



# **FRASER VALLEY REGIONAL DISTRICT**

## **ELECTORAL AREA SERVICES COMMITTEE**

### **OPEN MEETING MINUTES**

Tuesday, May 12, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present:
- Director Bill Dickey, Electoral Area D, Chair *(via Zoom conference call)*
  - Director Terry Raymond, Electoral Area A *(via Zoom conference call)*
  - Director Dennis Adamson, Electoral Area B *(arrived at 1:38 pm, via Zoom conference call)*
  - Director Wendy Bales, Electoral Area C *(via Zoom conference call)*
  - Director Orion Engar, Electoral Area E *(via Zoom conference call)*
  - Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*
  - Director Al Stobbart, Electoral Area G *(via Zoom conference call)*
  - Director Taryn Dixon, Electoral Area H *(via Zoom conference call)*
- Staff Present:
- Jennifer Kinneman, Chief Administrative Officer *(via Zoom conference call)*
  - Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*
  - Jaime Reilly, Manager of Corporate Administration/Corporate Officer *(via Zoom conference call)*
  - Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*
  - Graham Daneluz, Director of Planning & Development *(via Zoom conference call)*
  - Stacey Barker, Director of Regional Services *(via Zoom conference call)*
  - Christina Vugteveen, Manager of Parks and Recreation *(via Zoom conference call)*
  - David Urban, Manager of Outdoor Recreation Planning *(via Zoom conference call)*
  - Alison Stewart, Manager of Strategic Planning *(via Zoom conference call)*
  - David Bennett, Planner II *(left at 2:50 pm, via Zoom conference call)*
  - Robin Beukens, Planner II *(left at 3:06 pm, via Zoom conference call)*

Louise Hinton, Bylaw, Compliance and Enforcement Officer (*left at 3:00 pm, via Zoom conference call*)

Kristen Kohuch, Executive Assistant to CAO and Board (*recording secretary*)

Tyler Davis, Network Analyst II

**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:31 pm.

**2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING**

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee Meeting of May 12, 2020.

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

Moved By RAYMOND

Seconded By ENGAR

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of May 12, 2020 be approved;

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

**CARRIED**

**4. MINUTES/MATTERS ARISING**

**4.1 Draft Electoral Area Services Committee Meeting Minutes - April 16, 2020**

Moved By STOBART

Seconded By DAVIDSON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of April 16, 2020 be adopted as amended.

**CARRIED**

**5. CORPORATE ADMINISTRATION**

**5.1 Quarterly Update, January - April, 2020**

The Committee thanked staff for providing a concise and informative Quarterly Update.

**5.2 Community garden at the Deroche Community Office**

The Committee discussed site feasibility, current leases, operational requirements as it concerns COVID-19, and potential impacts of a community gardens in the area. It was noted that staff involvement in this project would be limited to contract administration at an FVRD facility.

Moved By BALES

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board direct staff to work with the Province of BC to explore options for Actively Creating an Exceptional Society (ACES) to manage a community garden on the Crown land parcel located at the Deroche Community Office;

**AND THAT** staff be directed to develop an agreement with ACES regarding management of a community garden located at the Deroche Community Office.

**CARRIED**

**6. FINANCE**

**6.1 2020 Grant-In-Aid Request – Actively Creating an Exceptional Society, Electoral Area “C”**

Discussion ensued regarding the process for management of the Grant-In-Aid funds should the project associated with the development of a community garden/edible forest was not approved.

Moved By BALES

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to Actively Creating an Exceptional Society (ACES) in the amount of \$4,000 to be funded from the

2020 Electoral Area "C" grant-in-aid budget to help offset the costs associated with developing a community garden/edible forest.

**CARRIED**

## **7. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

### **7.1 Changes to the Agricultural Land Commission Act and Agricultural Land Reserve General Regulation**

The report dated May 12, 2020 by Katelyn Hipwell, Planner II and Julie Mundy, Planner I was provided for information.

The Committee commented on the tightening of regulations which disallow non-government property owners from applying for removal from the Agricultural Land Reserve.

### **7.2 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C (Second Request)**

Moved By BALES

Seconded By DAVIDSON

**THAT** The Fraser Valley Regional District Board endorse the application received March 4, 2020 for temporary changes to the liquor licence for the Sasquatch Inn (46001 Lougheed Highway, Electoral Area C) with the following comments:

The Board has no objection to the planned events and requested changes to the Liquor Licence, subject to the following items being addressed:

1. Special Events are only held in accordance with Provincial Health Ministerial Order Mo82 banning mass gatherings of 50 and any other public health orders for COVID-19;
2. Temporary provisions for vehicular parking to ensure the requirements identified in the current local *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 100, 1979* for Electoral Area C.
3. Temporary provision for the existing facilities will be adequate for the proposed increased occupant loads pursuant to the Provincial Sewage Regulation.

