

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Thursday, September 17, 2020

(Immediately following the FVRHD Open Meeting)

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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 September 17, 2020 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

3.1 Canadian Health and Fitness Institute

- Presentation by John Weston, Board member of the Canadian Health and Fitness Institute with respect to the organizations application to the Federation of Canadian Municipalities' Green Municipal Fund

3.2 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

3.2.1 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

4. BOARD MINUTES & MATTERS ARISING

4.1 Draft Fraser Valley Regional District Board Meeting Minutes - July 28, 2020

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting held July 28, 2020 be adopted.

4.2 Draft Electoral Area Services Committee Meeting Minutes dated July 14, 2020

[EASC-SEPT 2020] THAT the draft minutes of the July 14, 2020 Electoral Area Services Committee be referred back to staff.

5. CORPORATE ADMINISTRATION

5.1 Appointment of Head of Freedom of Information and Protection of Privacy and Privacy Officer

All/Unweighted

- Corporate report dated September 17, 2020 from Jennifer Kinneman, Chief Administrative Officer

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board appoint and designate Jaime Reilly as Head of Freedom of Information and Protection of Privacy and Privacy Officer, in accordance with the *Freedom of Information and Protection of Privacy Act*,

AND THAT all other previous statutory designations with respect to the *Freedom of Information and Protection of Privacy Act* be rescinded.

5.2 Establishment of a Parcel Tax Roll Review Panel

All/Unweighted

- Corporate report dated September 17, 2020 from Jaime Reilly, Manager of Corporate Administration

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board establish a Parcel Tax Roll Review Panel pursuant to Section 204 of the *Community Charter* for the purpose of reviewing, correcting and authenticating the following parcel tax bylaws:

- Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 1417, 2017;

- Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution Capital Construction Service Area Parcel Tax Bylaw No. 1447, 2017;
- Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Parcel Tax Establishment Bylaw No. 1497, 2018;
- Fraser Valley Regional District Lake Errock Water System Capital Construction Service Area Parcel Tax Establishment Bylaw No. 1496, 2018;
- Fraser Valley Regional District Popkum Sewer Service Area Parcel Tax Establishment Bylaw No. 1498, 2018; and
- Fraser Valley Regional District Popkum Sewer Parcel Tax Establishment Bylaw No. 1574, 2020.

AND THAT Director Wendy Bales, Director Bill Dickey and Director Taryn Dixon be appointed as members of the Parcel Tax Roll Review Panel;

AND FINALLY THAT the sitting of the Parcel Tax Roll Review Panel take place on Thursday, November 12 at 10am in the Fraser Valley Regional District Boardroom.

6. PERMITS

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

6.1 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.

EAs/Unweighted

- 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

6.2 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

EAs/Unweighted

- 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.

6.3 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

EAs/Unweighted

- 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.

6.4 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

EAs/Unweighted

- 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.

6.5 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

EAs/Unweighted

- 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. OTHER MATTERS

7.1 FVRD Air Quality Management Plan Discussion Paper

FOR INFORMATION ONLY

- Corporate report dated September 9, 2020 from Marina Richter, Environmental Policy Analyst
- Air Quality Planning for the Fraser Valley: A Discussion Paper

7.2 Mount Cheam Toilet Installation and Kiosk Replacement

FOR INFORMATION ONLY

- Corporate report dated September 9, 2020 from Meghan Jackson, Parks Technician II

7.3 Public Hearings during the COVID-19 Provincial State of Emergency

All/Unweighted

- 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.

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

EAs/Unweighted

- 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.

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

EAs/Unweighted

- 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

7.6 Chilliwack River Erosion Setback Line Update – Slesse Park Area

EAs/Unweighted

- 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

7.7 Grant Application: Community Resiliency Investment Program

All/Unweighted

- 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.

8. CONSENT AGENDA

8.1 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 item be endorsed:

8.1.1 EASC-SEPT 2020

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.

Reference item 6.1 of September 9, 2020 EASC Agenda.

9. ADDENDA ITEMS/LATE ITEMS

10. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION

10.1 Housing Needs Report Project Update

FOR INFORMATION ONLY

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

11. REPORTS BY STAFF

12. REPORTS BY BOARD DIRECTORS

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Email submissions can be made to info@fvrd.ca before 1 pm, September 16. Alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

14. 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)(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;
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the Regional District and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

R E C E S S

15. RECONVENE OPEN MEETING

16. RISE AND REPORT

17. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of September 17, 2020 be adjourned.