

# FRASER VALLEY REGIONAL DISTRICT

## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Tuesday, October 27, 2020

( 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 27, 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. **Destination BC's Fraser Valley Destination Development Strategy - Advancing Experience the Fraser**

- Presentation by Allison Colthorp, Executive Director, Tourism Chilliwack with respect to an update on the Fraser Valley Destination Development Strategy

4. BOARD MINUTES & MATTERS ARISING

4.1. **Draft Fraser Valley Regional District Board Meeting Minutes - September 17, 2020**

12 - 24

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting held September 17, 2020 be adopted.

<b>5.</b>	<b>COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING</b>	
5.1.	<u>Draft Regional and Corporate Services Committee Meeting Minutes - October 15, 2020</u>	25 - 29
5.2.	<u>Draft Electoral Area Services Committee Meeting Minutes - October 15, 2020</u>	30 - 41
5.3.	<u>Draft Recreation, Culture and Airpark Services Commission Meeting Minutes - October 20, 2020</u>	42 - 45
<b>6.</b>	<b>MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN</b>	
6.1.	<u>Canadian Health and Fitness Institute Green Municipal Fund Grant</u> <i>All/Unweighted</i>	
	<ul style="list-style-type: none"> <li>• Notice of Motion brought forward by Director Davidson</li> </ul>	
	<b><u>MOTION FOR CONSIDERATION</u></b>	
	THAT the Fraser Valley Regional District Board motion passed at the September 17, 2020 Board meeting with respect to the Canadian Health and Fitness Institute be brought back to the table for reconsideration.	
<b>7.</b>	<b>CORPORATE ADMINISTRATION</b>	
7.1.	<u>3rd Quarter Report</u>	46 - 49
	<i>FOR INFORMATION ONLY</i>	
7.2.	<u>Community Economic Recovery Infrastructure Program</u>	50 - 51
	<ul style="list-style-type: none"> <li>• Corporate report dated October 27, 2020 from Jennifer Kinneman, Chief Administrative Officer</li> </ul>	
	<b><u>MOTION FOR CONSIDERATION</u></b>	
	THAT the Fraser Valley Regional District Board direct staff to submit grant applications to the Community Economic Recovery Infrastructure Program for the Lakeside Trail in Electoral Area H and a service building at the Vedder River Campground.	
<b>8.</b>	<b>FINANCE</b>	
8.1.	<u>2020 Financial Plan Amendments</u>	52 - 53
	<i>All/Weighted</i>	
	<ul style="list-style-type: none"> <li>• Corporate report dated October 15, 2020 from Kelly Lownsborough, Director of Finance</li> </ul>	

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020 to include expenditures for the Frosst Creek Basin clean-out, FVRD boardroom technology upgrades, and the Hemlock Valley Transfer Station Relocation.

**8.2. Funding Commitment - Sunshine Valley Community Recreation Society, Electoral Area "B"**

54 - 55

*All/Weighted*

- Corporate report dated October 15, 2020 from Kelly Lownsborough, Director of Finance

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a conditional contribution up to \$100,000 to the Sunshine Valley Community Recreation Society, funded from Community Works Fund and Community Forest Dividend budgets, to contribute towards the construction of an outdoor rink, Splash Park and social seating areas, conditional upon the Sunshine Valley Community Recreation Society's successful application to the Investing in Canada Infrastructure Program to contribute the balance of the costs.

**9. BYLAWS**

**9.1. Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020**

56 - 61

*All/Unweighted*

- Corporate report dated October 15, 2020 from Sterling Chan, Manager of Engineering and Infrastructure
- Draft "Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020"

**MOTION FOR CONSIDERATION**

**THAT** the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020* be referred back to staff for further clarification on how domestic only water usage can be assured until such time results become available for the Miracle Valley Aquifer Assessment.

**9.2. Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020**

62 - 65

*All/Unweighted*

- Corporate report dated March 10, 2020 from Pam Loat, Legislative

Coordinator

- Draft "Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020"

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020.

**9.3. Official Community Plan Amendment Bylaw No. 1599, 2020 to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line**

66 - 80

***EAs/Unweighted***

- Corporate report dated October 15, 2020 from Katelyn Hipwell, Planner II and Andrea Antifaeff, Planner I
- Draft "Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020"

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw 1599, 2020* to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line;

**THAT** *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** Director Engar, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed Bylaw 1599, 2020 in accordance with the Local Government Act;

**THAT** in the absence of Director Engar and his Alternate at the time of the Public Hearing with respect to proposed Bylaw No. 1599, 2020 the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated October 15, 2020 for Bylaw 1599, 2020. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system;

**AND FURTHER THAT** the Fraser Valley Regional District Board consider Bylaw 1599, 2020 in relation to the FVRD financial plan and the FVRD waste management plan.

10. PERMITS

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

- 10.1. Development Variance Permit 2020-10 to reduce required setbacks for the existing patio and proposed addition to the Sasquatch Inn at 46001 Lougheed Highway, Area C 81 - 111

*EAs/Unweighted*

- Corporate report dated October 15, 2020 from Gavin Luymes, Planning Technician
- Draft DVP 2020-10
- DVP Application
- Highway Setback Permit
- Letters of Support

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-10 to reduce highway and rear setbacks for the property located at 46001 Lougheed Highway, Area C, subject to consideration of any comments or concerns raised by the public.

- 10.2. Development Variance Permit 2020-18 to vary the maximum height for an accessory building at 45713 Elizabeth Drive, Electoral Area H 112 - 136

*EAs/Unweighted*

- Corporate report dated October 15, 2020 from Gavin Luymes, Planning Technician
- Draft DVP 2020-18
- DVP Application
- Letters of concern

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height for an accessory building from 5.0 metres to 6.4 metres at 45713 Elizabeth Drive, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

- 10.3. Development Permit 2020-19 for the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area 137 - 231

**“H” to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort**

***EAs/Unweighted***

- Corporate report dated October 15, 2020 from David Bennett, Planner II
- Schedule A - Location Map
- Scheduled B - Landscape Plan and Subdivision Layout
- Schedule C - Design Rationale Letter
- Schedule D - Phase 3 Drawings
- Schedule E - Design Guide
- Street View Photos
- Letter from Wedler Engineering dated July 15, 2020 with respect to civil grading
- Draft Development Permit 2020-19
- Email from Greg Flack, Senior Manager, Strata Management Division to David Bennett, Planner II

**MOTION FOR CONSIDERATION**

**THAT** Development Permit 2020-19 for 1885 Columbia Valley Road, Electoral Area “H” be referred back to staff.

**11. OTHER MATTERS**

**11.1. Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis FSR, Electoral Area C**

232 - 324

***All/Unweighted***

- Corporate report dated October 15, 2020 from Graham Daneluz, Director of Planning & Development
- Commercial Gravel Operation Permit Application, Statlu Resources
- Draft Commercial Gravel Operation Permit 2020-01
- Corporate report dated July 14, 2020 from Graham Daneluz, Director of Planning & Development and Gavin Luymes, Planning Technician
- Statlu Resources Communication Plan
- Chehalis FSR Assessment
- Public Input

**MOTION FOR CONSIDERATION**

**THAT** the FVRD Board refer Commercial Gravel Operations Permit 2020-01 to staff for further work with the applicant to address noted information deficiencies;

**THAT** a mail out be sent to the Morris Valley community to provide information to the about the application by Statlu Resources INC for CGO Permit 2020-01 and to invite public submissions on: 1) whether the application meets the requirements of *FVRD Commercial Gravel Operations Bylaw No. 1181*; and, 2) what site-specific permit conditions related to bylaw requirements should be considered by the FVRD Board;

**AND THAT** the FVRD Board defer consideration of CGO Permit 2020-01 to the November 24, 2020 meeting of the FVRD Board to allow opportunity for community submissions on the permit application.

**11.2. 2019 FVRD Outdoor Recreation Economic Impact Analysis 325 - 381**

*All/Unweighted*

- Corporate report dated October 27, 2020 from David Urban, Manager of Outdoor Recreation Planning
- 2019 FVRD Outdoor Recreation Economic Impact Analysis

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board receive the 2019 Fraser Valley Regional District Outdoor Recreation Economic Impact Analysis;

**AND THAT** the study be shared widely with all project participates, member municipalities, local outdoor recreation organizations and Indigenous communities in order to ensure there is broad uptake of this first-ever analysis of the value of outdoor recreation in the region.

**11.3. Developing a Policy for Classification of Regional Versus Community Parks and Trails 382 - 383**

*All/Unweighted*

- Corporate report dated October 15, 2020 from David Urban, Manager of Outdoor Recreation Planning

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to develop a policy to guide the designation of parks and trails as either regional or community assets to provide clarity on the appropriate funding model.

**11.4. Update on Provincial Solid Waste Initiatives 384 - 386**

*All/Unweighted*

- Corporate report dated October 15, 2020 from Jamie Benton,

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to submit comments to support the expansion of BC Extended Producer Responsibility programs as is proposed in the Province's Recycling Regulation Intentions Paper.

- 11.5. **Nominal Crown Tenure for Nicomen Island Shoreline Protection Project** 387 - 388

*All/Unweighted*

- Corporate report dated October 15, 2020 from Sterling Chan, Manager of Engineering and Infrastructure

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve the submission of a Nominal Crown Tenure (NCT) application for the Nicomen Island Improvement District (NIID) dike improvement project.

- 11.6. **Sandpiper Golf Course redevelopment proposal and Neighbourhood Plan process at 14282 Morris Valley Road, Electoral Area C** 389 - 406

*EAs/Unweighted*

- Corporate report dated October 15, 2020 from David Bennett, Planner II
- Letter of Understanding from FVRD to Sandpiper Resort dated September 25, 2020
- Letter from FVRD to Sandpiper Resort dated August 10, 2020 with respect to a potential Official Community Plan Amendment and Rezoning Amendment

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to prepare a Request for Proposals for professional services to develop a Neighbourhood Plan for Morris Valley, Areas C on the basis on funding from Sandpiper Resort.

12. **CONSENT AGENDA**

12.1. **CONSENT AGENDA - FULL BOARD**

*All/Unweighted*

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

**MOTION FOR CONSIDERATION**



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

**12.1.1. EASC-OCT 2020**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to Spuzzum First Nation, funded from the 2020 Electoral Area “B” grant-in-aid budget, to help fund the purchase of highway signage for the community.

*Reference item 6.2 of October 15, 2020 EASC Agenda.*

**12.1.2. EASC-OCT 2020**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,600 to 1<sup>st</sup> Hope Scouting, funded from the 2020 Electoral Area “B” grant-in-aid budget to help offset the costs associated with purchasing one and two person tents, camping hammocks, small cook stoves and pots/pans.

*Reference item 6.3 of October 15, 2020 EASC Agenda.*

**12.1.3. EASC-OCT 2020**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to the Chilliwack River Valley Volunteer Fire Department, funded from the 2020 Electoral Area “E” grant-in-aid budget to help offset the costs associated with hosting an annual Christmas appreciation meal.

*Reference item 6.4 of October 15, 2020 EASC Agenda.*

**12.1.4. EASC-OCT 2020**

**THAT** the Fraser Valley Regional District Board approve a Grant-in-Aid to the McConnell Creek Farmers Institute (community hall) in the amount of \$5,000 to be funded from the 2020 Electoral Area “F” grant-in-aid budget to cover fixed costs of the hall such as insurance, hydro, gas, telephone due to their inability to rent out the hall as a result of COVID-19 restrictions.

*Reference item 6.5 of October 15, 2020 EASC Agenda.*

**13. ADDENDA ITEMS/LATE ITEMS**

**14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION**

**14.1. Outdoor Learning Program in Thompson Regional Park**

407 - 408

***FOR INFORMATION ONLY***

- Corporate report dated October 15, 2020 from Meghan Jackson, Park Technician II

**14.2. Purple Lights Committee Update 409 - 411**

***FOR INFORMATION ONLY***

- Corporate report dated October 20, 2020 from Christina Vugteveen, Manager of Parks and Recreation

**14.3. Recreation, Culture and Airpark Services Facility Update October 2020 412 - 414**

***FOR INFORMATION ONLY***

- Corporate report dated October 20, 2020 from Christina Vugteveen, Manager of Parks and Recreation

**15. ITEMS FOR INFORMATION AND CORRESPONDENCE**

**15.1. Fraser Basin Council - Fraser Valley Update, October 2020 415 - 416**

**16. REPORTS BY STAFF**

**17. REPORTS BY BOARD DIRECTORS**

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

Email submissions can be made to info@fvrd.ca before 1 pm, October 26. In-person attendance of the meeting is permitted alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

**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)(c) of the *Community Charter* - labour relations or other employee relations;
- 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;
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from

disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a municipal 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 municipality if they were held in public; and,
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the municipality 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**

**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 27, 2020 be adjourned.

**FRASER VALLEY REGIONAL DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**OPEN MEETING MINUTES**

Thursday, September 17, 2020  
(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 Dennis Adamson, Electoral Area B  
Director Pam Alexis, District of Mission (*via Zoom conference call*)  
Director Wendy Bales, Electoral Area C  
Director Sandy Blue, City of Abbotsford (*via Zoom conference call*)  
Director Kelly Chahal, City of Abbotsford (*via Zoom conference call*)  
Director Hugh Davidson, Electoral Area F (*via Zoom conference call*)  
Director Bill Dickey, Electoral Area D  
Director Taryn Dixon, Electoral Area H (*via Zoom conference call*)  
Director Orion Engar, Electoral Area E (*via Zoom conference call*)  
Director Leo Facio, Village of Harrison Hot Springs (*via Zoom conference call*)  
Director Brenda Falk, City of Abbotsford (*via Zoom conference call*)  
Director Carol Hamilton, District of Mission (*via Zoom conference call*)  
Director Chris Kloot, City of Chilliwack (*via Zoom conference call*)  
Director Dave Loewen, City of Abbotsford (*via Zoom conference call*)  
Director Bud Mercer, City of Chilliwack (*via Zoom conference call*)  
Director Ken Popove, City of Chilliwack (*via Zoom conference call – arrived at 7:05 pm*)  
Director Sylvia Pranger, District of Kent  
Director Terry Raymond, Electoral Area A (*via Zoom conference call – arrived at 7:29 pm*)  
Director Peter Robb, District of Hope (*via Zoom conference call*)  
Director Ross Siemens, City of Abbotsford (*via Zoom conference call – arrived at 7:05 pm*)  
Director Al Stobbart, Electoral Area G (*via Zoom conference call*)

**Staff Present:** Jennifer Kinneman, Chief Administrative Officer (*via Zoom conference call*)

Jaime Reilly, Manager of Corporate Administration/Corporate Officer  
Graham Daneluz, Director of Planning & Development (*via Zoom conference call*)  
Stacey Barker, Director of Regional Services (*via Zoom conference call*)  
Suzanne Gresham, Director of Corporate Initiatives (*via Zoom conference call*)  
Tareq Islam, Director of Engineering Services (*via Zoom conference call*)  
Alison Stewart, Manager of Strategic Planning (*via Zoom conference call*)  
David Urban, Manager of Outdoor Recreation Planning (*via Zoom conference call*)  
Christina Vugteveen, Manager of Parks & Recreation (*via Zoom conference call*)  
Kristy Hodson, Manager of Financial Services (*via Zoom conference call*)  
Lance Lilley, Manager of Environmental Services (*via Zoom conference call*)  
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)  
Marina Richter, Environmental Services Coordinator (*via Zoom conference call*)  
Tyler Davis, Network Analyst II

**Also Present:**

John Weston, Canadian Health and Fitness Institute (*with respect to item 3.1 via Zoom conference call – left at 7:29 pm*)  
Jai Bawa, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)  
Glen Cowper, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)  
Monica Jako, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)  
Rob Stewart, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)  
Sam Waddington, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)  
Donna Weston, Canadian Health and Fitness Institute Advisor (*with respect to item 3.1 via Zoom conference call - left at 7:29 pm*)

**1. CALL TO ORDER**

Chair Lum called the meeting to order at 7:02 pm.

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

Moved By ADAMSON

Seconded By FACIO

**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.

**CARRIED**  
***All/Unweighted***

### **3. DELEGATIONS AND PRESENTATIONS**

#### **3.1 Canadian Health and Fitness Institute**

John Weston, Board member of the Canadian Health and Fitness Institute (CHFI) provided a PowerPoint presentation, highlighting the following points:

- CHFI's five-phase vision and the feasibility study;
- Estimated revenues and expenses;
- A request for funding; and,
- Scope of the feasibility study and benefits to the Regional District.

Mr. Weston answered questions about the future of CHFI's feasibility study should the Board withhold support as well as the study's potential applicability to the broader community. Discussion ensued about CHFI's request for funding and value in-kind contributions from the FVRD.

#### **3.2 Draft Regional Growth Strategy**

Alison Stewart, Manager of Strategic Planning provided a PowerPoint presentation, highlighting the following points:

- Lower mainland growth predicted for 2020- 2050 from 2.9 million to 4.1 million people;
- The Key Guiding Principle for the Regional Growth Strategy (RGS) is Collaboration, which focuses on Engagement, Consultation, and Public Input, and with an improved emphasis on Indigenous Community Input;
- Three new distinct policy areas include changes mandated through legislation, input from the RGS engagement process, and new policies to address opportunities or issues of regional concerns that have arisen since 2004;
- 8 Draft RGS Goals outlined; and,
- The RGS timeline and implementation which includes updating Official Community Plans with Regional Context Statements as well as an RGS monitoring program.

##### **3.2.1 Draft Regional Growth Strategy**

The report dated September 9, 2020 from Robin Beukens, Planner II was provided for information.

Concerns were raised about Electoral Area Official Community Plan updates not being completed prior to the Regional Growth Strategy, and transportation challenges in the region.

Discussion ensued regarding the importance of the report's applicability to vulnerable and minority populations. Further comments were offered about green development and environmental sustainability, and the need for expanding commercial industrial space in the Fraser Valley.

#### 4. BOARD MINUTES & MATTERS ARISING

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

Moved By ROSS

Seconded By ADAMSON

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

**CARRIED**  
*All/Unweighted*

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

Moved By DICKEY

Seconded By PRANGER

**THAT** the draft minutes of the July 14, 2020 Electoral Area Services Committee be referred back to staff.

**CARRIED**  
*All/Unweighted*

#### 5. CORPORATE ADMINISTRATION

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

Moved By FACIO  
Seconded By BLUE

**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.

**CARRIED**  
**All/Unweighted**

## **5.2 Establishment of a Parcel Tax Roll Review Panel**

Moved By ROSS  
Seconded By PRANGER

**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.

**CARRIED**  
*All/Unweighted*

## 6. PERMITS

### 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.

Moved By DICKEY  
Seconded By ADAMSON

**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

**CARRIED**  
*EAs/Unweighted*

### 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

Moved By DICKEY  
Seconded By ADAMSON

**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.

**CARRIED**  
*EAs/Unweighted*

**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**

Moved By BALES  
Seconded By DICKEY

**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.

**CARRIED**  
*EAs/Unweighted*

**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**

Moved By STOBART  
Seconded By ADAMSON

**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.

**CARRIED**  
*EAs/Unweighted*

**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**

Moved By DICKEY  
Seconded By ADAMSON

**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.

**CARRIED**  
***EAs/Unweighted***

## 7. OTHER MATTERS

### 7.1 FVRD Air Quality Management Plan Discussion Paper

The report dated September 9, 2020 from Marina Richter, Environmental Policy Analyst was provided for information.

Staff clarified that the Air Quality Management Plan does not focus on greenhouse gas (GHG) targets though GHG measures can be found in the Regional Growth Strategy. It was noted that local governments which are signatories to the Climate Action Charter are required to publicly report on climate actions taken to support GHG reductions in their communities and in their corporate operations.

### 7.2 Mount Cheam Toilet Installation and Kiosk Replacement

The report dated September 9, 2020 from Meghan Jackson, Parks Technician II was provided for information.

The Board thanked staff for their work. Staff commented that the project is being well-received by the public and that staff are providing education on its maintenance.

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

Moved By PRANGER  
Seconded By DAVIDSON

**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.

**CARRIED**  
***All/Unweighted***

**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**

Moved By ENGAR  
Seconded By DICKEY

**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.

**CARRIED**  
*EAs/Unweighted*

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

Moved By DIXON  
Seconded By DICKEY

**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.

Discussion ensued resulting on the following amendment:

Moved By DIXON  
Seconded By DICKEY

**THAT** the main motion be amended by inserting the following paragraph: "AND THAT the FVRD forward the application to the Agricultural Land Commission with support"

**CARRIED**  
*EAs/Unweighted*

The question was called on the main motion as amended:

Moved By DIXON

Seconded By DICKEY

**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 forward the application to the Agricultural Land Commission with support;

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

**CARRIED**  
*EAs/Unweighted*

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

Moved By ENGAR

Seconded By DICKEY

**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

**CARRIED**  
*EAs/Unweighted*

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

Moved By ROSS

Seconded By DAVIDSON

**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.

**CARRIED**  
*All/Unweighted*

**7.8 Investing in Canada Infrastructure Program – British Columbia - Rural and Northern Communities Infrastructure October 2020 Grant Intake**

Moved By DICKEY  
Seconded By BALES

**THAT** the Fraser Valley Regional District Board direct staff to submit grant applications under the Investing in Canada Infrastructure Program – British Columbia - Rural and Northern Communities Infrastructure intake for projects involving upgrades to the Canyon Alpine and Deroche Water Systems.

**CARRIED**  
*All/Unweighted*

**8. CONSENT AGENDA**

**8.1 CONSENT AGENDA - FULL BOARD**

Moved By PRANGER  
Seconded By KLOOT

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

**CARRIED**  
*All/Unweighted*

**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.

**9. ADDENDA ITEMS/LATE ITEMS**

None.

