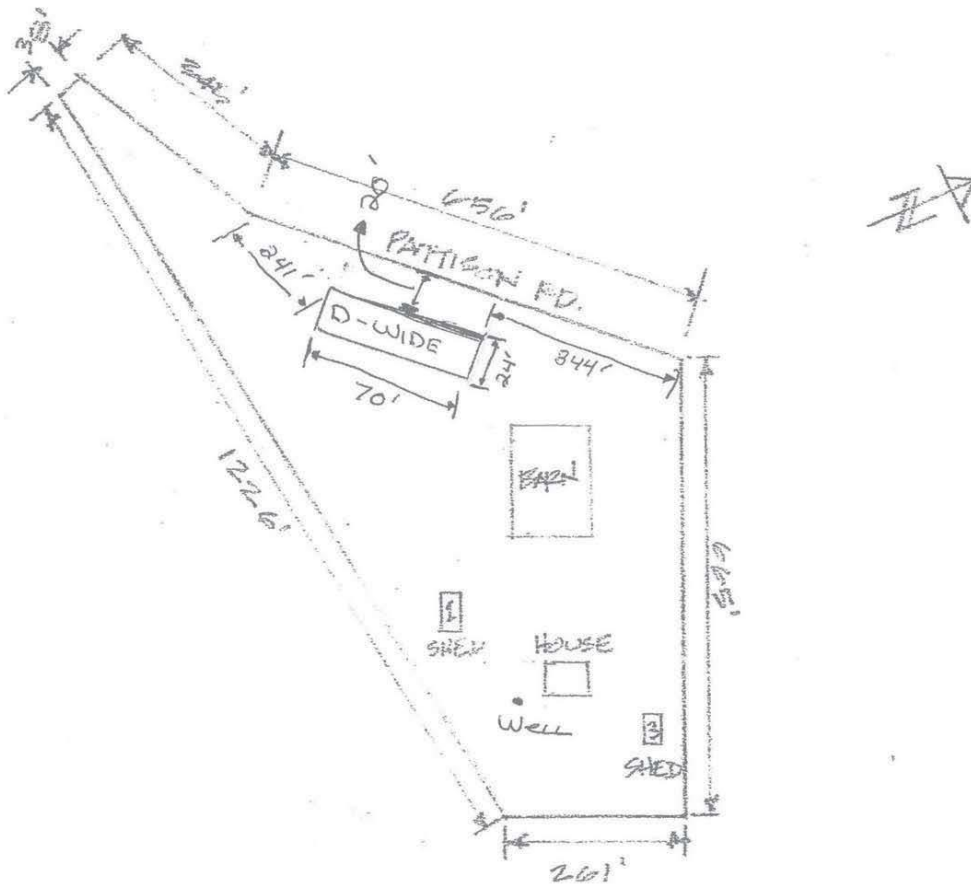
THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2019-30
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2019-30
SCHEDULE "B"
Site Plan

PROPOSED DOUBLE WIDE MOBILE.
SITE PLAN (B)



11811 SYLVESTER RD.

(LOT 5, PLAN 10447, PART NE 1/4, SEC. 15,
TWP. 13, N.W.L.R. EX. P. 33564)

To: CAO for the Regional and Corporate Services Committee
From: Micha Gutmanis, Environmental Services Coordinator

Date: 2019-10-08
File No: 9010-25-003

Subject: Energy Management Assessment Pilot

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to participate in BC Hydro's Energy Management Assessment Pilot program;

AND THAT Fraser Valley Regional use the Energy Management Assessment data for the development of a corporate Strategic Energy Management Plan with an aim to increase energy efficiency, reduce fuel costs, and lower greenhouse gas emissions of its corporate buildings.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community

PRIORITIES

Priority #2 Air & Water Quality

BACKGROUND

As a signatory to the British Columbia Climate Action Charter, the Fraser Valley Regional District (FVRD) has committed to reduce energy consumption and greenhouse gas emissions in order to minimize the FVRD's impact on global climate change.

The FVRD's corporate greenhouse gas emissions in 2018 were 624 tonnes of carbon dioxide equivalent, an 11% decrease from 2017. This is an exciting and encouraging trend that shows progress is being made to achieving carbon neutrality. The FVRD is looking to continue this trend through a number of initiatives, including energy conservation.

Demand side energy management is a method of reducing energy demand by focusing on the modification of consumer demand for energy through incentives, rebates, and energy assessments. BC Hydro has selected eleven commercial customers to pilot an Energy Management Assessment program to reduce energy demand. The FVRD was fortunate to have been selected to participate in this pilot program.

DISCUSSION

The Energy Management Assessment includes a free on-site facilitated session with a BC Hydro Energy Advisor to evaluate energy efficiency of FVRD facilities. At the end of the session, the FVRD will receive a report outlining energy performance and it will include a list of resources and incentives available to

increase building efficiencies and lower energy consumption. The FVRD has 78 different BC Hydro accounts, but 59% of electricity use is attributed to only a handful of sites. The assessment will focus on key buildings that have opportunities for energy efficiency upgrades, but the sites to be included have not yet been confirmed. Further details such as sites included and timelines for the study will be finalized after an in-person meeting with the BC Hydro Energy Advisor.

Following the completion of the assessment, the Energy Advisor will work with FVRD staff to create a corporate FVRD Strategic Energy Management Plan that will determine anticipated energy savings, identify feasible greenhouse gas reduction targets, and confirm priority projects for implementation. This document will serve to update the FVRD's 2009 Corporate Energy Management Plan.

A follow-up memorandum will be presented to the Board with the final Strategic Energy Management Plan upon its expected completion in 2020.

COST

Energy assessments are typically paid studies carried out by consultants, but the FVRD is receiving this Energy Management Assessment free of charge as part of BC Hydro's pilot program. Staff time will be required to work with the Energy Advisor to create the Corporate Strategic Energy Management Plan following completion of the assessment. It is anticipated that implementation of energy efficiency projects identified in the plan will be conducted using annual gas tax rebates collected through the Climate Action Revenue Incentive Program or other grant funding that becomes available.

CONCLUSION

This Energy Management Assessment and subsequent Strategic Energy Management Plan sets the FVRD on a path to update its 2009 Corporate Greenhouse Gas Emissions Plan and provides a benchmark for keeping track of how energy efficiency projects affect the FVRD's energy consumption.

The energy savings identified in this pilot will lead to lower energy costs for the FVRD. Both the energy assessment and the Strategic Energy Management Plan will allow for the FVRD to prioritize energy efficiency upgrades and projects according to the greatest value and highest anticipated greenhouse gas emission reductions.

COMMENTS BY:

Stacey Barker, Director of Regional Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

CORPORATE REPORT

To: CAO for the Regional and Corporate Services Committee
From: Melissa Geddert, Planner 1

Date: 2019-10-08
File No: 8330-02-2811

Subject: Chilliwack and Region Transit Future Action Plan Public Engagement Report

RECOMMENDATION

THAT the Fraser Valley Regional District Board receive the BC Transit Public Engagement Summary which outlines the public engagement process for the Chilliwack and Region Transit Future Action Plan;

AND THAT the Fraser Valley Regional District share the findings with the Agassiz-Harrison Route 11 and Hope-Agassiz Route 22 partners and participating First Nations for feedback;

AND FURTHER THAT the Fraser Valley Regional District, in partnership with BC Transit, engage with the City of Abbotsford and District of Mission to obtain feedback on future transit goals as they relate to inter-regional connections and regional systems integration to ensure consistency between the respective Future Action Plans.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

Support Environmental Stewardship

BACKGROUND

The 2012 Transit Future Plan is a road map for transit expansion, identifying a number of short and medium term priorities for the Chilliwack and Fraser Valley Regional District (FVRD) transit service areas. The Plan outlines the services, infrastructure and investments required to achieve the priorities set out in the Plan. Since its completion, many of these priorities have been successfully implemented within the FVRD coordinated sub-regional transit services. Working with BC Transit and municipal partners, the FVRD has been able to expand and improve service in the Fraser Valley Express (FVX #66) and the Agassiz-Harrison Connector (AG-H #11) and implement the new Hope-Agassiz Connector (H-AG #22).

With many of the short and medium term priorities met, BC Transit is updating the 2012 Plan with the Transit Future Action Plan (TFAP). The TFAP will build on the goals and priorities identified in the 2012 Plan and identify future transit needs for the next 25 years for the Chilliwack and FVRD transit service areas. The development of the TFAP is a collaborative process and includes engagement with stakeholders and the public to ensure service and infrastructure priorities align with public interest. This report provides a brief overview of the public engagement process and feedback received. BC Transit's detailed draft Public Engagement Summary is attached for information.

DISCUSSION

The TFAP consultation was conducted in two phases. The first phase was an on-street transit rider customer satisfaction survey conducted in the winter of 2018. On-street interviews were conducted at random throughout the Chilliwack and FVRD Transit systems, including the FVX #66. The second phase included four public open houses and an online survey hosted during April of 2019. Open houses were held in locations across the region serviced by Chilliwack and FVRD transit systems. Table 1 illustrates the engagement timeline and responses received.

Table 1 Public Engagement Overview

Date	Survey	Response
Dec. 10-12, 2018 & Jan. 10, 2019	Customer Satisfaction Survey (On-street/on-bus)	420
April 1- Apr. 12, 2019	Online Survey	385
	Open House	Attendees
April 1, 2019	Chilliwack Senior Secondary	20
April 1, 2019	Sardis Public Library	15
April 2, 2019	District of Kent Council Chambers	20
April 2, 2019	Hope Recreation Centre	10
Total Participation		870

The public consultation was conducted with the following goals in mind:

- 1) Determine travel patterns, transit use and level of satisfaction with the FVRD and Chilliwack transit system
- 2) Identify transit issues and opportunities
- 3) Use information and data collected from the public consultation process to inform the goals and priorities of the TFAP
- 4) Ensure service and infrastructure priorities of the TFAP align with the public interest.

Public Open Houses and Survey Results

BC Transit facilitated the engagement with the support of City of Chilliwack and FVRD Staff. The engagement process was a success, with 805 survey responses received and 60 people attending the open houses. Although attendance for each open house was relatively low, the feedback provided was very meaningful. The discussion surrounding FVRD coordinated transit service emphasized the importance of providing transit service to rural and remote communities and how access to transit opens opportunities for social and economic inclusion.

The survey results and open house feedback indicate an expressed desire to see service expand on all FVRD coordinated routes. Expanding service to Metro Vancouver Sky Train and increasing service during peak travel times and later into the evening was a high priority identified for FVX Route #66. Increased weekend and evening service was a priority identified for AG-H #11, and increased midday trip frequency was a priority identified for H-AG #22. Year-round service to Cultus Lake was a priority identified for Route #6.

BC Transit and the FVRD are undertaking a feasibility study to determine the potential for transit service expansion to the north side of the Fraser River between the District of Kent and District of Mission. During the engagement staff solicited feedback from the public in existing FVRD transit service areas on how they would envision this service. Survey and open house responses showed support for this type of service and respondents specified a desire for connection to the West Coast Express, particularly for peak morning and afternoon commute times. Phase two of the feasibility study will involve thorough engagement with the communities north of the Fraser between and including the District of Kent, District of Mission, Harrison Hot Springs, and First Nations along the corridor.