CARRIED

**7.3 Agricultural Land Commission application – Non-Adhering Residential Use (proposed employee residence) at 781 Blatchford Road, Electoral Area H**

It was commented that staff have no concern with this item; the property is a 10 acre parcel, and the proposed carriage house is consistent with zoning requirements which allows for an employee residence as long as the property has farm status.

Discussion ensued regarding changes in regulations which will come into effect in September 2020 which will disallow secondary residences on properties with agricultural land designation.

Moved By DIXON

Seconded By RAYMOND

**THAT** the ALC application for a non-adhering residential use (employee residence) at 781 Blatchford Road, Electoral Area H, be forwarded to the Agricultural Land Commission for consideration.

**AND THAT** the Agricultural Land Commission consider the FVRD corporate report dated May 12, 2020.

CARRIED

**7.4 Zoning Bylaw No. 1594, 2020 Proposed rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.**

It was noted that staff recommend waiving the holding of a public hearing for this item as the proposed zoning amendment is consistent with the Official Community Plan.

Moved By STOBART

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* for the rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created;

**THAT** the Fraser Valley Regional District Board consider waiving the holding of a public hearing for *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* pursuant to section 464(2) of the Local Government Act;

**AND THAT** the Fraser Valley Regional District Board authorize its signatories to discharge covenant CA6068062 to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road;

**AND FINALLY, THAT** the Fraser Valley Regional District Board authorizes its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020*.

**CARRIED**

**7.5     Proposed amendments to the Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 and Delegation of Authority Bylaw No. 0836, 2007**

It was noted that since this item was first introduced at the Fraser Valley Regional District Board Open Meeting of April 28, 2020, the sense of urgency to amend the subject bylaws has reduced.

Discussion ensued about challenges for holding public hearings considering current public health recommendations for physical distancing, and the potential for hosting hearings through an online format.

Moved By STOBART  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board direct staff to delay the holding of public hearings until such time that the Order of the Provincial Health Officer, Class Order (mass gatherings) re: COVID-19 is cancelled unless directed otherwise by the Board on a case-by-case basis.

**CARRIED**

**DIRECTORS ADAMSON AND BALES OPPOSED**

**8.     OTHER MATTERS**

**8.1     COVID-19 Impacts on Regional and Community Parks and Trails**

The report dated May 12, 2020 from Gord Gadsden, Park Technician II was provided for information. Concerns were raised about physical distancing as parks begin re-opening.

**8.2 Rural Broadband Connectivity Strategy**

The report dated May 12, 2020 from Robin Beukens, Planer II was provided for information.

It was noted that this item will proceed as schedule despite impacts of COVID-19 and the next step for engagement is to conduct interviews with Electoral Area Directors. Discussion ensued about expanding broadband on agricultural lands, and provincial and federal funding for telecommunications.

**9. FOR INFORMATION AND CORRESPONDENCE**

The following items were received for information:

**9.1 Trans Mountain Construction Notification (May 2020 - October 2022)**

**9.2 Trans Mountain Proposed Use Notification (June 2020 - September 2022)**

**10. ADDENDA ITEMS/LATE ITEMS**

**10.1 2020 Grant-In-Aid Request – Trails Society of British Columbia, Electoral Area "E"**

The Committee commented on the exceptional work completed by Léon Lebrun, Trails Society of BC in the region.

Moved By BALES

Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Trails Society of British Columbia (Trails BC), funded from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with re-establishing the 5.5km trail section known as Tolmie Trail.

**CARRIED**

**11. REPORTS BY STAFF**

None.

**12. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on increased fire activity in his area.

Director Dixon reported on challenges in Electoral Area H concerning gatherings in parks, she thanked the Cultus Lake and Columbia Valley Fire Departments for responding to three recent fires in the area, and noted concerns as summer approaches for visitors parking illegally on roadways.

Director Adamson reported on attending a Parade in his area to honor the life and recognize the recent passing of School District 78 trustee, John Koopman.

Director Stobbart thanked first responders, noting two motorcycle accidents in Electoral Area G recently.

Director Bales reported on wishes to have the Deroche Office used as an emergency hub.

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

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

**14. RESOLUTION TO CLOSE MEETING**

Moved By RAYMOND

Seconded By DIXON

**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)(c) of the *Community Charter* - labour relations or other employee relations; 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 was recessed at 3:20 pm.

**15. RECONVENE OPEN MEETING**

The Open Meeting reconvened at 3:38 pm.

**16. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**17. ADJOURNMENT**

Moved By DIXON

Seconded By RAYMOND

**THAT** the Electoral Area Services Committee Open Meeting of May 12, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of May 12, 2020 adjourned at 3:39 pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair