

# FRASER VALLEY REGIONAL DISTRICT ELECTORAL AREA SERVICES COMMITTEE OPEN MEETING AGENDA

Wednesday, September 9, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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1. CALL TO ORDER
2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING
3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

## MOTION FOR CONSIDERATION

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 9, 2020 be approved;

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

4. DELEGATIONS AND PRESENTATIONS

### 4.1 Draft Regional Growth Strategy

- Presentation by Alison Stewart, Manager of Strategic Planning and Robin Beukens, Planner II with respect to the Draft Regional Growth Strategy

#### 4.1.1 Draft Regional Growth Strategy

##### *FOR INFORMATION ONLY*

- Corporate report dated September 9, 2020 from Robin Beukens, Planner II
- Appendix 1 - Regional Growth Strategy Draft
- Appendix 2 - Regional Growth Strategy Update

5. MINUTES/MATTERS ARISING

### 5.1 Draft Electoral Area Services Committee Meeting Minutes - July 14, 2020

## MOTION FOR CONSIDERATION

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held July 14, 2020 be adopted.

## **6. FINANCE**

### **6.1 Grant-In-Aid Request – Sunshine Valley Volunteer Fire Department, Electoral Area “B”**

- Corporate report dated September 9, 2020 from Kristy Hodson, Manager of Financial Operations
- Grant-in-aid Application

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Sunshine Valley Volunteer Fire Department, funded from the 2020 Electoral Area “B” grant-in-aid budget, to put towards upgrades of their communications system.

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

### **7.1 Public Hearings during the COVID-19 Provincial State of Emergency**

- Corporate report dated September 9, 2020 from David Bennett, Planner II

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board resolve to resume public hearings for rezoning and Official Community Plan amendment bylaws;

**THAT** Fraser Valley Regional District Board authorise the holding of public hearings by means of electronic communication;

**AND THAT** the Fraser Valley Regional District Board direct staff to develop electronic public hearing procedural rules to maximize clarity, transparency and access for the public, and to ensure that due process is maintained.

### **7.2 Form and Character Development Permit 2020-07 for a proposed commercial development at 52964 Yale Road Electoral Area D and Development Variance Permit 2020-12 for a reduction of one (1) required parking space.**

- Corporate report dated September 9, 2020 from David Bennett, Planner II
- Schedule B - Site Plan
- Schedule C - Landscape Plan
- Schedule D - Design Drawings
- Schedule E - Drainage Design Brief
- Schedule F - Exterior Lighting Impact
- Schedule G - On-Site Wastewater Treatment
- Schedule H - Geotechnical Assessment

- Zoning Compliance Letter
- Development Guidelines Letter
- Draft Development Permit
- Draft Variance Permit

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Electoral Area Services Committee issue Form and Character Development Permit 2020-07 relating to the Form and Character of a Commercial Development at 52964 Yale Road Electoral Area D.

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-12 to reduce the required number of parking space from 48 to 47 stalls for a Commercial Development at 52964 Yale Road Electoral Area D, subject to consideration of any comments or concerns raised by the public

**7.3      Development Variance Permit 2020-13 to vary the definition of height to allow for a three storey single family home at 47040 Snowmist Drive, Electoral Area C**

- Corporate report dated September 9, 2020 from Julie Mundy, Planner I
- Draft Permit
- DVP Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2020-13 to vary the number of permitted storeys from two, to three, for a single family residence at 47040 Snowmist Drive, subject to consideration of any comments or concerns raised by the public.

**7.4      Development Variance Permit 2020-14 to vary the requirements of Accessory Family Residential Use for the property located at 35990 Hyde Buker Road, Electoral Area G**

- Corporate report dated September 9, 2020 from Gavin Luymes, Planning Technician
- Draft Permit
- DVP Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-14 to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use to allow the daughter of a property owner to occupy the proposed accessory family residence at 35990 Hyde Buker Road, Electoral Area G, 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.