**10. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION**

**10.1 Housing Needs Report Project Update**

The corporate report dated September 9, 2020 from Katelyn Hipwell, Planner II was provided for information.

**11. REPORTS BY STAFF**

None.

**12. REPORTS BY BOARD DIRECTORS**

Director Adamson reported on his attendance at a local Ratepayers meeting, and noted that the Tashme Museum was recently recognized by Canada's Historic Place Day.

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

There were no written questions submitted with respect to items on the agenda. Staff commented that members of the public were provided the opportunity to join the Zoom call by computer or over the phone and ask questions to the Board. It was noted that no questions were received in-person or online.

**14. RESOLUTION TO CLOSE MEETING**

Moved By FACIO

Seconded By PRANGER

**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.

**CARRIED**  
***All/Unweighted***

The meeting was recessed at 8:27 pm.

**15. RECONVENE OPEN MEETING**

The meeting reconvened at 9:55 pm.

**16. RISE AND REPORT**

Moved By FACIO

Seconded By POPOVE

**THAT** the Fraser Valley Regional District (FVRD) Board thank the Canadian Health and Fitness Institute (CHFI) for its presentation to the Board and respectfully declines its request to partner on an application to the Green Municipal Fund (GMF) due to resource constraints.

**CARRIED**  
*All/Unweighted*

**17. ADJOURNMENT**

Moved By FACIO

Seconded By HAMILTON

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

**CARRIED**  
*All/Unweighted*

The Fraser Valley Regional District Board Open Meeting of September 17, 2020 adjourned at 9:56 pm.

MINUTES CERTIFIED CORRECT:

.....  
Director Jason Lum, Chair

.....  
Corporate Officer/Deputy





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

Thursday, October 15, 2020  
10:00 am  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present:** Director Patricia Ross, City of Abbotsford, Vice Chair  
Director Sandy Blue, City of Abbotsford (*via Zoom conference call*)  
Director Bill Dickey, Electoral Area D  
Director Carol Hamilton, District of Mission (*via Zoom conference call*)  
Director Orion Engar, Electoral Area E (*via Zoom conference call*)  
Director Leo Facio, Village of Harrison Hot Springs (*via Zoom conference call*)  
Director Ken Popove, City of Chilliwack  
Director Sylvia Pranger, District of Kent  
Director Terry Raymond, Electoral Area A (*via Zoom conference call*)  
Director Peter Robb, District of Hope (*via Zoom conference call*)  
Director, Al Stobbart, Electoral Area G (*via Zoom conference call*)
- Regrets:** Director Jason Lum, City of Chilliwack, Chair  
Director Pam Alexis, District of Mission
- Staff Present:** Jennifer Kinneman, Chief Administrative Officer  
Kelly Lownsborough, Director of Financial Services/Chief Financial Officer (*via Zoom conference call*)  
Jaime Reilly, Director of Legislative Services/Corporate Officer  
Stacey Barker, Director of Regional Services (*via Zoom conference call*)  
Suzanne Gresham, Director of Community Initiatives & Strategic Engagement (*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*)  
Trina Douglas, Manager of Contract Services (*via Zoom conference call*)  
Jamie Benton, Environmental Services Coordinator (*via Zoom conference call*)  
Tyler Davis, Fire Dispatch Management Communications Coordinator  
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)

**1. CALL TO ORDER**

Vice Chair Ross called the meeting to order at 10:01 am.

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

Moved By PRANGER

Seconded By RAYMOND

**THAT** the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of October 15, 2020 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 Draft Regional and Corporate Services Committee Meeting Minutes - September 9, 2020**

Moved By STOBART

Seconded By DICKEY

**THAT** the Minutes of the Regional and Corporate Services Committee Open Meeting of September 9, 2020 be adopted.

**CARRIED**

**4. REGIONAL SERVICES**

**4.1 ENVIRONMENTAL SERVICES**

**4.1.1 Update on Provincial Solid Waste Initiatives**

Jamie Benton, Environmental Services Coordinator provided an update on the recent announcement by the federal government which proposes to ban single-use plastics by the end of 2021. The federal government is providing an opportunity for feedback through consultation for the Recycling Regulation Policy Intentions Paper.

The Committee raised concerns about the high volume of agricultural plastic waste that goes to landfills, and commented on the need for educating the public about curbside collection as well as keeping haulers informed to ensure recycling is properly processed.

Staff clarified that no comments have been to-date submitted with respect to this item. The Committee directed staff to find out if consultation for the Recycling Regulation Policy Intentions Paper is open to everyone.

Moved By PRANGER  
Seconded By POPOVE

**THAT** the Fraser Valley Regional District Board direct staff to submit comments to support the expansion of BC Extended Producer Responsibility programs as is proposed in the Province's Recycling Regulation Intentions Paper.

**CARRIED**

#### **4.2 REGIONAL PARKS**

##### **4.2.1 Outdoor Learning Program in Thompson Regional Park**

The corporate report dated October 15, 2020 from Meghan Jackson, Park Technician II was provided for information.

The Committee commented that staff have addressed concerns regarding liability insurance, cougar sightings in the area in prior years, and COVID-19 cleaning protocols.

Staff commented that as the Outdoor Learning Program will not create a significant increase in the total number of daily visitors to the Park, frequent cleanings during COVID-19 will not require an increase in budgetary costs related to staffing.

##### **4.2.2 Developing a Policy for Classification of Regional Versus Community Parks and Trails**

The Committee thanked staff for providing this report, and discussion ensued regarding the history of designating regional and community parks.

Moved By BLUE  
Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board direct staff to develop a policy to guide the designation of parks and trails as either regional or community assets to provide clarity on the appropriate funding model.

**CARRIED**

#### **5. ADDENDA ITEMS/LATE ITEMS**

None.

#### **6. REPORTS BY STAFF**

None.

#### **7. REPORTS BY DIRECTORS**

None.

## **8. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

There were no written questions submitted with respect to items on the agenda. Staff commented that members of the public were provided the opportunity to join the Zoom call by computer or over the phone and ask questions to the Committee. It was noted that no questions were received in-person or online.

## **9. RESOLUTION TO CLOSE MEETING**

Moved By FACIO  
Seconded By POPOVE

**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;
- 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.

**CARRIED**

The meeting recessed at 10:18 am.

## **10. RECONVENE OPEN MEETING**

The meeting reconvened at 10:32 am.

## **11. RISE AND REPORT OUT OF CLOSED MEETING**

None.

## **12. ADJOURNMENT**

Moved By POPOVE  
Seconded By DICKEY

**THAT** the Regional and Corporate Services Committee Open Meeting of October 15, 2020 be adjourned.

**CARRIED**

The Regional and Corporate Services Committee Open Meeting of October 15, 2020 adjourned at 10:32 am.

MINUTES CERTIFIED CORRECT:

.....  
Director Patricia Ross, Vice Chair

DRAFT



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

Thursday, October 15, 2020

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 (*via Zoom conference call*)  
Director Dennis Adamson, Electoral Area B (*arrived at 1:34 pm - via Zoom conference call*)  
Director Wendy Bales, Electoral Area C  
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
- Staff Present: Jennifer Kinneman, Chief Administrative Officer  
Kelly Lownsborough, Director of Financial Services/Chief Financial Officer (*via Zoom conference call*)  
Jaime Reilly, Director of Legislative Services/Corporate Officer  
Tareq Islam, Director of Engineering & Community Services (*via Zoom conference call*)  
Graham Daneluz, Director of Planning & Development  
Stacey Barker, Director of Regional Services (*via Zoom conference call*)  
David Urban, Manager of Outdoor Recreation Planning (*via Zoom conference call*)  
Dave Roblin, Manager of Operations (*via Zoom conference call*)  
Tony Bartko, Manager of Building Inspection Services (*left at 2:10 pm - via Zoom conference call*)  
David Bennett, Planner II (*via Zoom conference call*)  
Katelyn Hipwell, Planner II (*via Zoom conference call*)  
Tyler Davis, Fire Dispatch Management Communications Coordinator  
Kristen Kohuch, Executive Assistant to CAO and Board (*recording secretary*)

Also Present: Nicole Bellay (*with respect to item 4.1 via Zoom conference call*)

**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:30 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 October 15, 2020.

**3. 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 15, 2020 be approved;

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

**CARRIED**

**4. DELEGATIONS AND PRESENTATIONS**

**4.1 BC Energy Step Code**

Nicole Bellay provided a presentation with respect to the BC Energy Step Code, highlighting the following points:

- The BC Energy Step Code sets higher requirements for energy efficiency of buildings using a series of steps;
- In 2017 industry sectors accounted for 39 % (25.3 tonnes) of carbon dioxide emissions, transportation the same, and buildings accounted for 22% (14 tonnes);
- The goal of the Step Code is, by 2032, to have new buildings 80% more energy efficient than homes built today;
- A roadmap to net-zero energy-ready buildings was outlined;
- Performance compliance includes Energy Modeling by Natural Resources Canada Certified Energy Advisor and air-tightness testing; and,
- Discussion of BC local governments that have adopted of the Step Code and overview of the potential trade-offs and benefits.

Discussion ensued and it was noted that the Step Code is aimed at new construction because retrofitting old or existing buildings to meet requirements would be too complex and costly. Ms. Bellay commented that the Step Code is not mandatory at this time though it may be in the future as the Province's goal is to have buildings net-zero energy efficient by 2032. Staff added that at this time some local governments have created incentive programs for homeowners. The Committee offered comments in favour of working energy efficiency requirements into neighbourhood plans.

**5. MINUTES/MATTERS ARISING**

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

Comments were offered regarding the format of meeting minutes.

Moved By DIXON

Seconded By DAVIDSON

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

**CARRIED**

**5.2 Draft Electoral Area Services Committee Meeting Minutes - September 9, 2020**

Moved By RAYMOND

Seconded By STOBART

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

**CARRIED**

**5.3 Draft Electoral Areas Priority Setting Workshop Minutes - September 17, 2020**

Moved By DIXON

Seconded By RAYMOND

**THAT** the minutes of the Electoral Areas Priority Setting Workshop held September 17, 2020 be adopted.

**CARRIED**



## 6. FINANCE

### 6.1 Funding Commitment - Sunshine Valley Community Recreation Society, Electoral Area "B"

Concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections. The Chair noted that it is the responsibility of the Director to declare a conflict of interest.

Moved By DIXON

Seconded By BALES

**THAT** the Fraser Valley Regional District Board authorize a conditional contribution up to \$100,000 to the Sunshine Valley Community Recreation Society, funded from Community Works Fund and Community Forest Dividend budgets, to contribute towards the construction of an outdoor rink, Splash Park and social seating areas, conditional upon the Sunshine Valley Community Recreation Society's successful application to the Investing in Canada Infrastructure Program to contribute the balance of the costs.