The engagement also provided opportunities for the public to offer general feedback on the region's transit systems. Key themes emerging from the open-ended feedback included:

- 1) Improved reliable connections to Metro Vancouver, either as rapid or frequent transit
- 2) Advanced fare technology and better fare integration between the various transit systems in the FVRD
- 3) Improved FVX frequency overall, particularly during peak time and later evening
- 4) Real-time information to know when the bus is arriving

The FVRD and BC Transit were also invited to participate in the Harrison Hot Springs community open house. Although this event was outside the formal engagement process, input was taken into consideration and will be incorporated into the priorities of the Transit Future Action Plan.

Next Steps

BC Transit staff has collected and summarized the public engagement responses. The next step for the project is for FVRD staff to share the draft Public Engagement Summary with the District of Hope, District of Kent, Village of Harrison Hot Springs and participating First Nations for their information and additional input. Furthermore, BC Transit and FVRD staff will consult with the City of Abbotsford and District of Mission on future priorities for inter-regional connections and transit service integration to

ensure consistency between the respective Future Action Plans. The drafting of the Abbotsford-Mission Transit Future Action Plan is underway and will outline the future goals and priorities for the Central Fraser Valley transit system. The Abbotsford-Mission plan mentions ongoing improvement to regional and inter-regional transit services and determines that more detailed service priorities will be included in the Chilliwack and Region TFAP. With the exception of routes 21 Aldergrove/Abbotsford and 31 Abbotsford/Mission, inter-regional service in the Central Fraser Valley is provided either by the FVRD or TransLink. Since the FVRD's services are incorporated into the Chilliwack Transit Future Plan, inter-regional service improvement priorities associated with FVX #66 and potential north of Fraser service between District of Kent and District of Mission will be included in the Chilliwack and Region TFAP.

COST

There are no costs associated with this report. Any future cost associated with the proposed Transit Future Action Plan priorities and potential transit expansion options will be subject to local government approval.

CONCLUSION

The engagement for the Chilliwack and Region Transit Future Action Plan has been a collaborative process between BC Transit, the FVRD and municipal partners. The responses from the public engagement have been collected and analyzed, and a thorough summary of this information is attached. Findings of the public engagement in relation to AG-H #11 and H-AG #22 will be shared with municipal and First Nations partners for comment. Once all the feedback is received, BC Transit will incorporate the public, local government and First Nation feedback related to regional connections into the priorities of the Chilliwack and Region TFAP. Staff will bring forward to the Regional and Corporate Services Committee the draft future transit priorities and Chilliwack and Region TFAP once they have been prepared by BC Transit.

BC Transit and FVRD will also consult with the City of Abbotsford and District of Mission on future priorities for inter-regional connections and transit service integration to ensure consistency between the respective Future Action Plans.

COMMENTS BY:

Alison Stewart, Manager of Strategic Planning: Reviewed and Supported

Stacey Barker, Director of Regional Services: Reviewed and Supported

Mike Veenbaas, Director of Financial Services: Reviewed and Supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Engagement Summary

Chilliwack and Region Transit Future Action Plan
Fall 2019



CONTENTS

1. Context	2
2. Overview	2
3. Feedback Summary	3
3.1 Customer Satisfaction Survey (On-Street)	3
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4. Next Steps	8

Appendix A: Public Open House Boards

Appendix B: Online Survey

1. Context

Completed in 2012, the Chilliwack Area Transit Future Action Plan provides a vision for the transit network over the next 25 years. Six years on, many of the projects and priorities identified in the plan have been completed, and so in 2018 the City of Chilliwack, the Fraser Valley Regional District, and BC Transit began a process to update the plan.

This new phase of work seeks to build on the vision and goals of the 2012 plan, while refreshing transit system goals, targets and priorities. The development of the Transit Future Action Plan is collaborative in nature, and includes engagement with stakeholders and residents to ensure future transit service and infrastructure priorities align with public interest. The engagement approach seeks to inform, consult and involve Chilliwack and region residents in the future of their system. This report provides a summary of the public engagement process and the feedback heard.

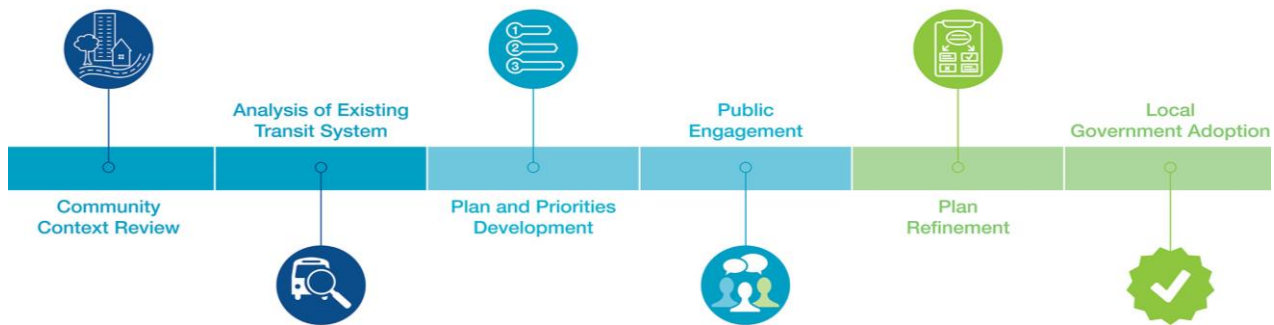
2. Overview

The engagement process has been delivered in two phases. The first phase was an on-street customer satisfaction survey of transit riders, which occurred in winter of 2018. The second phase included four public open houses, and an online survey. Open houses were held at a variety of times and in locations across the region in an effort to enhance access for potential attendees. Altogether, approximately 420 people answered the customer satisfaction survey, 60 people attended the open houses, and another 400 respondents to the online survey.

Engagement Overview	# participants
Dec. 10-12, 2018 & Jan. 10, 2019 Customer Satisfaction Survey (On-street)	420
April 1- Apr. 12, 2019 Online Survey	385
April 1, 2019 Open House @ Chilliwack Senior Secondary, 8:30am–12:30am	20
April 1, 2019 Open House @ Sardis Library, 3:30pm–8:30pm	15
April 2, 2019 Open House @ District of Kent Council Chambers, 9am-12pm	20
April 2, 2019 Open House @ Hope Recreation Centre, 6pm-9pm	10
Total Participation	870

The engagement process was widely advertised through BC Transit, the City of Chilliwack and FVRD channels to invite people to the open houses and to visit the online survey. This included BC Transit website alerts, Facebook, Twitter, Rack Cards, Interior Bus Cards, newspaper ads and radio advertisements.

Transit Future Action Plan Process



3. Feedback Summary

3.1 Customer Satisfaction Survey (On-Street)

A customer satisfaction survey of Chilliwack area customers was delivered by NRG Research Group to collect opinions to help determine travel patterns, transit use and the level of satisfaction with the transit system. The survey, reaching over 400 people, asked for opinions on the topics of:

- Passenger's trip characteristics i.e. trip purpose and origin
- Level of satisfaction with service
- How passengers access transit information
- Routes needing improved frequency
- General aspects needing improvement

On-street interviews were conducted with a random selection of bus riders and people at bus stops between December 10-12, 2018, and on January 10, 2019 specifically for Route 66 (FVX). The key findings are summarized below:

- 86% of those surveyed take only one bus to get to their destination (no transfers) and of these, two-thirds take Route 1 Vedder
- 70% were satisfied with their overall impression of transit service
- The lack of bus overcrowding ranked highly (77%) as a positive aspect to the transit system, while availability of bus shelters and benches ranked much lower (46%)
- 50% of respondents are satisfied with service reliability, on-time performance, transfer connections / wait times, and frequency
- 96% would likely continue to use transit in the future
- 75% would recommend using transit to others
- Route 2 (42%) and Route 1 (39%) service were identified as needing improvement
- Two-thirds identified weekend & evening service as the top areas of improvement
- Just under half of respondents asked for improved weekday frequencies, while 41% would like improvements in on-time service
- A quarter of respondents want better connections to Metro Vancouver and the TransLink system
- Most of those surveyed use the Rider's Guide or BC Transit's website for information

3.2 Online Survey

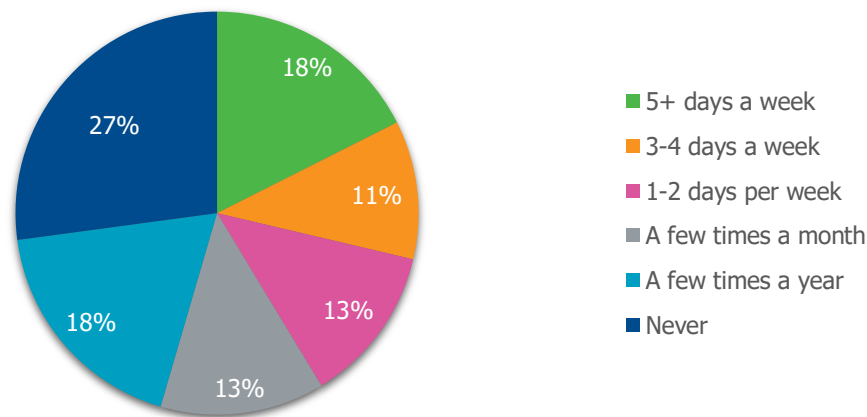
The online survey was available for 2 weeks between April 1–12, 2019 on BC Transit’s website, and collected opinions from residents on transit issues and opportunities.

A. Demographics

The online survey asked about demographic and travel patterns to help inform transit service design by building a picture of which types of residents use transit and how they use it. Key findings included:

- 69% of survey respondents were using an adult fare product, 16% used senior passes, and 9% used student passes
- 65% of respondents were female, 31% were male, with 4% other or preferring not to answer
- 40% of respondents use transit on average one day a week or more

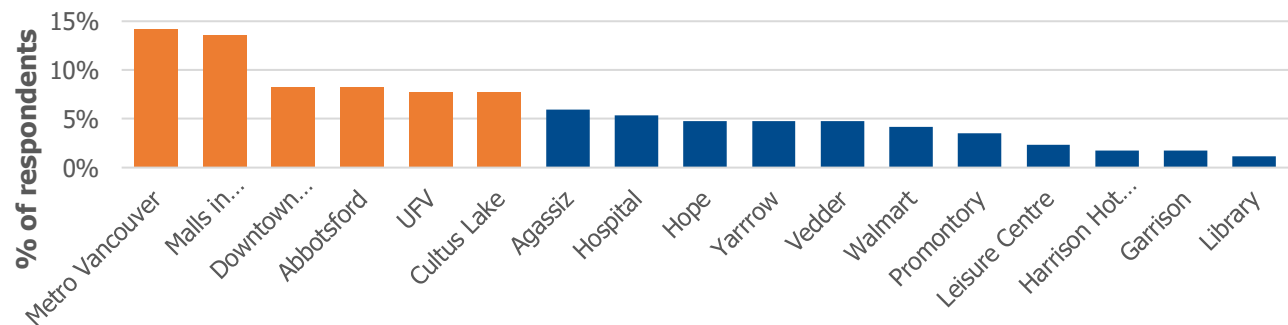
In the past 6 months, how often have you used transit?