**7.5      Development Variance Permit 2020-15 to vary the front lot line setback for an animal shelter or part thereof at 53294 Yale Road, Electoral Area D**

- Corporate report dated September 9, 2020 from Gavin Luymes, Planning Technician
- Draft Permit
- DVP Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-15 to vary the front lot line setback for an animal shelter or part thereof from 200 feet to 120 feet clear-to-sky to facilitate construction of a dairy barn at 53294 Yale Road, Electoral Area D, subject to the consideration of any comments or concerns raised by the public.

**7.6      Development Variance Permit 2020-11 to increase the maximum height of new homes from 10 meters to 12 meters within "The Gardens" development on the site of the former Minter Gardens, Electoral Area D**

- Corporate report dated September 9, 2020 from David Bennett, Planner II
- Draft Permit
- DVP Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board refuse the requested Development Variance Permit for all lots backing on to Llanberis Way and issue the Development Variance Permit for the remainder of the lots within the development.

**7.7      Agricultural Land Commission Application – Non-Farm Use (Fire Hose Repair Facility) at Ford Mountain Correctional Centre, 57657 Chilliwack Lake Road, Electoral Area E**

- Corporate report dated September 9, 2020 from Andrea Antifaeff, Planner I
- ALC Application

**MOTION FOR CONSIDERATION**

**THAT** the application for non-farm use within the Agricultural Land Reserve at 57657 Chilliwack Lake Road (Ford Mountain Correctional Centre), Electoral Area E, be forwarded to the Agricultural Land Commission for consideration;

**AND THAT** the Agricultural Land Commission consider the staff report dated September 9, 2020 under file number 3015-20-2020-03.

**7.8      Agricultural Land Commission Application – Proposed Two (2) Lot Subdivision at 550 Blatchford Road, Area H**

- Corporate report dated September 9, 2020 from Julie Mundy, Planner I

**MOTION FOR CONSIDERATION**

**THAT** the application for a two (2) lot subdivision within the Agricultural Land Reserve at 550

Blatchford Road, Electoral Area H be forwarded to the Agricultural Land Commission for consideration;

**AND THAT** the FVRD corporate report dated September 9, 2020 under file number 3015-20 2020-04, be forwarded to the Agricultural Land Commission

#### **7.9 Chilliwack River Erosion Setback Line Update – Slesse Park Area**

- Corporate report dated September 9, 2020 from Andrea Antifaeff, Planner I
- Technical Memorandum dated March 2, 2020 from Kerr Wood Leidal Associates Ltd., Consulting Engineers with respect to Chilliwack River Slesse Park Erosion Setback Line Update

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to implement the findings of the *Chilliwack River Slesse Park Erosion Setback Line Update* report prepared by Kerr Wood Leidal Associates Ltd. by amending Chilliwack River Development Permit Area 2-E in *Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011*;

**AND THAT** the Fraser Valley Regional District Board authorize the immediate use of the report for permitting purposes, to the extent possible, pending the update of the OCP and development permit area requirements;

**AND FINALLY THAT** the Fraser Valley Regional District Board direct staff to send a mail-out to all property owners within the study area to share the results of the report

#### **7.10 Housing Needs Report Project Update**

##### ***FOR INFORMATION ONLY***

- Corporate report dated September 9, 2020 from Katelyn Hipwell, Planner II

### **8. ELECTORAL AREA EMERGENCY SERVICES**

#### **8.1 Grant Application: Community Resiliency Investment Program**

- Corporate report dated September 9, 2020 from Reg Dyck, Manager of Electoral Emergency Services
- Appendix 1

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board endorse a grant application of up to \$550,000 under the UBCM's Community Resiliency Investment program (CRI) to reduce the risk of wildfires and mitigate their impacts on the FVRD.

### **9. ADDENDA ITEMS/LATE ITEMS**

### **10. REPORTS BY STAFF**

**11. REPORTS BY ELECTORAL AREA DIRECTORS**

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

Email submissions can be made to [info@fvrd.ca](mailto:info@fvrd.ca) before 1 pm, September 8. Alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

**13. ADJOURNMENT**

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee Open Meeting of September 9, 2020 be adjourned.