**CARRIED**

**Directors Raymond and Stobbart Opposed**

### 6.2 2020 Grant-In-Aid Request – Spuzzum First Nation, Electoral Area "B"

Again, concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections.

Moved By RAYMOND

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to Spuzzum First Nation, funded from the 2020 Electoral Area "B" grant-in-aid budget, to help fund the purchase of highway signage for the community.

**CARRIED**

**Directors Raymond and Stobbart Opposed**

### 6.3 2020 Grant-In-Aid Request – 1st Hope Scouting, Electoral Area "B"

Again, concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections. Comments were offered by the Electoral Area B Director noting provision of similar Grant-In-Aids in previous years.

Moved By BALES

Seconded By STOBART

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,600 to 1<sup>st</sup> Hope Scouting, funded from the 2020 Electoral Area "B" grant-in-aid budget to help offset the costs associated with purchasing one and two person tents, camping hammocks, small cook stoves and pots/pans.

**CARRIED**

**Directors Raymond and Stobbart Opposed**

**6.4 2020 Grant-In-Aid Request – Chilliwack River Valley Volunteer Fire Department, Electoral Area "E"**

Staff commented that should the Chilliwack River Valley Volunteer Fire Department host a Christmas appreciation meal this year, it can be expected that there will be COVID-19 protocols in place.

Moved By ENGAR

Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to the Chilliwack River Valley Volunteer Fire Department, funded from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with hosting an annual Christmas appreciation meal.

**CARRIED**

**6.5 2020 Grant-In-Aid Request – McConnell Creek Farmers Institute, Electoral Area "F"**

Moved By DAVIDSON

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board approve a Grant-in-Aid to the McConnell Creek Farmers Institute (community hall) in the amount of \$5,000 to be funded from the 2020 Electoral

Area "F" grant-in-aid budget to cover fixed costs of the hall such as insurance, hydro, gas, telephone due to their inability to rent out the hall as a result of COVID-19 restrictions.

**CARRIED**

#### **6.6 2020 Financial Plan Amendments**

Moved By DIXON

Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020 to include expenditures for the Frost Creek Basin clean-out, FVRD boardroom technology upgrades, and the Hemlock Valley Transfer Station Relocation.

**CARRIED**

### **7. ENGINEERING & UTILITIES**

#### **7.1 Nominal Crown Tenure for Nicomen Island Shoreline Protection Project**

Moved By STOBART

Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board approve the submission of a Nominal Crown Tenure (NCT) application for the Nicomen Island Improvement District (NIID) dike improvement project.

**CARRIED**

#### **7.2 Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020**

Moved By DAVIDSON

Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020*;

Comments were offered regarding the ability to restrict the use of the Hatzic Prairie water system for domestic purposes only. Concerns were raised regarding the potential for the use of this water system for commercial or agricultural purposes. Discussion ensued, resulting in the following motion:

Moved By DAVIDSON  
Seconded By ADAMSON

**THAT** the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020* be referred back to staff for further clarification on how domestic only water usage can be assured until such time results become available for the Miracle Valley Aquifer Assessment.

**CARRIED**

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

### **8.1 Development Variance Permit 2020-10 to reduce required setbacks for the existing patio and proposed addition to the Sasquatch Inn at 46001 Lougheed Highway, Area C**

Concerns were raised regarding high levels of water in the parking lot. Staff commented that through the development permitting process they can engage with Fraser Health to assure that there are proper sewage disposal facilities to handle waste.

Moved By ENGAR  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-10 to reduce highway and rear setbacks for the property located at 46001 Lougheed Highway, Area C, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

### **8.2 Development Variance Permit 2020-18 to vary the maximum height for an accessory building at 45713 Elizabeth Drive, Electoral Area H**

Concerns were raised regarding the possibility for this permit to allow for a conversion into a secondary suite. Staff commented that the proposed building includes a small second story loft

of approximately 240 square feet, open to the rest of the garage, with access only through the garage.

Moved By DIXON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height for an accessory building from 5.0 metres to 6.4 metres at 45713 Elizabeth Drive, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

**8.3 Development Permit 2020-19 for the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort**

Moved By DIXON  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board issue Development Permit 2020-19 regarding the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort residential dwellings;

**AND THAT** the Fraser Valley Regional District Board authorize amendments to the existing form and character covenant (charge CA5854378) to permit the form and character of Phase III of the development as detailed in Development Permit 2020-19.

Discussion ensued and concerns were raised regarding recently proposed changes to Phase III subdivision of Aquadel Crossing by the developer and that the Aquadel Strata requires more time to review.

Moved By DIXON  
Seconded By ADAMSON

**THAT** Development Permit 2020-19 for 1885 Columbia Valley Road, Electoral Area "H" be referred back to staff.

CARRIED

**8.4 Official Community Plan Amendment Bylaw No. 1599, 2020 to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line**

Staff clarified that although the proposed amendments to the Official Community Plan are minimal and technical in nature the *Local Government Act* requires that the amendments be made.

Moved By ENGAR

Seconded By STOBART

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw 1599, 2020* to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line;

**THAT** *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** Director Engar, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed Bylaw 1599, 2020 in accordance with the Local Government Act;

**THAT** in the absence of Director Engar and his Alternate at the time of the Public Hearing with respect to proposed Bylaw No. 1599, 2020 the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated October 15, 2020 for Bylaw 1599, 2020. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system;

**AND FURTHER THAT** the Fraser Valley Regional District Board consider Bylaw 1599, 2020 in relation to the FVRD financial plan and the FVRD waste management plan.

CARRIED

**8.5 Sandpiper Golf Course redevelopment proposal and Neighbourhood Plan process at 14282 Morris Valley Road, Electoral Area C**

Comments were offered regarding discussions with community members about their experiences with other neighbourhood plans.

Moved By BALES

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board direct staff to prepare a Request for Proposals for professional services to develop a Neighbourhood Plan for Morris Valley, Areas C on the basis on funding from Sandpiper Resort.

CARRIED

**8.6 Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis FSR, Electoral Area C**

Moved By BALES

Seconded By RAYMOND

**THAT** the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Area C.

**THAT** the FVRD Board direct staff to work with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development and the Ministry of Transportation & Infrastructure to address community concerns regarding dust, traffic and safety associated with the Chehalis Forest Service Road.

**AND THAT** the FVRD Board direct staff to work with the Ministry of Energy & Mines to address community concerns with potential environmental impacts and potential conflicts with recreation uses associated with the Statlu Resources pit on the Chehalis Forest Service Road.

Community concerns were noted regarding dust mitigation, road usage, hours of operation and pit access. Staff noted the challenges of this permitting process where community concerns are outside the scope of *FVRD Commercial Gravel Operations Bylaw No. 1181* or the jurisdiction of the Regional District. Discussion ensued resulting in the following motion:

Moved By BALES  
Seconded By DAVIDSON

**THAT** the FVRD Board refer Commercial Gravel Operations Permit 2020-01 to staff for further work with the applicant to address noted information deficiencies;

**THAT** a mail out be sent to the Morris Valley community to provide information to the about the application by Statlu Resources INC for CGO Permit 2020-01 and to invite public submissions on: 1) whether the application meets the requirements of *FVRD Commercial Gravel Operations Bylaw No. 1181*; and, 2) what site-specific permit conditions related to bylaw requirements should be considered by the FVRD Board;

**AND THAT** the FVRD Board defer consideration of CGO Permit 2020-01 to the November 24, 2020 meeting of the FVRD Board to allow opportunity for community submissions on the permit application.

**CARRIED**

**9. OTHER MATTERS**

**9.1 Developing a Policy for Classification of Regional Versus Community Parks and Trails**

Moved By RAYMOND  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board direct staff to develop a policy to guide the designation of parks and trails as either regional or community assets to provide clarity on the appropriate funding model.

**CARRIED**

**10. ADDENDA ITEMS/LATE ITEMS**

None.

**11. REPORTS BY STAFF**

None.

**12. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Dixon reported on an Area H Town Hall Zoom Meeting, and thanked community members who helped clean debris following a recent storm.



Director Adamson reported on a Yale Ratepayers meeting that took place on October 13, 2020.

Director Engar reported on a Residents Association Ambassador Project and offered comments about the recent storm as well as the high number of fisherman in Electoral Area E.

Director Dickey commented about development occurring in Electoral Area D.

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

There were no written questions submitted with respect to items on the agenda. Staff commented that members of the public were provided the opportunity to join the Zoom call by computer or over the phone and ask questions to the Committee. It was noted that no questions were received in-person or online.

**14. ADJOURNMENT**

Moved By STOBART

Seconded By ADAMSON

**THAT** the Electoral Area Services Committee Open Meeting of October 15, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of October 15, 2020 adjourned at 3:08 pm.

MINUTES CERTIFIED CORRECT:

.....

Director Bill Dickey, Chair

## RECREATION, CULTURE & AIRPARK SERVICES COMMISSION

### OPEN MEETING MINUTES

Tuesday, October 20, 2020

6:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

#### **Present:**

Terry Raymond, Chair, Electoral Area A *(via Zoom conference call)*

Dennis Adamson, Vice Chair, Electoral Area B *(joined the meeting at 6:45pm) (via Zoom conference call)*

Peter Robb, Director, District of Hope *(via Zoom conference call)*

Bronwyn Punch, Member at Large, District of Hope *(via Zoom conference call)*

Peter Adamo, Member at Large, Area B *(via Zoom conference call)*

Sharlene Harrison- Hinds, Member at Large, District of Hope *(via Zoom conference call)*

Shanon Fischer, Member at Large, District of Hope *(via Zoom conference call)*

#### **Staff Present:**

Stacey Barker, Director of Regional Services

Jaime Reilly, Director of Legislative Services/Corporate Officer

Christina Vugteven, Manager of Parks and Recreation

#### **1. CALL TO ORDER**

Chair Raymond called the meeting to order at 6:32pm.

#### **2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By HARRISON-HINDS

Seconded By ADAMO

**THAT** the Agenda, Addenda and Late Items for the Recreation, Culture and Airpark Services Commission Open Meeting of October 20, 2020 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 Draft Recreation, Culture and Airpark Services Commission Meeting Minutes - July 21, 2020**

Moved By ROBB  
Seconded By FISCHER

**THAT** the Minutes of the Recreation, Culture and Airpark Services Commission Open Meeting held July 21, 2020 be adopted.

CARRIED

**4. NEW BUSINESS**

**4.1 Purple Lights Committee Update**

The corporate report dated October 20, 2020 from Christina Vugteveen, Manager of Parks and Recreation was provided for information.

**4.2 Recreation, Culture and Airpark Services Facility Update October 2020**

The corporate report dated October 20, 2020 from Christina Vugteveen, Manager of Parks and Recreation was provided for information.

Ms. Vugteveen provided an overview of the facility updates, including the opening of the Almer Carlson Pool in August, and noted the re-opening of the Dan Sharrers Aquatic Centre which is planned for in a few weeks' time.

*Item 9 was heard at this time.*

**9. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA**

There were no members of the public in attendance, and no email submissions were received.

**6. RESOLUTION TO CLOSE MEETING**

Moved By PUNCH  
Seconded By 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)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a municipal 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 municipality if they were held in public; and,
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the municipality 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.

**CARRIED**

The meeting recessed at 6:46pm

## **7. RECONVENE OPEN MEETING**

The meeting was reconvened at 7:08pm

*Item 5 was heard at this time.*

## **5. STAFF AND STANDING REPORTS**

None.

## **8. REPORTS BY COMMISSION MEMBERS**

Peter Adamo reported on an upcoming AGM for the Hope Brigade Days.

Director Robb reported that the Hope Curling Rink would not be in operation for the 2020 season.

Bronwyn Punch reported on difficulties accessing the agenda and minutes, as well as the preference to meet in person for future Commission meetings.

Director Adamson also noted a preference to meet in person for future Commission meetings.

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

None.

**11. NEXT MEETING**

Chair Raymond noted that the next meeting of the Recreation, Culture & Airpark Services Commission is scheduled for December 1, 2020.

Discussion took place regarding the possibility of holding the December 1, 2020 meeting in person at the Hope Recreation Conference Centre. It was noted that there was sufficient room to meet while maintaining physical distancing, but that consideration for future waves of the COVID-19 pandemic need to be taken into account. It was agreed that the method of the December 1 meeting would be assessed in late November.

**12. ADJOURNMENT**

Moved By ADAMO  
Seconded By HARRISON-HINDS

**THAT** the Recreation, Culture and Airpark Services Commission Open Meeting of October 20, 2020 be adjourned.

**CARRIED**

The Recreation, Culture and Airpark Services Commission Open Meeting of October 20, 2020 adjourned at 7:17pm

MINUTES CERTIFIED CORRECT:

.....

Director Terry Raymond, Chair

# THIRD QUARTER UPDATE



The Quarterly Update is produced four times a year to communicate progress on active FVRD projects and initiatives.

## ADMINISTRATION

Throughout the third quarter of 2020, FVRD staff have continued to work toward COVID recovery, implementing many safety plans for FVRD work sites. The FVRD is committed to reducing the risk of exposure and transmission of COVID-19 as we continue to deliver services to our citizens. The FVRD's corporate offices are open to the public on a by-appointment and limited walk-in basis.

- » COVID-19 safety plans are in place for the corporate office in Chilliwack, CARE Centre, FVRD Volunteer Fire Departments, transfer stations and the Chaumox Landfill, Almer Carlson Pool, Regional Parks, Vedder River Campground, and the Yale Community Centre. At the Hope and District Recreation Centre, safety plans are in place for the arena, Club Child, fitness rooms, and the Dan Sharers Lobby.
- » In September, the FVRD Board enabled partial in-person attendance at its Committee and Board meetings. Previously, all meetings were being held by videoconference, with members of the public being able to call in or submit questions via email. Thanks to an investment in new technology for the FVRD Boardroom, a portion of the Board may attend in-person while still meeting safe occupancy limits within COVID-19 guidelines. Members of the public may also attend in person or continue to make use of the electronic tools available to participate in FVRD meetings fully.
- » Members of the Electoral Area Services Committee participated in a priority-setting workshop on September 17 as part of the FVRD's strategic plan update. The Board will participate in a full workshop and refresh of the *2014-2018 Strategic Plan* in mid-November. The *2018-2022 Strategic Plan* had been delayed in 2019 due to changes in senior staff and again in 2020 due to the global pandemic.

## COMMUNITY INITIATIVES & STRATEGIC ENGAGEMENT

- » Staff are working with the Boston Bar North Bend Enhancement Society to restore the community's historic 1914 Station House. The FVRD is working with the society following the July announcement of a \$1.9 million grant from Infrastructure Canada to develop a rest stop and museum, showcasing railroad, First Nation, Chinese and local history in the community.

## CORPORATE AFFAIRS

- » Human Resources - Several recruitments were completed in the 3rd quarter, including positions at the Hope and District Recreation Centre to reopen facilities closed during the pandemic. The FVRD also filled the Fire Dispatch Management Coordinator role and welcomed a new Manager of Building Inspection.
- » Information Technology (IT) & GIS - Network equipment and critical ROIP (E911 equipment) located at the Hope and District Recreation Centre can now depend on stable electrical power from a recently-installed generator. IT has also installed new hardware to store offline data backup and email archiving to assist with retention, compliance, and E-discovery. In the GIS division, a new cadastral update process has been completed. This was a major process that changed the source of cadastral information (property lines) to use Parcel Map BC (PMBC). PMBC is managed by the Land Title and Survey Authority and is quickly becoming the preferred source of cadastral information for the Province and other local governments.

## FINANCE

- » Staff have begun preparing for the 2021 Budget process. Meetings with Electoral Area Directors are planned for October, and staff will review proposed budgets for electoral area service areas. Regional, sub-regional and electoral area-wide budgets will be presented to Committee of the Whole in December.

## LEGISLATIVE SERVICES

- » Following a comprehensive review, the FVRD has been given the ability to retroactively hold and validate a parcel tax review panel for the years 2017, 2018 and 2020 through legislation recently passed in the *Municipalities Enabling and Validation Act*. Staff will issue notices to service area participants in Electoral Areas C, D and H relevant to six bylaws: Cultus Lake Integrated Water Supply and Distribution, South Cultus Lake Sewage Treatment, Lake Errock Water System Capital Construction, and the Popkum Sewer Service. The Parcel Tax Review Panel will be held at the FVRD's Boardroom on November 12 at 10 a.m.

## PLANNING & DEVELOPMENT

Some Planning and Development staff continue to work remotely to reduce risks associated with COVID-19. Projects and applications are moving forward and customer service levels are being maintained. Highlights from the Planning and Development department include:

- » Zoning Consolidation - A revised draft bylaw has been submitted to legal counsel for final legal review.
- » Electoral Area D Official Community Plan (OCP) - Staff have been working on final edits to the draft OCP to incorporate feedback received since it received 2nd reading from the Board in February 2020. The engagement strategy has been reviewed and revised to acknowledge COVID-19 delays and limitations. A public hearing for the Electoral Area D OCP is tentatively planned for December 2020.
- » Hemlock OCP - The Avalanche Hazard Report for the Edelweiss area has been completed. Staff are now drafting revised Development Permit Areas to implement this new snow avalanche information.
- » Housing Needs Report - This project has been awarded to CitySpaces Consulting. Work is now underway to engage with communities through focus groups and key informant interviews.
- » Digital Public Hearings - Planning & Development staff prepared a report to the Board regarding the holding of public hearing by electronic means. This will allow for projects to move forward and clears three zoning applications and two OCP amendments to move to public hearings. Digital participation can be via telephone or videoconference (Zoom). Written comments are strongly encouraged.

- » Bylaw Enforcement - Staff prepared a mailout to the Lindell Beach community in Electoral Area H to proactively address short-term vacation rentals and the use of RVs for accommodation purposes. Staff also focused on enforcement efforts to address bylaw compliance issues.

## ENGINEERING & COMMUNITY SERVICES

Throughout the summer months, Engineering and Community Services has continued to work on a number of initiatives:

### Engineering & Utilities

- » Cleanout of the Frosst Creek Middle Sediment Basin and the Elbow Creek Sediment Basin. Approximately 2,000m<sup>3</sup> and 1,650 m<sup>3</sup> sediment was removed from each basin.
- » Deroche Water / Lakahamen 11 feasibility study - FVRD has applied for further grants to complete detailed design and construction.
- » FVRD completed a sewer feasibility study for the Lake Errock community in Electoral Area C. Further analysis and study is being conducted in conjunction with Sq'ewlets First Nation and FVRD.
- » Construction of the Hemlock Valley Transfer Station is almost complete.
- » The Nicomen Island Improvement District Flood Protection Project continues to progress. Work in the third quarter was focussed on the Shoreline Protection Project and the Pump Station Upgrades Pre-Design. FVRD is working with various Federal and Provincial agencies, including Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Ministry of Energy, Ministry of Transportation and Infrastructure, Department of Fisheries and Oceans and Transport Canada.
- » Detailed design and archaeological impact assessment for the Cultus Sewer Main Beach Bypass Project has been completed.
- » Emergency Services - The Community Resiliency Investment (CRI) program was announced by the provincial government in 2018 and is intended to reduce the risk of wildfires and mitigate their impacts on BC communities. Under this program, the FVRD initiated the 2019 Community Wildfire Protection Plan (CWPP) and presented the completed plan to the Board on July 28, 2020. Staff have now applied for an additional \$550,000 from CRI to address the recommendations in the CWPP.

# REGIONAL PROGRAMS

## Strategic Planning and Initiatives

- » Regional Growth Strategy - The 2020 Draft Regional Growth Strategy is an update to the FVRD's *Choices for our Future* plan, adopted in 2004. The 2020 draft RGS includes three new policy areas: Collaboration, Living Well, and Energy & Climate Change. Next steps to update the RGS will consist of meetings with staff from member municipalities to receive input and updates, engagement with Indigenous communities, reinstatement of the Intergovernmental Advisory Committee, public engagement, and legal review. It is hoped that the Board will adopt the *Fraser Valley Future 2050* RGS in 2021.
- » Rural Internet Connectivity - This project was initiated to address long-standing concerns about internet and cell phone coverage in the region's electoral areas. The Rural Internet Connectivity project is determining what services are located where and how any identified gaps may be addressed by pursuing federal and provincial funding opportunities as they become available. COVID-19 has added another dimension as the ability to access high-speed internet is essential for residents to work from home, take advantage of online schooling or provide reliable internet access for businesses. Technical analysis and survey work has been completed, with over 600 survey responses, and a final report with recommendations is being prepared.
- » 2020 Social Housing Inventory - FVRD is updating its Social Housing Inventories, allowing us to track change in social housing supply over time (the first inventory was in 2009 with updates in 2014 and 2017). Completion is expected in the next two months. This information in combination with the homelessness report, will provide a broader picture on which to discuss broader housing challenges in the region.
- » Fraser Valley Transportation and Land Use Plan - FVRD will participate in the Province's recently announced Fraser Valley Transportation and Land Use Plan. The FVRD is in contact with Ministry of Transportation and Infrastructure and Ministry of Municipal Affairs and Housing to determine the project's status and terms of reference.

## Environmental Services

- » Air Quality - Towards the end of the summer, the FVRD experienced reduced visibility and poor air quality caused by heavy wildfire smoke coming from the United States. As a result of the high concentrations of fine particulate matter, the FVRD issued an Air Quality Advisory for the region on September 8, 2020, which was not lifted until September 19, when air quality finally improved. During this period, the FVRD worked continuously with regional airshed partners in delivering timely public messaging about air pollution and providing tips for reducing personal health risk. In September, the FVRD released a Discussion Paper outlining the draft content of a new Air Quality Management Plan, which will serve as a guiding document to inform, prioritize, and target air quality actions within the FVRD for the next decade. Staff is currently seeking input on the draft report and anticipate report completion in early 2021.
- » Floodplain Mosquito Control - Due to continuing snowfall and wet conditions throughout much of the province earlier this year, the Fraser River maintained unusually high flow volumes, as well as multiple peaks in river levels. This created ideal conditions for mosquito larvae that required substantial and frequent re-treatments of larvicide well into July. The late hatch resulted in a mosquito season lasting until mid-August this year, approximately one month longer than historical averages.
- » Invasive Weed Control - Invasive weed control technicians were active throughout the summer months removing tansy ragwort, wild chervil, giant hogweed, and knotweed from roadsides in participating areas. As a pilot project to supplement the usual curbside collection program offered, weed control crews with the Fraser Valley Invasive Species Society hosted a tansy ragwort community drop off event on September 12 in Electoral Area H to raise awareness, encourage control, and assist in the safe disposal of invasive weeds. Additional drop-off events will be held in other communities next year.



## Parks and Outdoor Recreation

Overall usage in FVRD parks is up over 30 percent, as visitors are looking to use outdoor spaces as a way to recreate in the pandemic. Other highlights include:

- » Island 22 Bike Park - To help better serve the mountain biking community and maximize safety, boardwalks, ramps, skinnies, and drops at the bike park were removed and replaced, and an additional beginner and expert level drop was added to the drop zone.
- » Mt. Cheam - Staff have installed a new urine diversion toilet at the Mt. Cheam trailhead. This new system manages waste more effectively than traditional pit toilets and has been successful at other backcountry locations such as Elk Mountain.

## Hope and Area Recreation

Visitors to our recreation facilities in Hope will notice some improvements that took place during the time we were closed due to the pandemic. Many projects have been completed to enhance the customer experience, including new fitness equipment and a new arena score clock.

- » The Almer Carlson Pool opened to the public in August on a reduced schedule. Patrons were able to book swim times under enhanced COVID guidelines.
- » In September, the weight and cardio rooms at the Hope and District Recreation Centre reopened to the public. Patrons can sign up for timeslots online or by contacting the Recreation Centre directly at 604-869-2304.
- » The Hope Arena opened in September for group bookings. Established groups or teams have submitted their own COVID-19 safety plans.
- » The Dan Sharrers Aquatic Centre opened to the swim club at the end of September. Staff are gearing up to welcome the community back to the pool later this fall.

## Vedder River Campground

- » While COVID-19 brought some challenges to the campground in 2020, demand in the third quarter continued to be high, with some increases in revenues. Campers were generally quite satisfied with the COVID-19 safety procedures and additional spacing between sites. Additional alcove sites were created to offer further camping opportunities to guests looking for a family-friendly camping experience.

## Animal Control

- » The CARE Centre has impounded an average of 40 dogs per month in the 3rd quarter, up from an average of 30 dogs per month in the first half of the year. Of these dogs, we are seeing a reduction of dogs claimed by their owners in the last half of the third quarter, bringing our in-care dogs up from previous months. Many of these unclaimed dogs are currently undergoing behaviour modification programs and medical rehabilitation. We expect to see more dogs available for adoption in the 4th quarter.

To: Fraser Valley Regional District Board  
From: Jennifer Kinneman, Chief Administrative Officer

Date: 2020-10-22  
File No: 1855-30

**Subject: Community Economic Recovery Infrastructure Program**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board direct staff to submit grant applications to the Community Economic Recovery Infrastructure Program for the Lakeside Trail in Electoral Area H and a service building at the Vedder River Campground.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The Community Economic Recovery Infrastructure Program (CERIP) was developed by the Province of British Columbia in October 2020 to help communities recover from the impacts of the COVID-19 global pandemic. CERIP aims to invest in capital projects that will immediately create new employment, re-employ laid-off workers, promote destination development, support urban and rural economic diversification and competitiveness, and strengthen cultural heritage.

## DISCUSSION

The CERIP program was launched on October 1, 2020, and will provide up to \$90 million through four streams: Community Economic Resilience, Destination Development, Unique Heritage Infrastructure, and Rural Economic Recovery. One hundred percent funding is available for shovel-worthy projects that do not exceed \$1 million. Eligible organizations may only submit two applications under CERIP. All funds will be paid by March 31, 2021, and eligible projects must start no later than December 31, 2021. The submission deadline for applications to CERIP is October 29, 2020.

The FVRD's Senior Leadership Team (SLT) reviewed the grant guidelines to identify projects that meet established criteria. Staff are recommending two shovel-ready projects for this grant opportunity, including the expansion of the Lakeside Trail in Electoral Area H and the construction of a service building with washrooms at the Vedder River Campground.

The Lakeside Trail is envisioned to be a 10km pathway running from the north to the south end of Cultus Lake. The trail is to be completed in phases, and several portions of the trail are already complete at the south end of the lake. Construction of the first portion began in 2017, thanks to the assistance of FVRD, BC Ministry of Transportation and Infrastructure, BC Parks, and other community partners. The next phase of construction for this well-utilized asset is planned for 2021.

FVRD acquired the Vedder River Campground (VRC) in 2017 from the Cultus Lake Park Board as a strategic addition to the Regional Parks program. The FVRD has made significant improvements and upgrades to the campground since that time, including a partnership with the City of Chilliwack to assist in the completion of its Rotary Trail that runs alongside the VRC. The campground has been growing in popularity, and continued investment in this asset will provide added value to the community and the FVRD.

## **COST**

There are no direct costs associated with this report. If the FVRD successfully obtains this grant funding, the proposed projects will be 100 percent funded through the grant.

## **CONCLUSION**

The Province of BC has initiated a grant funding program to assist communities in their recovery from the global pandemic. The CERIP program could assist the FVRD in offsetting costs for two projects already contemplated in FVRD work plans. The Lakeside Trail in Electoral Area H and a service building at the Vedder River Campground would greatly benefit from this funding, and both meet the criteria set by the Province.

## **COMMENTS BY:**

**Kelly Lownsborough, Chief Financial Officer/ Director of Finance:** Reviewed and supported.

To: Regional and Corporate Services Committee  
From: Kelly Lownsborough, Director of Finance / CFO

Date: 2020-10-07

**Subject: 2020 Financial Plan Amendments**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020 to include expenditures for the Frosst Creek Basin clean-out, FVRD boardroom technology upgrades, and the Hemlock Valley Transfer Station Relocation.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

*Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020* ("Financial Plan") was adopted by the Board on February 25, 2020. As a result of circumstances arising during 2020, there are three amendments to this Plan that are required.

## DISCUSSION

Following adoption of the Five-Year Financial Plan in February, circumstances arose during the year requiring updates to the Plan. Section 374 (2) of the Local Government Act states that the Financial Plan may be amended by bylaw at any time. Staff have recommended that a threshold of \$10,000 be used to guide materiality levels of items that would prompt an amendment. The following three amendments to the current Five-Year Plan are recommended:

### **1. Frosst Creek Basin Clean-Out (Service Area 421):**

This service area provides flood protection for homes built along Frosst Creek. In August, there was an unscheduled middle sediment basin clean-out that was required, as a result of the Atmospheric River in February. The Five-Year Financial Plan assumed alternating years for gravel clean-outs and vegetation maintenance. The gravel clean-out was planned for 2021 and was budgeted at \$50,000.

Due to the urgency of the situation, the funds were brought forward to 2020 to complete the works. This report seeks direction to amend the Financial Plan to include advancing the budgeted funds from 2021 to 2020.

**2. FVRD Boardroom Technology Upgrades (Regional and Electoral Area Administration)**

As a result of the global pandemic, staff has undertaken technology upgrades to the boardroom to ensure that the regional district is able to effectively promote openness, transparency, accessibility and accountability by webcasting and archiving Board meetings online, allowing members of the public to write, email or call in with questions, and promoting public participation at meetings through social media channels. This has required an investment of \$20,667 and will be split evenly between Regional and Electoral Area Administration budgets. Though this was not included in the 2020 budget, there are sufficient funds available due to under-spending in the year. This report seeks direction to amend the Financial Plan to include this expenditure.

**3. Hemlock Valley Transfer Station Relocation**

FVRD staff have been working with the Province for a number of years to secure a Crown land tenure for a new transfer station site. The tenure was granted after the 2020 budget was prepared, and it was decided to move forward with construction this year before the winter snow. The FVRD's Source Separation Bylaw came into effect April 1, 2020, and the Hemlock Valley Transfer Station is one of the FVRD facilities that will need to be upgraded in order to support the bylaw.

Several funding sources were considered for this project, including an unsuccessful application for grant funding. Ultimately, it was determined that the construction of the new site is to be funded through Electoral Area C's Community Works Funds. The project cost is not expected to exceed \$200,000. This report seeks direction to amend the Financial Plan to include this expenditure.

**COST**

If directed, the amendments proposed in this report will be incorporated into the Five-Year Financial Plan by bylaw.

**CONCLUSION**

As a result of circumstances arising during 2020, there are three amendments to the Five-Year Financial Plan that are recommended to ensure Staff have the appropriate authority to incur these expenditures required to manage FVRD services effectively.

**COMMENTS BY:**

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Electoral Area Services Committee  
From: Kelly Lownsborough, Director of Finance

Date: 2020-10-05

**Subject: Funding Commitment - Sunshine Valley Community Recreation Society, Electoral Area "B"**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board authorize a conditional contribution up to \$100,000 to the Sunshine Valley Community Recreation Society, funded from Community Works Fund and Community Forest Dividend budgets, to contribute towards the construction of an outdoor rink, Splash Park and social seating areas, conditional upon the Sunshine Valley Community Recreation Society's successful application to the Investing in Canada Infrastructure Program to contribute the balance of the costs.

## STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Support Environmental Stewardship

## BACKGROUND

A conditional funding commitment of up to \$100,000 has been made to the Sunshine Valley Community Recreation Society. This commitment is conditional on the Fraser Valley Regional District's Board approval as well as a successful application made by Sunshine Valley Community Recreation Society to the Investing in Canada Infrastructure Program.

## DISCUSSION

A funding commitment has been made by Director Adamson to the Sunshine Valley Community Recreation Society for up to \$100,000 towards the construction of an outdoor rink, Splash Park and

social seating areas. This contribution would materialize on the successful funding application that Sunshine Valley Community Recreation Society has made to the Investing in Canada Infrastructure Program.

During the COVID-19 pandemic the community has faced many challenges, and the construction of these facilities will be very beneficial. These facilities will provide an area for the residents to gather and enjoy the outdoors.

The contribution of the \$100,000 comes from Area B's budgets, spread between Community Works Funds and Community Forest Dividend. The funding commitment has been made conditional upon the FVRD Board's approval in accordance with the Procurement Policy.

## **COST**

The \$100,000 will be funded from the Electoral Area "B" Community Works Funds and Community Forest Dividend, which both have sufficient funds to support this request.