B. Trip Destination

When asked about top destinations within the community and region, participants stated Metro Vancouver, the Chilliwack malls, Abbotsford, and Downtown Chilliwack as most common, though there was a wide distribution of destinations overall.

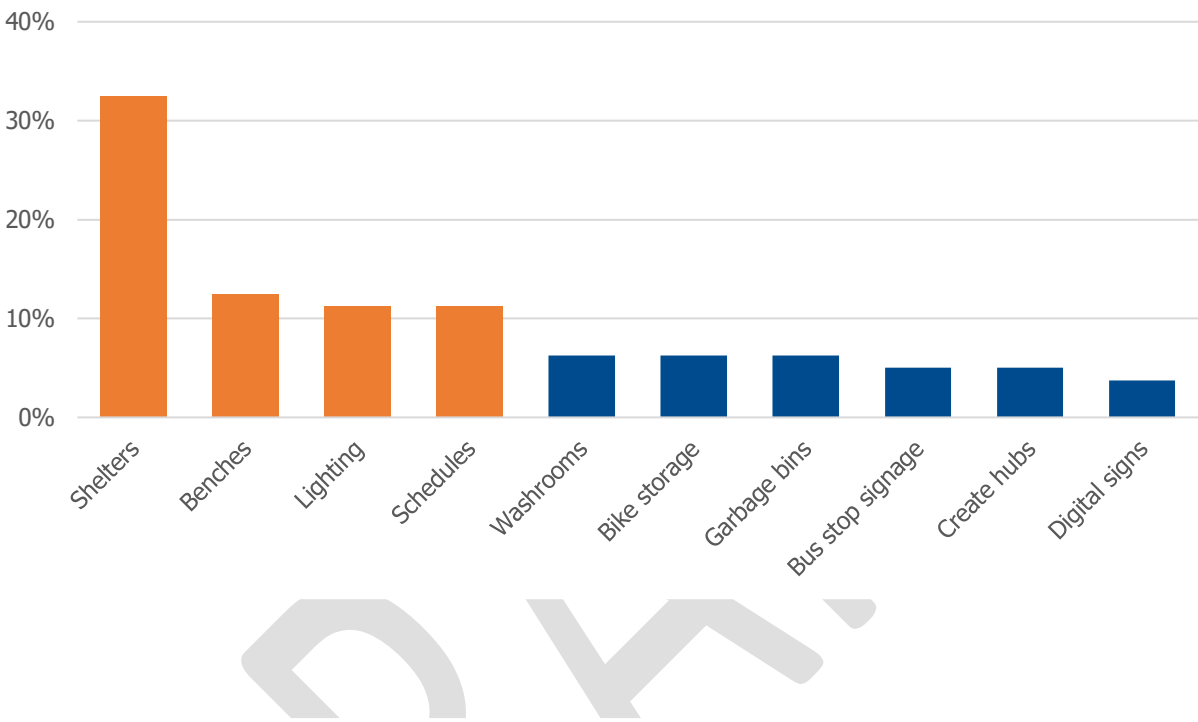
What destinations are most important to you?



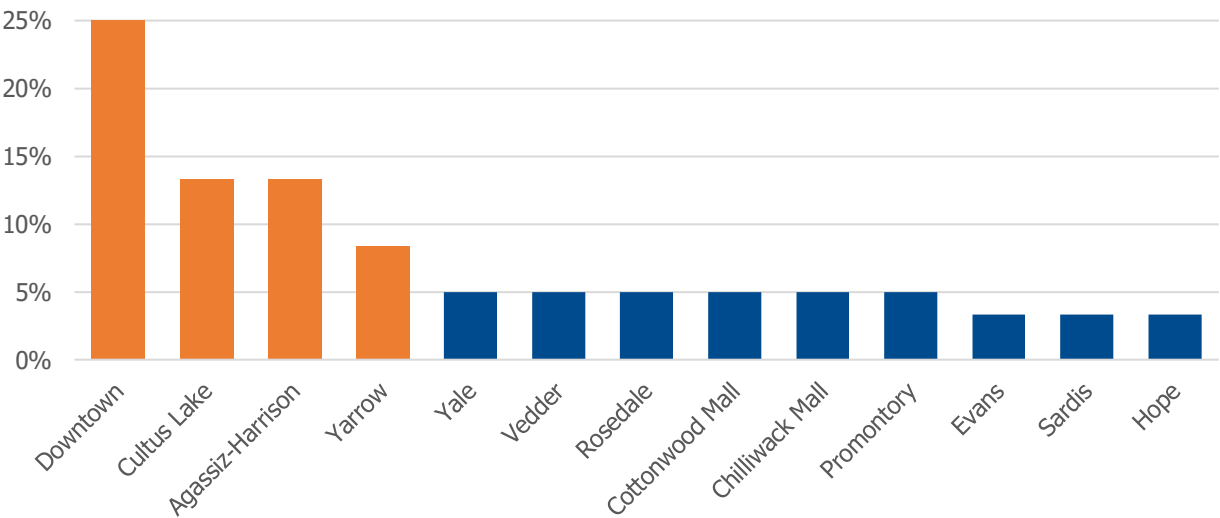
C. Transit Facilities

Participants were asked to provide input on transit facilities, highlighting that improvements to bus shelters, benches, lighting and schedule availability would improve their experience. Locations for improvements included downtown, Cultus Lake, Agassiz, and Yarrow.

What suggestions do you have to improve transit facilities?



Where would you like to see transit facilities improved upon?



D. Local Route Improvements

When asked on improvements for local transit routes, nearly across the board people responded that increasing frequency on weekends should be a top priority, with evening frequency a close second.

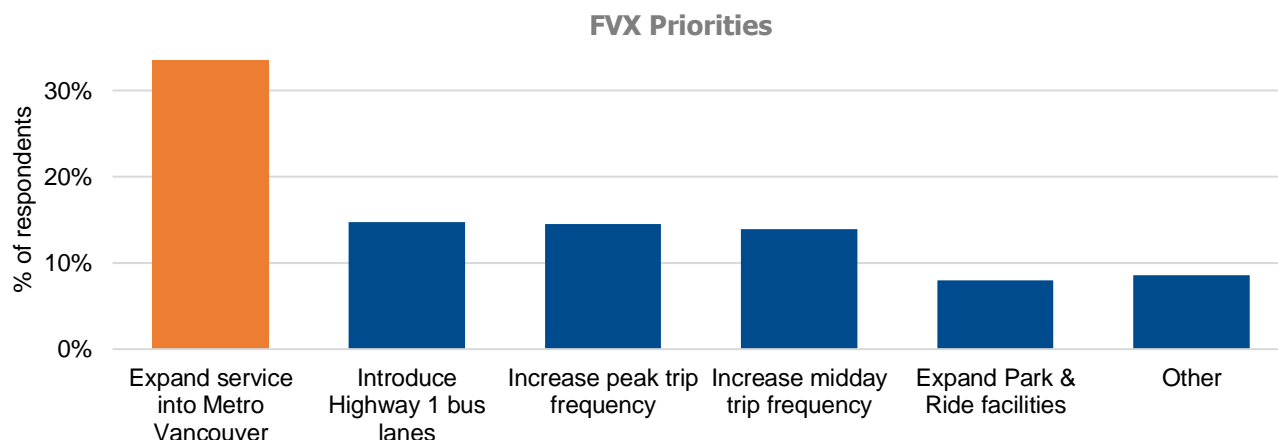
	Rt 1 Vedder	Rt 2 Evans	Rt 3 Chilliwack	Rt 4 Promontory	Rt 5 Yarrow	Rt 7 Broadway	Rt 8 Tyson
Increase Morning Frequency	11%	6%	23%	25%	20%	20%	17%
Increase Midday Frequency	12%	12%	19%	21%	21%	23%	19%
Increase Evening Frequency	25%	12%	23%	24%	24%	23%	29%
Increase Weekend Frequency	28%	19%	27%	24%	29%	29%	25%
Other / does not affect me	24%	33%*	7%	5%	5%	5%	9%

E. Regional Route Improvements

For the four routes within Fraser Valley Regional Transit (66 FVX, Route 6, 11, 22), respondents were asked a variety of customized questions about priorities and improvements.

66 Fraser Valley Express (FVX)

The FVX provides a major regional link for Fraser Valley transit passengers, connecting Chilliwack/Abbotsford to TransLink's Carvolth Exchange in Langley. During weekdays, the FVX is used largely by commuters connecting to and from Metro Vancouver. The FVX recently underwent service expansion in 2018 with additional trips added on the weekends and holidays. Survey respondents identified further expansion is needed for weekday and midday peaks. Expanding the service area into Metro Vancouver was also identified as a clear priority for transit riders.



Route 6, 11 and 22

Survey respondents largely indicated that expanding service hours for the regional routes to Cultus Lake, Agassiz and Hope should be a priority. The Route 6 is currently only a seasonal service in the summer. The Route 11 currently runs from 5am – 10:30pm and Route 22 runs from 6am – 6pm.

	Rt 6 Cultus	Rt 11 Agassiz-Harrison	Rt 22 Hope
Provide all-year service	46%	N/A	N/A
Expand service hours	24%	29%	23%
Increase midday frequency	N/A	15%	13%
Increase weekend service levels	N/A	25%	19%
Other / Does not affect me	30%	31%	45%

Highway 7 Service between Kent & Mission (Proposed)

A medium-long term goal in the original 2012 Plan identified undertaking a feasibility study determining potential transit service on Highway 7 between Kent and Mission. Survey respondents were asked to identify how they would envision this proposed service. Key themes that emerged from the comments included:

- Provision of an express service, similar to the FVX
- Around 3-4 trips per day
- Direct connections to the West Coast Express station in Mission, particularly for peak morning and afternoon commute times.

3.3 Open-Ended Feedback

Both the online survey and open houses provided opportunities for respondents to provide open-ended comments and general feedback to BC Transit. Key themes included:

- **Connections to Metro Vancouver** as a priority, either as rapid or frequent transit service
- **Advanced Fare Technology**, particularly cashless fare payment options in the future and better fare integration between the various systems
- **Real-time Information** available in the future or the transit system
- **Bus Lanes** (Rapid Transit bus lane) down Highway 1, especially for the FVX
- **Improved FVX frequency** overall, particularly peak time and later evening
- **Service expansion on Yale Road near Chilliwack Mountain**, an area currently unserved by transit.

4. Next Steps

The engagement for the Chilliwack and Region Transit Future Action Plan has been a collaborative process between the City of Chilliwack, the Fraser Valley Regional District and BC Transit.

The responses for the engagement process have been tabulated and analyzed, and summarized in this report, to support the future development of the Chilliwack and Region Transit Future Action Plan. The next step is to incorporate public input and feedback into more detailed service options for the Plan and to finalize the Plan for adoption in 2020.

For more information on this project, please contact: ChilliwackPlanning@BCTransit.com

Appendix A: Public Open House Boards



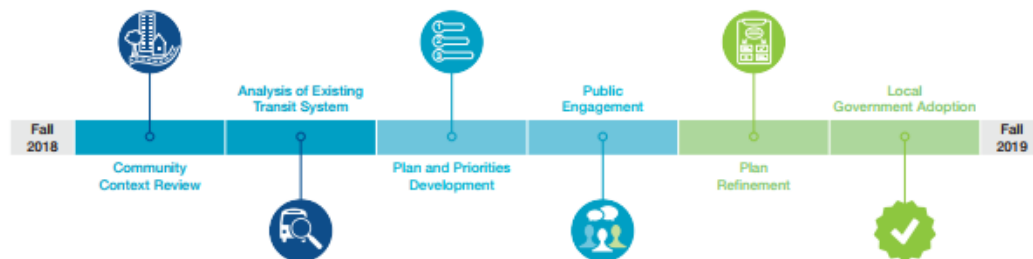
The Chilliwack and Region Transit Future Action Plan envisions the transit network long-term and describes the services, infrastructure and investments that are needed to get there.

Chilliwack and Region Transit Future Action Plan

In 2012, the Chilliwack Transit Future Plan was completed and adopted. With many of the projects identified in the plan now complete, BC Transit, the City of Chilliwack and the Fraser Valley Regional District are looking to update the plan by incorporating your vision for the Chilliwack Transit System.

Your input will shape the Chilliwack Transit Future Action Plan and:

- Determine transit service and infrastructure priorities
- Support the environmental, social, and economic goals of the region



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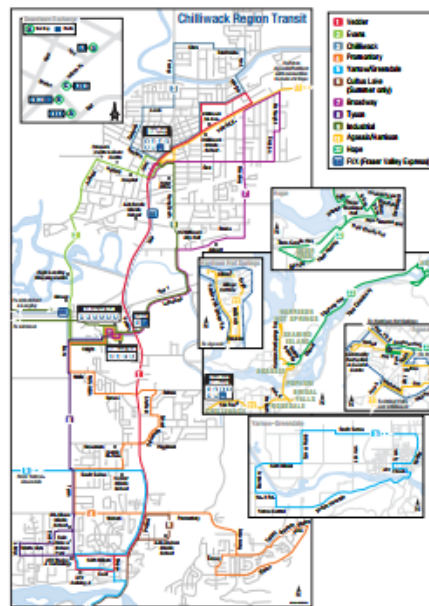
City of Chilliwack
Fraser Valley
Regional District



Chilliwack and Region Transit

There are currently 12 routes that service the City of Chilliwack and the eastern Fraser Valley.

Regional Routes: 66 **Fraser Valley Express**, introduced to connect Chilliwack, Abbotsford and other communities in the Fraser Valley to Metro Vancouver and the TransLink network. 11 **Agassiz-Harrison Transit**, introduced to connect Harrison and Chilliwack. 22 **Hope**, introduced to connect Agassiz and Hope.



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Regional District





Transit Facilities – Stops, Exchanges and Park & Rides

Transit exchanges provide transfer points between routes and are typically located within the centres of the community, such as downtown and shopping centres. When properly planned and designed, transit exchanges become effective, pedestrian friendly sites where many types of transportation come together.



What suggestions do you have to improve transit facilities?

Where would you like to see transit facilities improved upon?

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City of Chilliwack
Fraser Valley
Regional District



Shape Your Region's Transit Future

Please provide feedback on how you would like to prioritize improvements for the following transit routes.

66 FVX Express – Rapid Transit Route – Vote for your top two Rapid Transit priorities

Introduce Highway 1 bus lanes	Increase midday trip frequency	Increase peak trip frequency	Expand service into Metro Vancouver	Expand Park & Ride facilities	Other (please describe)

1 Vedder – Frequent Transit Route – Vote for your top two Frequent Transit priorities

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

2 Evans – Frequent Transit Route

Develop frequent transit network – this would involve restructuring current routes	Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

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Fraser Valley
Regional District





Shape Your Region's Transit Future

Please provide feedback on how you would like to prioritize improvements for the following transit routes.

3 Chilliwack – Local Transit Route – Vote for your top six Local Transit priorities

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

4 Promontory – Local Transit Route

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

5 Yarrow/Greendale – Coverage Based Local Transit Route

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

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City of Chilliwack
Fraser Valley
Regional District



Shape Your Region's Transit Future

Please provide feedback on how you would like to prioritize improvements for the following transit routes.

7 Broadway – Coverage Based Local Transit Route

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

8 Tyson – Coverage Based Local Transit Route

Increase morning peak frequency	Increase midday frequency	Increase evening frequency	Increase weekend service	Other (please describe)

6 Cultus Lake – Coverage Based Local Transit Route – seasonal service July 1 - Labour Day

Provide all-year service	Expand service hours	Other (please describe)

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City of Chilliwack
Fraser Valley
Regional District





Shape Your Region's Transit Future

Please provide feedback on how you would like to prioritize improvements for the following transit routes. Vote for your top **three** Regional Transit priorities

11 Agassiz/Harrison – Regional Transit Route

Expand service hours	Increase midday frequency	Increase weekend service levels	Other (please describe)
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22 Hope – Regional Transit Route

Expand to all-year service	Increase midday frequency	Increase weekend service levels	Other (please describe)
----------------------------	---------------------------	---------------------------------	-------------------------

Kent to Mission - Proposed Regional Transit Route

A feasibility study to provide transit from Kent to Mission is being proposed. How would you envision this service?

Do you have any other suggestions to improve transit in the Chilliwack and eastern Fraser Valley area?

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Fraser Valley
Regional District

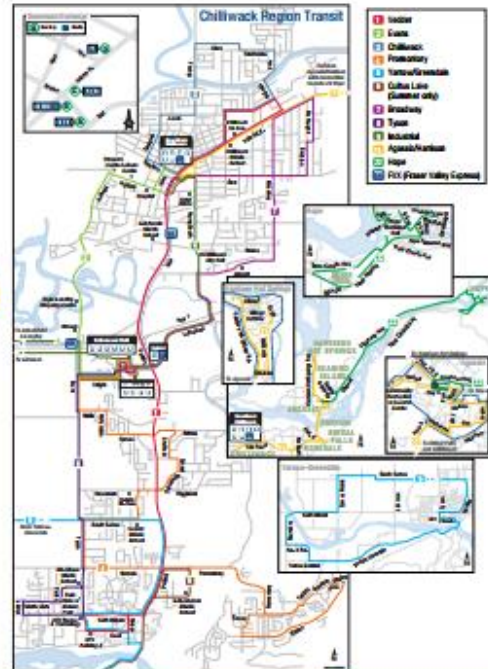


Shape Your Region's Transit Future

Where do you travel?

What destinations are most important to you for transit connections? Think of places that you go most often – shopping, employment, healthcare, recreation or education. Using sticky notes, provide specific names, locations or nearest intersections.

Frequent Travel Destinations



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Appendix B – Online Survey

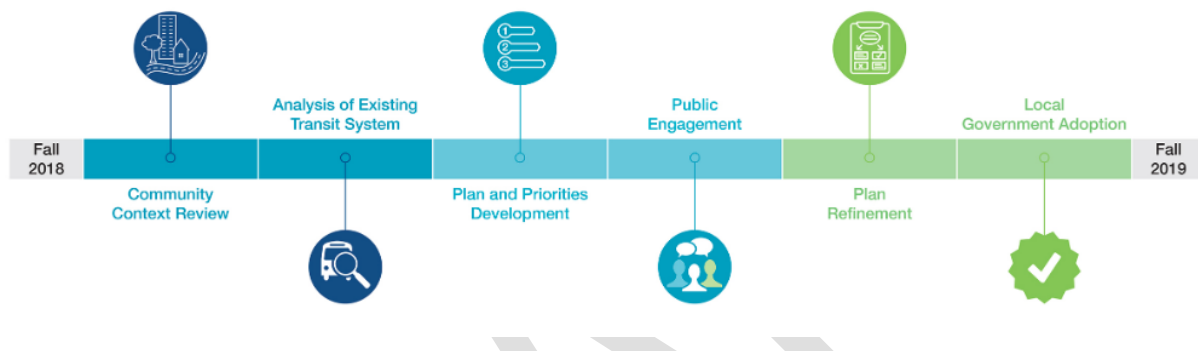
Chilliwack and Region Transit Future Action Plan Survey

We Want to Hear From You!

In 2012, the Chilliwack Transit Future Plan was completed. With many of the projects identified within the plan now complete, BC Transit, the City of Chilliwack, and the Fraser Valley Regional District are updating the plan by incorporating your vision for the Chilliwack Transit System.

Your input will shape the Chilliwack Transit Future Action Plan and:

- Determine transit service and infrastructure priorities
- Support the environmental, social, and economic goals of the region



Chilliwack and Region Transit Future Action Plan Survey

About You!

Which fare product do you use most often?

- ☐ Student
- ☐ Adult
- ☐ Senior
- ☐ Prefer not to answer

What gender do you identify with?

- ☐ Male
- ☐ Female
- ☐ Other
- ☐ Prefer not to answer

In the past 6 months, have often have you used transit?

- ☐ 5+ days a week
- ☐ 3-4 days a week
- ☐ 1-2 days per week
- ☐ A few times a month
- ☐ A few times a year
- ☐ Never

What destinations are most important to you?

Think of places that you go most often - shopping, entertainment, employment, healthcare, recreation, or education.

Chilliwack and Region Transit Future Action Plan Survey

There are currently 12 routes that service the City of Chilliwack and eastern Fraser Valley.

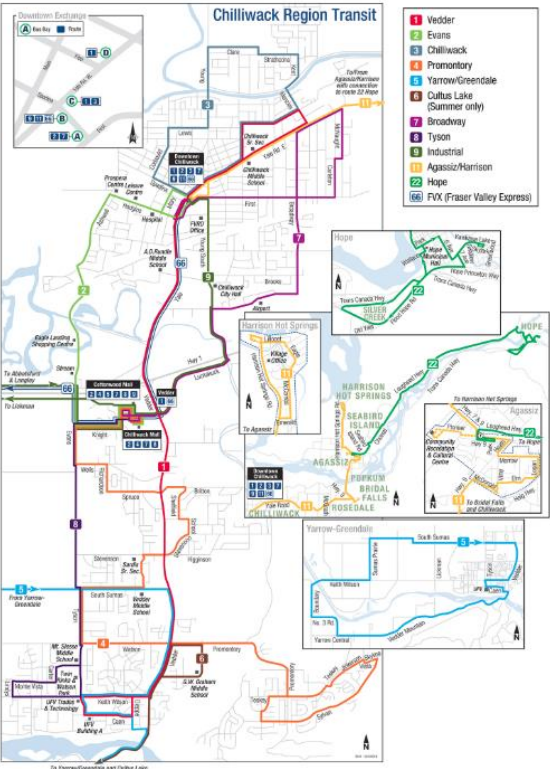
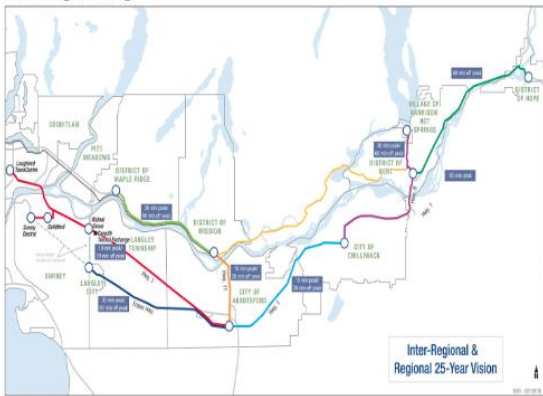
Regional Routes:

66 Fraser Valley Express, introduced to connect Chilliwack, Abbotsford and other communities in the Fraser Valley to Metro Vancouver and the TransLink Network.

11 Agassiz-Harrison Transit, introduced to connect Harrison and Chilliwack.

22 Hope, introduced to connect Agassiz and Hope.

Click on images to enlarge



Chilliwack and Region Transit Future Action Plan Survey

Transit exchanges provide transfer points between routes and are typically located within the centres of the community, such as downtown and shopping centres. When properly planned and designed, transit exchanges become effective, pedestrian friendly sites where many types of transportation come together.



What suggestions do you have to improve transit facilities?

Where would you like to see transit facilities improved upon?

Chilliwack and Region Transit Future Action Plan Survey

Shape Your Region's Transit Future

Please provide feedback on how you would like to prioritize improvements for the following transit routes

Proposed Rapid Transit - Vote for your top two priorities (66 FVX)

66 Fraser Valley Express

- ☐ Introduce Highway 1 bus lanes
- ☐ Increase midday trip frequency
- ☐ Increase peak trip frequency
- ☐ Expand service into Metro Vancouver
- ☐ Expand Park & Ride facilities
- ☐ Other (please describe)
- ☐ This does not affect me

Proposed Frequent Transit - Vote for your top two priorities (1 Vedder, 2 Evans)

1 Vedder

- ☐ Increase morning peak frequency
- ☐ Increase midday frequency
- ☐ Increase evening frequency
- ☐ Increase weekend service
- ☐ Other (please describe)
- ☐ This does not affect me

2 Evans

- ☐ Develop frequent transit network - this would involve restructuring current routes
- ☐ Increase morning peak frequency
- ☐ Increase midday frequency
- ☐ Increase evening frequency
- ☐ Increase weekend service
- ☐ Other (please describe)
- ☐ This does not affect me



Chilliwack and Region Transit Future Action Plan Survey

Local Transit Routes

Vote for your top six local transit priorities

	3 Chilliwack	4 Promontory	5 Yarrow/Greendale	7 Broadway	8 Tyson
Increase morning peak frequency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase midday frequency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase evening frequency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase weekend service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vote for your top priority - 6 Cultus Lake

	Provide all-year service	Expand service hours	Other (please describe)	This does not affect me
6 Cultus Lake (current seasonal service from July 1 - Labour Day)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Regional Transit Routes - Vote for your top three priorities

Vote for your top three priorities

	Expand service hours	Increase midday frequency	Increase weekend service levels	Other (Please Describe)	This does not affect me
11 Agassiz/Harrison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Hope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please Describe)

Kent to Mission - Proposed Regional Transit Route

A feasibility study to provide transit from Kent to Mission is being proposed. How would you envision this service?

Chilliwack and Region Transit Future Action Plan Survey

Do you have any other suggestions to improve transit in the Chilliwack and Region area?

Thank you for your input to shape transit in your region!

To: CAO for the Fraser Valley Regional District Board

Date: 2019-10-22

From: Melissa Geddert, Planner 1

File No: 6430-30-013

Subject: Fraser Valley Regional District Clean Economy Study – Phase Two Initiative

RECOMMENDATION

THAT the Fraser Valley Regional District Board support the proposed work plan for phase two of the Fraser Valley Regional District clean economy initiative;

AND THAT the Fraser Valley Regional District engage the economic development agencies of Fraser Valley Regional District member municipalities and other key stakeholders for the purpose of:

- These agencies and stakeholders directing the development of, and participating in, a Fraser Valley-specific event at the Globe Forum 2020;
- Determining and prioritizing clean economy opportunities that align best with the region's strengths and stakeholder interest to present at the Forum.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

BACKGROUND

In 2018, the Fraser Valley Regional District (FVRD) engaged the Delphi Group to undertake research and analysis to better understand the existing clean economy sectors in the Fraser Valley and to identify growth opportunities related to the region's clean economy. The FVRD undertook this study to monitor the region's economy per the current Regional Growth Strategy (RGS) and to inform the RGS update. The desired outcomes of the study were to:

- Develop strategies to grow the clean economy in the region
- Support the Regional Growth Strategy
- Identify opportunities for strategic partnerships within the region's clean economy

The results of the FVRD Clean Economy Study align with the desired outcomes and establish an overarching framework for the region's clean economy with sector-specific opportunities.

These are defined as:

1. **Sustainable Resource and Ecosystem Management:** Focusing on the region's sustainable industry practices and clean technologies for the agriculture and other resource sectors waste management / recycling, waste-to-resource / circular economy opportunities, and the restoration of air, water, and land ecosystems.

2. **Green and Sustainable**

Transportation: Including electric and autonomous vehicles, public transit, alternative fuels, smart transportation systems and technologies, and related integrated land use planning.

3. **Green and High-Performance Buildings:** Including products, services, and building materials related to energy efficient and high-performance building design, construction, renovation, and operations such as building envelope products, mechanical systems, lighting and control systems, and other products.
4. **Renewable Energy Supply and Storage:** Including wind, solar, geothermal, hydro, district energy, waste heat to power, anaerobic digestion, as well as energy storage / battery technology, smart grid, and related energy management technologies.
5. **Knowledge and Innovation:** Concentrating on educational institutions for workforce skills development, investment, research and development, and centers of excellence that build on the knowledge base of the clean economy.



Figure 1 - Framework for clean economy in the Fraser Valley

The key findings and recommendations of the study were delivered by Delphi Group in the *FVRD Clean Economy Study* summary document and was presented to the FVRD Board at their meeting on June 25, 2019. The summary is designed to support local governments and other stakeholders in the region and is in alignment with the FVRD's Regional Growth Strategy. The report identifies a broad menu of clean economy opportunities, in line with emerging trends and policy drivers in British Columbia. The presentation was well received and the Board requested staff advance the information presented in the study and further explore the highest priority opportunities for growing the region's clean economy.

DISCUSSION

The FVRD does not have an economic development function and is providing this opportunity to our partners to support their economic development efforts. It is therefore critical for local economic development stakeholders to be involved in, and provide direction to, this initiative moving forward.

The *Clean Economy Study* confirms the Fraser Valley has a solid foundation and set of underlying strengths to grow the region's clean economy. Under the direction of the Board, and to continue building on the momentum of the project, the FVRD has initiated a second phase of the clean economy study. The FVRD has engaged Delphi Group to facilitate phase two of the clean economy initiative which will support the region's efforts in growing the clean economy by identifying high priority opportunities with the greatest chance for success in order to increase climate resiliency and decrease greenhouse gas (GHG emissions), while driving clean economy growth, creating jobs, and attracting investment to the region. Renewable energy opportunities will focus on wind, solar, geothermal, hydro, anaerobic digestion, and other non-incineration technologies.

Desired outcomes for the phase two initiative include:

- Prioritization of clean economy opportunities
- Refine focus of regional needs and challenges
- Coordinate clean economy opportunity areas with investment attraction and partnership development.

Building on the phase one study *Clean Economy in the FVRD*, phase two will prioritize and identify the top clean economy opportunities for the Fraser Valley region, and promote these priorities through a Fraser Valley specific event. Leveraging the upcoming International GLOBE Forum 2020, taking place in Vancouver from February 10-13, Delphi group will help promote the region and related clean economy opportunities. The Delphi Group is associated with the international GLOBE forum, an annual business summit focussed on the clean economy, and is providing an opportunity to create a Fraser Valley specific event. This event is intended to support local efforts in growing the region's clean economy by aligning investment with opportunity areas in the Fraser Valley.

Working within the framework of the *FVRD Clean Economy Study*, phase two will seek to convene local stakeholders to further refine the opportunities and specific immediate areas of need / key challenges, as well as identify potential partners, solution providers and investors. Collaboration with economic development agencies and other stakeholders is instrumental for the success of growing the region's clean economy. As part of this next phase, FVRD staff is reaching out to the local economic development agencies and other stakeholders to gauge the level of support and interest in participating. These organizations include, but are not limited to:

- Sto:lo Community Futures
- CAED – City of Abbotsford Economic Development
- CEPCO – Chilliwack Economic Partners Corporation
- District of Mission Economic Development

- District of Kent – Development Services
- AdvantageHOPE –District of Hope Business and Development Society
- Village of Harrison Hot Springs – Development Services
- University of the Fraser Valley (UFV)

The objectives of the project are:

- 1) **Refine project scope and work plan** - The Consultant will convene a meeting with the FVRD and other key partners as determined by the FVRD to refine the project scope and budget, finalize timing, and develop a work plan, including confirming additional key stakeholders and targeted partners to engage.
- 2) **Stakeholder Engagement** - The Consultant will work with the FVRD to facilitate meetings and/or calls with key stakeholders and potential partners in the region who can support the prioritization of the clean economy opportunities and help to further refine the focus of the regional needs, challenges, and opportunities. Based on the discussion and feedback received, the Consultant will evaluate the clean economy opportunities by using criteria based on stakeholder advice and input from FVRD. The outcome will identify the top 3 to 5 clean economy opportunities or challenges that will be further refined and promoted, and summarized in a report.
- 3) **Leverage the GLOBE Forum 2020 to promote the Fraser Valley Opportunities** – The Consultant will plan and host a Fraser Valley specific event at the GLOBE Forum 2020. The opportunities identified by regional stakeholders will be presented to a diverse audience at the GLOBE Forum, promoting the region’s economic opportunities and raising the level of understanding on the need and to work collectively to advance the clean economy. The consultant will coordinate curated one-on-one meetings with FVRD stakeholders and incoming global delegates.
- 4) **GLOBE 2020 debrief and summary report** - following the GLOBE Forum, the Consultant will summarize key takeaways and feedback from the event and outline the next steps and future priorities based on the outcomes and discussions at the event. The Consultant will deliver a summary report with an overview of the results, connections that were made, and recommended next steps. The draft of this report will be sent to FVRD and brought back to the Regional and Corporate Services Committee (RACS) for review and comment before it is finalized.

COST

As allocated in the 2019 budget for a cost of \$35,000.

CONCLUSION

Phase two of the clean economy initiative brings forward practical and efficient opportunities to advance the region's economy in a manner that also moves the region forward in promoting livable, healthy and resilient communities. This initiative purposes to develop the opportunities identified in the *Fraser Valley Regional District Clean Economy Study* while tackling some of the existing challenges by facilitating partnerships with key stakeholders to realize both short-term successes and long-term sustainable growth. Feedback and participation from regional stakeholders is key for this initiative to move forward and will be used to identify and prioritize a strategic and targeted set of clean economy opportunities to present at the GLOBE Forum 2020. Engaging the Delphi Group and leveraging their experience in investment attraction and connection with the GLOBE Series investor network will support the region's economic development and related clean economy growth objectives, advancing the FVRD forward in climate action.

Additional information about the GLOBE Forum can be found at <https://www.globeseries.com/forum/>

COMMENTS BY:

Alison Stewart, Manager of Strategic Planning

Reviewed and Supported

Stacey Barker, Director of Regional Services

Reviewed and Supported

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

To: CAO for the Electoral Area Services Committee

Date: 2019-10-08

From: Margaret-Ann Thornton, Director of Planning & Development

File No: 0340-30-EA Planning Policies

Subject: Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.

RECOMMENDATION

THAT the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*, as drafted, be endorsed;

AND THAT staff be directed to implement the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Foster a Strong & Diverse Economy

DISCUSSION

Further to the September 10, 2019 EASC workshop, Electoral Area Director survey (June 2019) and April 9, 2019 EASC presentation and discussion, the attached policy was prepared to summarize the direction and intent to regulate Cannabis land uses including production, processing and retail sales in each of the Electoral Areas.

There are two (2) general alternatives supported as follows:

Alternative	Electoral Area Supported
Not Encourage Cannabis Production, Processing or Retail Sales. Any proposals for Cannabis land use to be reviewed on a site-by-site basis including public consultation	D, H and F
Support Cannabis Production and Processing land uses, subject to ensuring that all negative impacts are mitigated. Any proposals for Cannabis retail sales to be reviewed on a site-by-site basis including public consultation.	A, B, C, E and G

Given the changing Federal and Provincial legislation regarding Cannabis land uses, the focus is to provide clear land use direction for each of the Electoral Areas, while recognizing that Federal and Provincial legislation may supersede the FVRD policy, such as lands within the Agricultural Land Reserve (ALR).

A policy based upon the direction from EASC is attached for consideration.

COST

All costs in preparation of this staff report and policy are provided for within the approved 2019 Budget.

CONCLUSION

Staff recommends approval of the attached Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.

COMMENTS BY:


Mike Veenbaas, Director of Financial Services:

No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer:

Reviewed and supported.

Appendix A

 <div>FRASER VALLEY REGIONAL DISTRICT POLICY AND PROCEDURES</div>	
SUBJECT: Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.	
EFFECTIVE DATE: FVRD Board Resolution (date)	REVISION DATE:

PURPOSE

To summarize the direction and intent to regulate Cannabis land uses including production, processing and retail sales in each of the Electoral Areas.

POLICY

For all development applications and land use enquiries, the following policy will be referred to for direction to the FVRD Board, the Electoral Areas Services Committee, government agencies, property owners and the general public.

FVRD staff will implement this policy through amendments to the applicable Zoning Bylaws, and other means as applicable.

For Cannabis land uses in the Electoral Areas, the following direction and intent is detailed below:

Cannabis Related Land Use	Land Use Direction	Electoral Area
Retail Sales	Not supported. All proposals to be reviewed on a site-by-site basis including public consultation.	A, B, C, D, E, F, G and H
Cannabis Growing	Not supported. Only to be permitted where Federal and Provincial legislation supersedes FVRD authority and legislation.	D, H and F
Cannabis Growing	Supported subject to ensuring that all negative impacts are mitigated (see below for impacts to be mitigated).	A, B, C, E and G
Cannabis Processing – stand alone land use or accessory with Cannabis Growing or other uses	Not supported. Only to be permitted where Federal and Provincial legislation supersedes FVRD authority and legislation.	D, H and F
Cannabis Processing	Supported subject to ensuring that all negative impacts are	A, B, C, E and

– stand alone land use or accessory with Cannabis Growing or other uses	mitigated (see below for impacts to be mitigated).	G
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Impacts to be Mitigated with all Cannabis Related Land Uses, for all Electoral Areas is detailed below:

Cannabis Land Use Impacts	Processes to Mitigate
To avoid rural communities	Zoning Bylaw: Industrial; Agricultural Zones. Rural Zones if larger lots. Public consultation.
To prohibit Cannabis Use within a residence	Zoning Bylaw: Definition and clarification
Minimize Impacts to Environment (Creeks, etc.)	Zoning Bylaw: Minimum Building Setbacks To require mitigation with Building Permit
Odours	Size of Operation (Micro-Grow or Large Facilities) To require mitigation with Building Permit
Light Spill to Sky & Neighbours	Zoning Bylaw: Locational Criteria: Minimum setbacks from schools; parks, radius to other facilities, etc. To require mitigation with Building Permit
Impacts on Aquifer and water use	To require mitigation with Building Permit
Minimize Wastes	To require mitigation with Building Permit
Limiting use of buildings to Cannabis and Farm Uses (not conversion to non-Agricultural uses)	To require mitigation with Building Permit, including Covenants
Aesthetics/Architectural Building Design	To require mitigation with Building Permit
Public Safety	To require mitigation with Building Permit Coordination with RCMP and Health Canada

PROCEDURE

FVRD staff will undertake Zoning Bylaw Amendments to implement this policy.

All site-specific or general land use enquiries will be advised of this policy.

All Development applications, including Building Permit applications, will be advised of this policy, including the requirement to mitigate impacts with the Building Permit.

To: CAO for the Fraser Valley Regional District Board

Date: 2019-10-22

From: Robin Beukens, Planner I

File No: 6430-01

Subject: Housing Needs Report Application

RECOMMENDATION

THAT the Fraser Valley Regional District submit an application to the Province of British Columbia for funding to support the completion of a housing needs report to assess the housing needs of each Electoral Area;

AND THAT the Fraser Valley Regional District is willing to provide overall grand management;

AND FURTHER THAT the Fraser Valley Regional District support the current proposed activities as outlined in the October 22, 2019 FVRD staff report titled 'Housing Needs Report Application'.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

In 2018 the Provincial Government introduced *Bill 18 – Local Government Statutes (Housing Needs Reports) Amendment Act, 2018*, amending the *Local Government Act*. The purpose of the legislation is to help the local governments understand current and future housing needs and requires the FVRD to complete a housing needs report for each of the FVRD Electoral Areas.

Provincial funding is available to assist with completing the housing needs reports. The application for funding is due November 29, 2019, and requires a resolution of support from the FVRD Board. Upon receipt of funding, one housing needs report will be developed for all eight (8) of the Electoral Areas in the FVRD, including separate housing needs assessments for each Electoral Area.

DISCUSSION

On April 16, 2019, provincial requirements came into effect requiring all local governments in BC to complete housing needs reports. This applies to municipalities, electoral areas in regional districts, and local trust areas. The initial reports must be completed by April 2022, and then every five years after the initial report is completed. A report outlining the new legislation was provided to the Board and Committee in May, 2019.

Provincial Requirements for Housing Needs Reports

For completing the housing needs reports, the Province requires local governments collect statistical information on:

- Current and projected population;
- Household income;
- Significant economic sectors; and
- Currently available and anticipated available housing units, including types of units.

The Province lists the following data as available for the completion of housing needs reports:

- BC Assessment data on assessed values and sales prices of housing;
- BC Housing data on non-market housing and new homes registered;
- BC Stats data on projected population and household demographics from 2018 to 2028;
- Canada Mortgage and Housing Corporation (CMHC) data on primary rental market prices, primary rental vacancy rates and some secondary rental market data;
- Statistics Canada Census data on population and household demographics, labour force, household income, housing units and core housing need; and
- Other sources such as local government data, community surveys, and public engagement.

The Province requires the completed housing needs reports to contain the following content:

- The number of housing units required to meet current housing and anticipated housing needs for at least the next five years, by housing type;
- Statements about key areas of local need;
- The number and percentage of households in core housing need and extreme core housing need; and
- A standardized summary form.

Once complete, the report must be received by the local government by resolution in a meeting that is open to the public, and must be publicly and freely accessible on the local government's website.

For implementation, the Province requires housing needs report be considered when a local government is:

- Developing an official community plan (OCP) or regional growth strategy,
- Amending an OCP in relation to housing statements, map designations, or policies,
- Amending a regional growth strategy in relation to proposed housing actions, and
- Considering every five years whether a regional growth strategy must be reviewed.

-

Community Partnerships

Local governments are expected to partner with neighbouring communities and organizations in the region. In preparing the housing needs report for Electoral Areas, FVRD staff will coordinate with local municipalities, First Nations, agencies, and non-governmental organizations as housing needs within the Electoral Areas are affected by and affect neighbouring communities. The FVRD will be contacting local organizations (such as First Nations organizations, Fraser Health, affordable housing providers, community development organizations, neighbourhood or ratepayers associations, and developers) to seek letters of support to include in the application. Up to five letters of support may be included in the application as evidence of community partnerships.

Public Engagement

Public engagement sessions will be held in different parts of the FVRD to gather input from local residents.

Funding

The Province lists the following as eligible costs and activities for housing needs reports funding:

- Project management and coordination;
- Data collection (from public agencies and/or other data sources), compilation and analysis;
- Research specific to the development of housing needs reports;
- Community engagement, such as collaboration with neighbouring local governments and partner organizations, community surveys, and engagement activities;
- Publication of housing needs reports including editing, proofing, graphic design, etc.; and
- Presentation of housing needs reports to Council, Board, or Local Trust Committee.

The following expenditures are also listed as eligible, provided they relate directly to the activities identified above:

- Consultant costs;
- Incremental staff and administration costs;
- Public information costs; and
- Training and capacity building for local government staff specific to developing housing needs reports.

Maximum funding amounts are based on population. The FVRD can apply for \$15,000.00 for each the electoral areas, totalling \$120,000.00.

For More Information

Legislation:

[Local Government Statutes \(Housing Needs Reports\) Amendment Act, 2018, S.B.C. 2018, c. 20](#)

Application Program Guide:

<https://www.ubcm.ca/assets/Funding~Programs/LGPS/HNR/housing-needs-report-nov2019-program-guide.pdf>

COST

The application will be for a total of \$120,000.00 (\$15,000.00 per electoral area).

CONCLUSION

The Provincial Government is requiring all local governments to complete housing needs reports in an effort to help local governments understand current and future housing needs. The Province has made funding available to assist local governments in completing the reports. The FVRD will be submitting an application for funding prior to the November 29, 2019 deadline.

Staff will be returning to the Board with an update on the funding received and the next steps for the project once the funding amount is known.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported
Margaret Thornton, Director of Planning & Development	Reviewed and supported
Mike Veenbaas, Director of Financial Services	No further financial comments.
Jennifer Kinneman, Acting Chief Administrative Officer	Reviewed and supported.

To: CAO for the Regional and Corporate Services Committee

Date: 2019-10-08

From: Marina Richter, Environmental Policy Analyst

File No: 9050-40-002

Subject: Revised BC Open Burning Smoke Control Regulation

INTENT

This report is intended to advise the Regional and Corporate Services Committee of information pertaining to the new BC Open Burning Smoke Control Regulation that came in effect on September 15th, 2019. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Support Healthy & Sustainable Community

PRIORITIES

Priority #2 Air & Water Quality

Priority #1 Waste Management

BACKGROUND

Open burning of vegetative debris is one of the largest sources of fine particulate matter in ambient air. Fine particulates contribute to poor air quality and negatively impact human health.