## **CONCLUSION**

A funding commitment has been given to the Sunshine Valley Community Recreation Society, conditional upon Board approval of the commitment as well as the successful application to the Investing in Canada Infrastructure Program. This report seeks to confirm Board approval.

## **COMMENTS BY:**

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Electoral Area Services Committee

Date: 2020-10-15

From: Sterling Chan, Manager of Engineering and Infrastructure

File No: 3920-20

**Subject: Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020*;

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## DISCUSSION

Staff have received a validated petition from five property owners requesting that the boundaries of the Hatzic Prairie Water System Service Area System Service Area be amended and extended to include their properties.

## COST

No costs to the FVRD. Each property owner was responsible for the cost of installing a service connection to their property. Additionally, each property owner has paid the one-time Capital Improvement Connection Fee of \$2,273.74 (2019 rate) to connect to the system.



**COMMENTS BY:**

**Tareq Islam, Director of Engineering & Community Services**

Reviewed and supported.

**Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer**

Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT**

**BYLAW NO. 1561, 2020**

**A bylaw to amend the boundaries of the Hatzic Prairie Water Supply and Distribution System Service Area**

---

**WHEREAS** the Fraser Valley Regional District Board of Directors (“the Board”) has been petitioned to amend and extend the boundary of the Hatzic Prairie Water Supply and Distribution System Service Area established by Bylaw No. 0837, 2007;

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1561, 2020*.

**2) ENACTMENTS**

- a) *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Establishment Bylaw No. 0837, 2007*, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1561-A attached to and forming an integral part of this bylaw.
- b) Schedule A to Bylaw No. 0837, 2007 is hereby replaced by Schedule 1561-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 F as shown on Schedule 1561-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Hatzic Prairie Water Supply and Distribution System Service Area shall henceforth apply to those lands outlined on Schedule 1561-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

22<sup>nd</sup> day of September, 2020

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

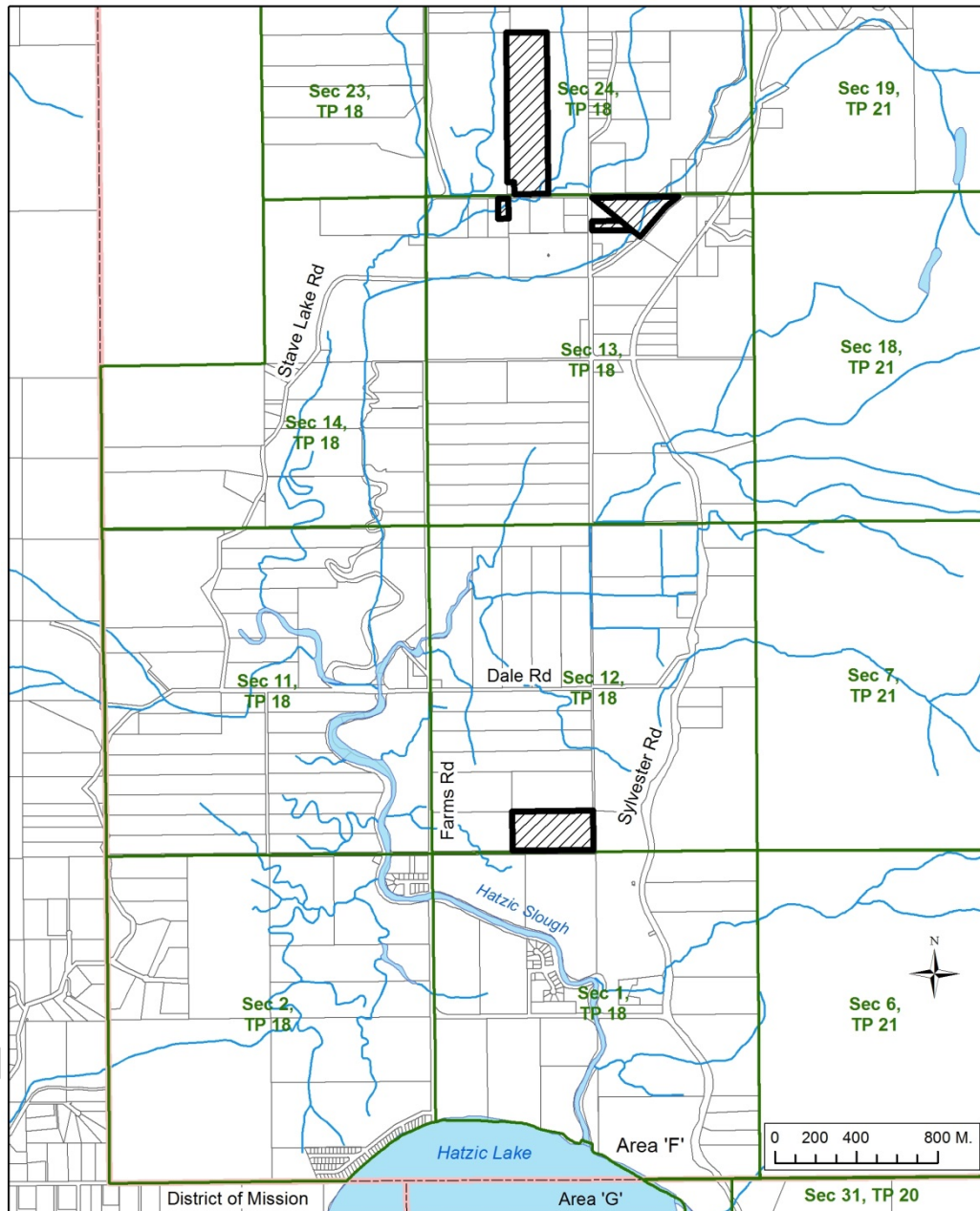
**5) CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1561, 2020* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC this

\_\_\_\_\_  
Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1561, 2020**  
**Schedule 1561-A**



Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2  
Land District: New Westminster District  
Land title Office: New Westminster

November 25, 2019

**LEGEND**



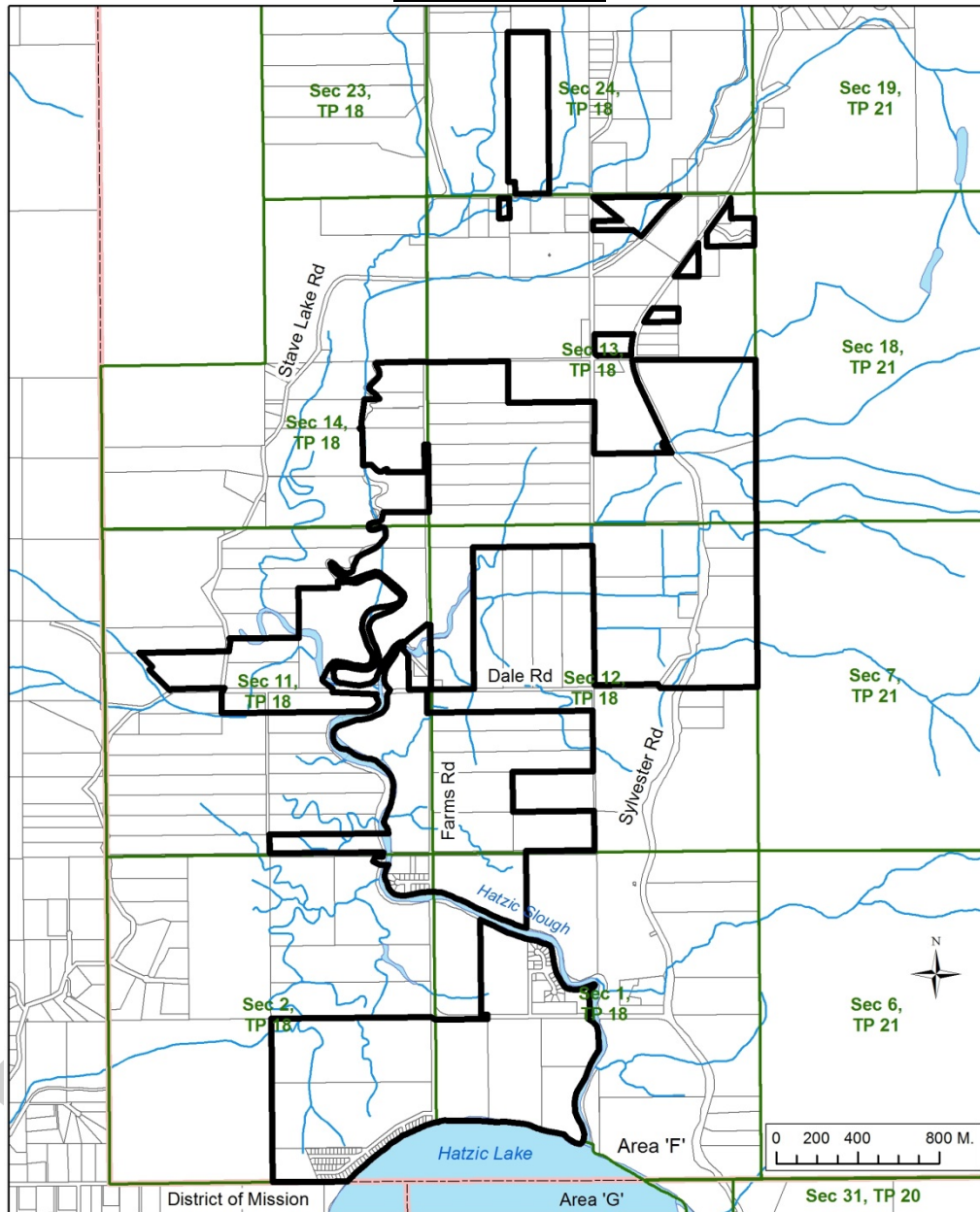
Area to be added to the Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area.

This is map 1 of 1 constituting Schedule 1561-A attached to and forming part of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1561, 2020.*

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1561, 2020**  
**Schedule 1561-B**



Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2  
 Land District: New Westminster District  
 Land title Office: New Westminster

November 25, 2019

**LEGEND**



Boundaries of the Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area as amended.

This is map 1 of 1 constituting Schedule 1561-B attached to and forming part of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1561, 2020*.

\_\_\_\_\_  
 Chair/Vice-Chair

\_\_\_\_\_  
 Corporate Officer/Deputy

To: Electoral Area Services Committee  
From: Pam Loat, Legislative Coordinator

Date: 2020-03-10  
File No: 3920-20

**Subject: Search and Rescue Grant in Aid Extended Service Repeal Bylaw No.1584, 2020**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving three readings to *Fraser Valley Regional District Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020*.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The FVRD currently funds search and rescue programs within all FVRD Electoral Areas and most member municipalities through the sub-regional service area established by *Fraser Valley Regional District Sub-Regional Search and Rescue Service Area Establishment Bylaw No. 0688, 2005*. The City of Abbotsford is the only member municipality not included as a participant in this service.