Some open burning such as is done for land clearing and forestry operations requires legal authorization as a "prescribed activity" under the *BC Environmental Management Act*. The Open Burning Smoke Control Regulation (OBSCR) was first introduced in British Columbia in 1993 to ensure that open burning is conducted with minimal risk to air quality. The purpose of the regulation is to facilitate burning practices while protecting the public from air pollution. The OBSCR does not prohibit open burning of vegetative debris but rather sets out conditions under which burning can be authorized.

An updated version of OBSCR¹ came into effect on September 15, 2019, replacing the old regulation. The new regulation supports the objectives of reducing impacts on human health and enabling and encouraging compliance. The revised regulation also includes provisions for common open burning practices which were not covered by the previous version.

¹ Available at: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/air/air-pollution/smoke-burning/regulations/openburningregulation>

DISCUSSION

Three different types of smoke sensitivity zones are introduced: High Smoke Sensitivity Zones are areas around large or mid-sized communities; Medium Smoke Sensitivity Zones are around small communities, rural locations, transportation corridors, and a buffer around the High Smoke Sensitivity Zones; Low Smoke Sensitivity Zones are all the remaining areas, distant from communities. These zones have different requirements for open burning, with the strictest requirements in the High Smoke Sensitivity Zones due to risk exposure.

Other important changes in the new regulation involve:

- Shorter burn periods to minimize accumulation of smoke,
- Increased mandatory setbacks from neighbours, schools, and hospitals,
- Provisions to facilitate burning required for community wildfire risk reduction,
- Provisions to facilitate burning diseased debris,
- Provisions to use air curtain burners,
- Provisions for relaxed setbacks and increased burn windows when applicable.

Under the new regulation, alternatives to burning are strongly encouraged. Reasonable alternatives to open burning such as reducing, reusing or recycling the vegetative debris and increasing the utilization of post-harvest material/fibre, are preferred.

Local governments can continue to regulate smaller scale backyard burning (exempt under this regulation) and are able to add stricter requirements to larger-scale open burning.

More details between the old and new OBSCR are provided in the table below:

Provisions	Old OBSCR	New OBSCR
Smoke Sensitivity Zones based on population density	Category A: cities, towns and villages Category B: everywhere else	High, Medium, and Low Zones based on exposure risk as specified by Schedule 3 of the OBSCR
Burning requirements for different zones	Requirements and burn periods are the same across the province, except within municipal boundaries.	Stricter requirements and shorter burn period for High Sensitivity Zones, relaxed requirements and longer burn periods for Low Sensitivity Zones
Setbacks	100 m from neighbors 500 m from schools, hospitals, and care facilities Cannot be relaxed or reduced.	500 m from neighbors 1000 m from schools, hospitals, and care facilities. Can be reduced by a substitution order from the Director.
Location of open burning	Vegetative debris cannot be moved for burning from the location where the debris originates.	Vegetative debris can be moved for burning from the location of origin within a 5 km radius.

Burning under Community Wildfire Protection Plan	Not covered previously	Allowed under certain conditions and with authorization from the Director
Burning Diseased Vegetative Debris	Not covered previously	Allowed under certain conditions and with authorization from the Director
Using Air Curtain Burners	Not covered previously	Allowed with reduced setbacks , authorization might be needed
Directors Authority	Director can prohibit open burning	Director can prohibit open burning in some circumstances. Director has power to substitute requirements under regulation. Director is empowered to issue permits and approvals for certain burning practices
Exemptions such as domestic and agricultural burning	Unclear line between burning that is exempt from the OBSCR and burning that is included in the OBSCR	OBSCR apply to any domestic or agricultural debris where the branches are greater than 10 cm in diameter.

Provincial staff are in the process of preparing communication materials summarizing the new Regulation. These materials will be provided once they are available.

COST

There are no financial implications.

CONCLUSION

The Open Burning Smoke Control Regulation sets the rules around burning practices of vegetative debris to minimize effects of smoke on people and communities. It was first introduced in 1993 and recently updated.

COMMENTS BY:

Stacey Barker, Director of Regional Programs: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

To: CAO for the Electoral Area Services Committee
From: Reg Dyck, Manager of Electoral Area Emergency Services

Date: 2019-10-08

File No: 7130-25

Subject: Public Emergency Alerting System

INTENT

This report is intended to advise the Electoral Area Services Committee that the Emergency Services Department will be implementing a public emergency alerting system.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The increased prevalence of emergencies resulting in risk to life safety has led to heightened awareness of the need for public alerting systems. Currently, the FVRD does not have a public alerting system and relies upon our social media and website to inform public of emergencies.

DISCUSSION

The public alerting system "Alertable" is the only public alerting system in Canada that has a two-way communication path to the Canadian Public Alerting System (CPAS). Alertable enables our emergency public alerting to be pushed via an app, radio, television, social media, and internet. Messaging is designed to be short, impactful, and geo-targeted to areas facing current emergencies.

Launching a public alerting system aligns with our recent Emergency Management audit performed by the Auditor General for Local Government by providing a platform for consistent and proactive emergency messaging to our general public reaching the broadest intended audience possible, in the timeliest manner possible.

COST

Alertable is being provided to all local authorities in BC free for a 12 month term with an open cancellation policy. If the staff recommendation is to continue the use of the platform beyond the free service offering, fees would be anticipated and cost sharing would be discussed with other FVRD members. Staff would then bring forth to EASC for consideration of using Alertable as a permanent solution. There are no costs associated with this report.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported. Any future costs associated with Alertable would be presented to the Committee for consideration prior to moving forward as a permanent solution.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.



RECEIVED
SEP 26 2019
FRASER VALLEY REGIONAL DISTRICT
DEPARTMENT

September 19, 2019

Chair and Directors
Fraser Valley Regional District
45950 Cheam Ave
Chilliwack, BC V2P 1NP

File: 10280-60 (92G/09, 92G/16,
92J/01, 92J/02,
92J/07, 92J/08,
92J/10, 92J/11,
92J/12)

Dear Chair and Directors:

I am writing to follow up on my letter dated 24 May 2019 (enclosed) regarding the proposal from Lil'wat Nation to correct the spelling of several features in the Fraser Valley Regional District. For more information about this naming proposal and location of the features, please refer to the enclosed copy of the letter and map.

Requesting community comment on geographical naming proposals is to ensure that the proposed names reflect the heritage values of the area and is supported by a broad section of the community; it is a cornerstone of the provincial naming policy.

Before considering these features, may I have your advice and comments? Is there any reason why adopting these names would not be a suitable for these features?

Adoption of these names would not prejudice legitimate claims to the land.

Please feel free to provide your comments in any format. Your response before 19 December 2019 would be appreciated. Thank you in advance.

Regards,

Carla Jack
Provincial Toponymist
Carla.Jack@gov.bc.ca
778 698-4183

enclosure



May 24, 2019

File: 10280-60 (92G/09, 92G/16,
92J/01, 92J/02,
92J/07, 92J/08,
92J/10, 92J/11,
92J/12)

Chair and Directors
Fraser Valley Regional District
45950 Cheam Ave
Chilliwack, BC V2P 1N6

Dear Chair and Directors:

The BC Geographical Names Office has received proposals from Lil'wat Nation to correct the spelling of a few features in the Fraser Valley Regional District. At this time, we are inviting comments on two proposed name changes as detailed below and shown on the attached map:

1. *Change* the name of **Lillooet River** to "**Lil'wat River**."
 - The river flows SE through Lillooet (Lil'wat) Lake into Harrison Lake
 - "Lil'wat River" is the Ucwalmicwts name of the feature. Lillooet is an anglicization of Lil'wat (Advice from Lil'wat Nation, 2018).
 - The mouth of the river is located at: 49.122.14556, -122.14556
2. *Change* the name of **Lillooet Lake** to "**Lil'wat Lake**."
 - The lake is an expansion of Lillooet (Lil'wat) River, NW of Harrison Lake
 - "Lil'wat Lake" is the Ucwalmicwts name of the feature. Lillooet is an anglicization of Lil'wat (Advice from Lil'wat Nation, 2018).
 - The approximate centre of the lake is located at: 50.24583, -122.49611

These features are within or form a portion of the boundary of the traditional territory of several First Nations and are within or near the border of local governments, so it is important to ascertain a) if there are other known traditional names for these features, and b) that the proposed names reflect the heritage values in the area.

Before considering adoption of these names, may we have your advice and comments? In particular, is there any reason why these names would not be appropriate for these features?

Adoption of these names would not prejudice legitimate claims to the land.

.../2

Page 2

Please feel free to provide your comments in any format. Your response before 24 August 2019 would be appreciated. Thank you in advance.

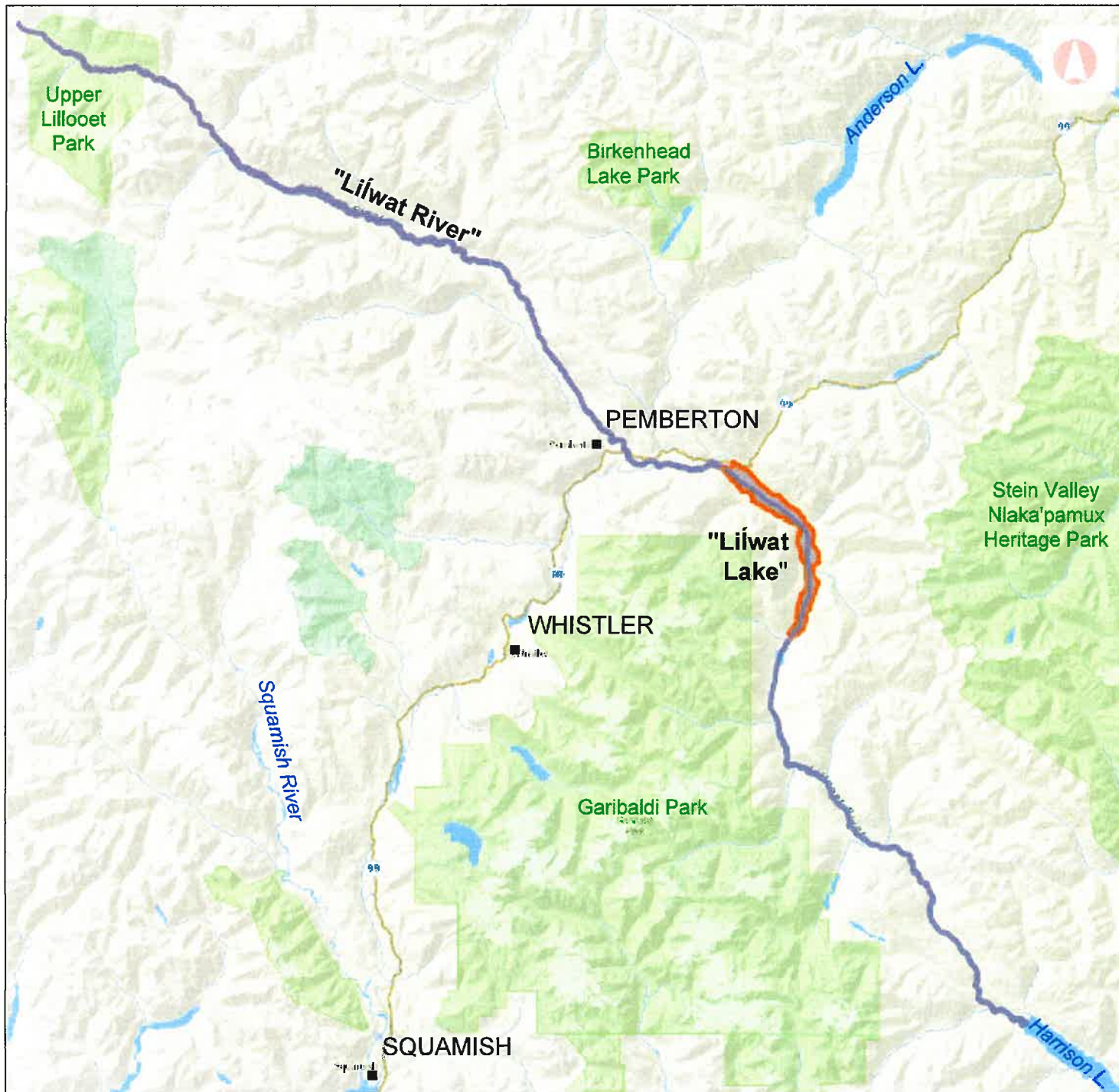
Kind regards,

(original signed)

Carla Jack
Provincial Toponymist
Carla.Jack@gov.bc.ca
778 698-4183

Enclosure

cc:	Alpine Club of Canada - Whistler Section	Recreation Sites and Trails BC
	Association of Canadian Mountain Guides	Samahquam First Nation
	Avalanche Canada - Sea to Sky	Search and Rescue - Pemberton
	BC Mountaineering Club	Skatin Nation
	BC Parks	Squamish-Lillooet Regional District
	Bridge River Indian Band	St'at'imc / Lillooet Tribal Council
	Douglas First Nation	Stewardship Pemberton
	Federation of Mountain Clubs of BC	Sto:lo Nation/ Sto:lo Tribal Council
	Klahoose First Nation	Sts'ailes First Nation
	Kwantlen First Nation	Tsilhqot'in National Government
	Laich-kwil-tach Treaty Society	Village of Pemberton
		Water Licensing - South Coast



Proposed Name

Proposed Name: Lilwat River

Current Name: Lillooet River

Mouth of River: 49.74722, -122.14556

NTS Maps: 92G/9, 92G/16, 92J/1, 92J/7, 92J/8, 92J/10, 92J/12

Proposed Name: Lilwat Lake

Current Name: Lillooet Lake

Centre of Lake: 50.24583, -122.49611

NTS Maps: 92J/1, 92J/2, 92J/7, 92J/8

0 20.32 40.64 km



1: 1,000,000

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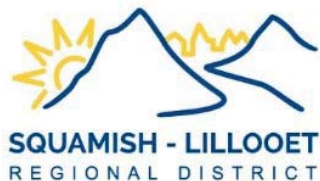
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Squamish-Lillooet Regional District Update

September 2019

Updates from the Squamish-Lillooet Regional District Board and Committee meetings of September 2019

Note from Chair Rainbow:

I commented a couple of months ago that we would soon be making a positive announcement regarding transit service in the Sea to Sky corridor and I have had a number of questions lately for an update. Unfortunately, we have hit a road block. Elected officials and staff from the Sea to Sky municipalities and the Regional District have worked hard to present a proposal to the Provincial Government but it has been rejected. Our proposed funding model was made up from the Provincial share, the fares collected, and a levy on gasoline sales in the Sea to Sky corridor. One of the reasons we like this is because it captures a contribution to our transit service from the many out of region cars that use Highway 99 and buy gas here. The Province's option is for us to use property taxes in place of the levy on gasoline taxes which we strongly oppose. We are currently at an impasse but we will continue to push for a reasonable solution.

Electoral Area A Director

SLRD Electoral Area A Director Courchesne resigned in September. Pursuant to legislation, Electoral Area A Alternate Director Steven Oakley will fill the position of Electoral Area A Director until the commencement of a by-election for the position, which will take place in the next few months.

Orange Shirt Day

The SLRD Board proclaimed September 30, 2019 as "Orange Shirt Day" in the Squamish-Lillooet Regional District, as a day to acknowledge the harm caused to Indigenous Peoples by Canada's residential school system, to witness and honour the healing journey of survivors and their families, to remember those who did not survive and to reaffirm the SLRD's commitment to the ongoing process of reconciliation.

Northern Economic Development & Initiatives Committee

The SLRD Electoral Area A Alternate Director, the SLRD Electoral Area B Alternate Director and the District of Lillooet Alternate Director were appointed to the Northern Economic Development & Initiatives Committee.

BYLAWS

The following bylaws were adopted:

- Squamish-Lillooet Regional District Seton Portage/Shalalth Fire Protection Financial Contribution Service Establishing Bylaw No. 480, 1992, Amendment Bylaw No. 1641-2019 to align the Seton Portage/Shalalth Fire Protection Local Service Area Establishment Bylaw No. 480, 1992 with the service delivery method that is currently in place in the community of Seton Portage/Shalalth (which is a service being operated via financial contribution to a third-party organization).
- Squamish-Lillooet Regional District 2018- 2022 Financial Plan Bylaw No. 1576-2018, Amendment Bylaw No. 1651-2019 for amendments to the 2018 budget.
- Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1637-2019 to allow for a pension to accommodate 20 guests in 10 rooms plus an auxiliary unit for staff accommodations in the WedgeWoods Subdivision.

Squamish-Lillooet Regional District WedgeWoods Estates Fire Protection Contribution Service Establishing Bylaw No. 1646-2019 for fire protection services in the WedgeWoods neighborhood was given third reading and forwarded to the Inspector of Municipalities for approval. Upon approval by the Inspector, a petition to approve the bylaw will be circulated to WedgeWoods residents for their consideration.

Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1650-2019 to amend the bylaw for a housekeeping discrepancy was introduced, read a first time and second time, and a public hearing was waived.

Pemberton Valley Emergency Management Committee

The SLRD appointed Area C Director Mack, CAO Flynn and Emergency Program Manager Morgan to the newly formed "Pemberton Valley Emergency Management Committee", a sub-committee of the Nukw7ántwaf Intergovernmental Relations Committee, with Emergency Management Technician Fusca appointed as a staff alternate.

Blackcomb Helicopters Heli-Biking Tenure Application and the Pemberton Creek Watershed Management Plan

A letter will be sent to Blackcomb Helicopters, with a copy to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, to advise that the SLRD is not supportive of trails / recreational activities within the Pemberton Creek Watershed and that such trails be removed from Blackcomb Helicopter Ltd.'s Crown Land Tenure application for a 10 to 30-year Licence of Occupation Tenure for adventure tourism regarding heli-biking.

Environmental Assessment Reviewable Projects Regulation Proposed Amendments

The SLRD will submit its comments and recommendations regarding the Province's

Intentions Paper for the Reviewable Projects Regulation.

Letter to Ministry of Environment and Climate Change Strategy - Feedback on the Clean BC Plastics Action Plan

The SLRD will sign the District of Squamish letter giving feedback, and participate in the survey being undertaken by the BC Ministry of Environment and Climate Change, with respect to the Clean BC Plastics Action Plan - Policy Consultation Paper.

ALC Non-Adhering Residential Use Application #59453 (Milstein, Area C)

The Board supported ALC Non-Adhering Residential Use Application #59453 (Milstein, Area C) to temporarily relocate an existing single-family dwelling on the property while a new home is constructed on the same building site.

Comprehensive Development Permit No. 160 - Britannia Oceanfront Developments Corporation Residential Units

The Board authorized the issuance of Comprehensive Development Permit No. 160 with respect to the residential construction proposed for the Britannia Oceanfront Developments Corporation project at Britannia Beach.

Community Resilience Investment Grant Funding Opportunity - 2019/2020

A letter will be sent to the Provincial Government requesting reconsideration of how it dispenses funding for FireSmarting activities, especially for rural communities.

The SLRD will make applications to the 2019 Union of BC Municipalities Community Resilience Initiative program for up to \$150,000 for development related activities, FireSmart related activities and training in 2020.

Commemorative Bench Riverside Wetlands Ském'em Community Park

A commemorative bench in honour of the late Riva Fisher donated by Hugh Fisher and Hillary

*Squamish-Lillooet Regional District Update
September 2019*

Downing, will be placed in the Riverside Wetlands Ském'em Community Park in Area C, near Pemberton.

GRANTS IN AID

The following was granted from Area C Community Works Gas Tax / Area C Amenity Funds:

- \$33,175 to the Pemberton Meadows Fire Association towards 2019 operational expenses.

The following was granted from the Pemberton and District Community Fund:

- \$1,326.16 to the Pemberton & District Public Library for room rental of the Pemberton & District Community Centre for the Library's Oktoberfest event - a fundraising drive to enable the Library to continue to work towards their capital improvement goals for the physical library space including new lounge furniture, sound dampening, an indoor drop box and to update the Library's audio-visual equipment.

The following were granted from Area A Select Funds:

- \$3,583 to the Bridge River Valley Community Association, on behalf of its Economic Development Committee, for the reproduction and printing of 2,000 copies of their Bridge River Valley Visitor Guide.
- \$2,500 to the Bridge River Valley Community Association, on behalf of its Economic Development Committee, towards meals, accommodations, and transportation for the two-day / overnight event to support their Relationship Building Get-together with the St'at'imc Nation planned to be held in September at Tyax Lodge.

The following were granted from Area B Select Funds:

- \$1,500 to the Lillooet Pound Dogs to cover costs of their 26th Annual Arts and Craft Fair on

Sunday, November 17, 2019 to raise funds for the medical needs of dogs and cats.

- \$1,000 to the Lillooet Agriculture & Food Society, on behalf of Lillooet Food Matters, Lillooet Naturalist's Society and the Sekw'el'was Band, towards participation fees for their 2½ day mushroom growing workshop at the end of August 2019.
- \$500 for Lillooet's Emergency Management Program.

The following were granted from Area C Select Funds:

- \$1,666.66 (1/3 of \$5,000 requested) to Dr. Steve Quane (Geology Professor) & Mason Pitchel (Student) of Quest University Canada, towards the costs of system deployment (i.e., helicopter and logistical support) to ensure proper calibration and safe deployment and maintenance in regards to the implementation of the first rendition of a seismic monitoring system at the Mount Meager Volcanic Complex.
- \$189 to the Birken Recreation & Cultural Society (BRCS) for Commercial Liability Insurance requirements with respect to booking the Gates Lake Community Park for the BRCS Community Farmer's Market and other activities.

The following were granted from Area D Select Funds:

- \$2,764 towards landscaping at Furry Creek.
- \$1,000 towards facility rental fees for the Britannia Beach Community meeting on September 19, 2019 and the Furry Creek Community Meeting on October 2, 2019.