There are also three extended services established in 1991 by the Regional District of Fraser-Cheam (RDFC) for the sole purposes of providing grants in aid for search and rescue programs within current Electoral Areas B, C, E and H. There are no remaining funds that were requisitioned through these old RDFC extended services.

## DISCUSSION

At the time when Bylaw No. 0688, 2005 was adopted, the grant in aid extended services were not repealed or merged into the sub-regional search and rescue service area. This bylaw is a housekeeping matter to repeal the now obsolete RDFC extended services established by the following bylaws:

- *Hope Volunteer Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 881, 1989;*

- *Kent/Harrison Hot Springs Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 882, 1991;*
- *Chilliwack Volunteer Search and Rescue Team Grant-in-Aid Extended Service Establishment Bylaw No. 896, 1989*

## **CONCLUSION**

Search and rescue programs are currently funded through the FVRD sub-regional service established by Bylaw No. 0688, 2005, and therefore the RDFC grant in aid extended services for Electoral Areas B, C, E and H are obsolete and no longer required.

## **COST**

None.

## **COMMENTS BY:**

**Jaime Reilly, Acting Director of Corporate Affairs**

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. 1584, 2020**

**A Bylaw to repeal Search and Rescue Grant-in-aid Extended Service Area Bylaws**

---

**WHEREAS** the Regional District of Fraser Cheam Board of Directors adopted *Hope Volunteer Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 881, 1989*; *Kent/Harrison Hot Springs Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 882, 1991*; and *Chilliwack Volunteer Search and Rescue Team Grant-in-Aid Extended Service Establishment Bylaw No. 896, 1989* on April 16, 1991 for the purpose of funding grants-in-aid to search and rescue programs in current Electoral Areas B, C, E and H;

**AND WHEREAS** the Board of Directors of the Fraser Valley Regional District (“the Board”) adopted *Fraser Valley Regional District Sub-Regional Search and Rescue Service Area Establishment Bylaw No. 0688, 2005* on July 25, 2006 for the purpose of making contributions to search and rescue programs for all Electoral Areas and select member Municipalities;

**AND WHEREAS** the Board wishes to repeal the Regional District of Fraser Cheam Extended Service Bylaws as funding is now provided through the Sub-Regional Search and Rescue Service;

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020*.

**2) 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.

**3) REPEAL**

The following Regional District of Fraser Cheam Bylaws and any amendments thereto are hereby repealed:

- a. *Hope Volunteer Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 881, 1989*;
- b. *Kent/Harrison Hot Springs Search and Rescue Grant-in-Aid Extended Service Establishment Bylaw No. 882, 1991*;
- c. *Chilliwack Volunteer Search and Rescue Team Grant-in-Aid Extended Service Establishment Bylaw No. 896, 1989*



**4) READINGS AND ADOPTION**

READ A FIRST TIME THIS 18<sup>th</sup> day of March, 2020

READ A SECOND TIME THIS 18<sup>th</sup> day of March, 2020

READ A THIRD TIME THIS 18<sup>th</sup> day of March, 2020

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 30<sup>th</sup> day of September, 2020

ADOPTED THIS day of

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**5) CERTIFICATION**

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Search and Rescue Grant in Aid Extended Service Repeal Bylaw No. 1584, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

\_\_\_\_\_  
Corporate Officer/Deputy

To: Electoral Area Services Committee

Date: 2020-10-15

From: Andrea Antifaeff, Planner 1 and Katelyn Hipwell, Planner 2

File No: 3920-20-1599, 2020

**Subject: Official Community Plan Amendment Bylaw No. 1599, 2020 to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw 1599, 2020* to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line;

**THAT** *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** Director Engar, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed Bylaw 1599, 2020 in accordance with the Local Government Act;

**THAT** in the absence of Director Engar and his Alternate at the time of the Public Hearing with respect to proposed Bylaw No. 1599, 2020 the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated October 15, 2020 for Bylaw 1599, 2020. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system;

**AND FURTHER THAT** the Fraser Valley Regional District Board consider Bylaw 1599, 2020 in relation to the FVRD financial plan and the FVRD waste management plan.

## PRIORITIES

Priority #3 Flood Protection & Management

### STRATEGIC AREA(S) OF FOCUS

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

### BACKGROUND

Official Community Plan Amendment Bylaw No. 1599, 2020 addresses the implementation of two reports regarding the Chilliwack River Erosion Setback Line. The Regional District has commissioned two reports which provided an updated Erosion Setback Line for both the Wilson Road to Baker Trails Area and Slesse Park Area:

- 2016 01 22 – Northwest Hydraulic Consultants (NHC), Chilliwack River Erosion Setback Line Update – Wilson Road to Baker Trails Area; and,
- 2020 03 02 – Kerr Wood Leidal (KWL), Chilliwack River Slesse Park Erosion Setback Line Update.

### DISCUSSION

The Erosion Setback Line (ESL) is an important part of the hazard framework that the FVRD uses to guide development approvals in the Chilliwack River Valley. It identifies the area that could be eroded during a single major flood event with a return frequency of 1:50 to 1:100. The Erosion Setback Line is implemented in Chilliwack River Development Permit Area 2-E.

The Erosion Setback Line was originally set out in 1993 by Hay & Co Consultants based on professional judgement, the location of unprotected low river banks, the presence of bank protection (in 1993), and the possibility of outflanking of existing protection.<sup>1</sup>

Lands within the ESL face significant restrictions on construction because: 1) the consequences of erosion overtaking a development are severe; and, 2) it is very difficult to protect a single property from erosion.

Two recent reports commissioned by the FVRD have assessed the existing Erosion Setback Line in two areas of the Chilliwack River: Wilson Road to Baker Trails; and, Slesse Park. These reports provide an updated setback based on newly available LiDAR data and ortho-imagery as well as site inspections of the area.<sup>2</sup> Details of the revised setbacks are illustrated in Appendix A.

---

<sup>1</sup> Hay & Company. Erosion Setback Line – Chilliwack River Valley. January 29, 1993.

<sup>2</sup> LiDAR, which stands for Light Detection and Ranging, is a remote sensing method that uses light in the form of a pulsed laser to measure ranges (distances) from to the earth's surface from an aircraft. These light pulses—combined with other data recorded by the airborne system — generate precise, three-dimensional information

Proposed Bylaw 1599, 2020 would implement the above mentioned reports into the Official Community Plan for Electoral Areas E and H Bylaw No. 1115, 2011 by:

- Referencing both reports and providing a summary of the reports in Section 10.2 Floodplains and the Chilliwack River Development Permit Area 2-E – Justification see Appendix A;
- Updating the Development Permit Area 2-E guidelines to include new recommendations pertaining to siting of development within a 15m proximity to the Erosion Setback Line;
- Updating legislative references to reflect changes to BC Statutes; and,
- Amending the Erosion Setback Locations to reflect the findings of the reports on Map 2 – Geologic and Stream Hazards (Appendix B).

### Agency Consultation

In accordance with Section 475 of the *Local Government Act*, when adopting or amending an official community plan the Board is required to consult with other organizations and agencies. The Board must consider whether consultation is required with First Nations, senior government agencies and other organizations.

Generally, the Regional District has two approaches to consultation on OCP amendments. The first is a comprehensive approach that involves early and on-going consultation in various forms with individuals, groups and organizations that may be affected by a major OCP update. The second approach usually deals with site-specific or minor amendments that have a relatively small effect on the plan area as a whole. This approach usually involves a referral and a request for comment, whereby a referral is sent to all potentially affected parties prior to a public hearing with a request for comment. If comments are received, they are brought to EASC and Board for consideration and any issues are addressed at this stage.

The nature of the proposed OCP amendment is relatively minor, and therefore the second approach is appropriate for this situation. Early and on-going consultation is not warranted. Furthermore, consultation with adjacent municipalities and regional districts is unnecessary due to the rural location of Chilliwack River Valley-Erosion Setback Line. However, FVRD staff will reach out directly with the property owners that are affected by this change.

Consultation with Chilliwack School District No. 33 should not be required as the proposed OCP amendment would not result in additional parcels or overall density increases and therefore will have no impact on school enrolment.

The following provincial agencies, Ministry of Environment, Ministry of Transportation and Infrastructure and Fraser Health were identified as agencies with a potential interest in the OCP amendment. A referral with the proposed OCP amendment will be sent to each agency requesting comment.

---

about the shape of the land and its surface characteristics. It creates accurate and detailed terrain mapping that was not available in 1993 when the original Hay & Co mapping was produced.

### Indigenous Consultation

The FVRD's Strategic Engagement Officer has identified the Indigenous communities and agencies that may have an interest in the subject Plan amendment.

Majority of the interests are managed through the People of the River Referrals Office (PRRO) and a referral will be sent via the Stó:lō Connect platform. The referral sent to the PRRO will include the following agencies and communities: Tzeachten, Yakweakwioose, Skowkale, Aitchelitz, Ts'elxwéyeqw Tribe, Squiala, Shxwhá:y Village, Stó:lō Nation, Skawahlook, Stó:lō Tribal Council and Soowahlie. The following Indigenous communities are not part of the PRRO and will be sent a referral directly to their offices: Shxw'ow'hamel, Peters, Popkum and Seabird Island.

### Affected Property Consultation

In 2016, when the NHC report was completed, a copy of the report and a letter from the Regional District was sent to all affected properties in the Wilson Road area. Staff recommend that in keeping with previous practice, the Board direct staff to notify all affected properties by letter and provide a copy of the recent KWL report to all affected properties in Slesse Park. Property owners will be invited to meet with FVRD staff to address any questions or concerns they may have.

In addition, at the time of public hearing two newspaper ads will run in the Chilliwack Progress advertising the date, time and place when the public hearing will be conducted. All submissions and comments received at the public hearing will be provided to the Board for consideration.

### Financial Plan & Waste Management Plan

Section 477(3) of the *Local Government Act* requires the Regional Board to consider the proposed amendment in conjunction with the Financial Plan and the Waste Management Plan. After the bylaw has received first reading, referrals will be sent to the FVRD's Director of Finance and the Manager of Environmental Services for comments asking if and how the proposed OCP amendment may affect the current Financial Plan and Solid Waste Management Plan. These comments will be available to the public at the time of the public hearing and they will be included in the second reading memo to the Regional Board. Planning staff do not anticipate that the proposed bylaw amendment will have any impact or be impacted by the Financial Plan or Solid Waste Management Plan.

### Regional Growth Strategy

Similar to the consideration of the Financial Plan and Solid Waste Management Plan, Section 445(1) of the *Local Government Act* requires that an OCP amendment bylaw be consistent with the Regional Growth Strategy (RGS). Staff have sent an internal referral to the Manager of Strategic Planning and their comments will be included in the second reading memo to the Regional Board. Again, Planning Staff do not anticipate that the proposed amendment will have any implications for the RGS.

## **COST**

There are no fees for a staff initiated Official Community Plan amendment. Costs for the public hearing will be borne by the EA Planning budget.

## **CONCLUSION**

Proposed Official Community Plan Amendment Bylaw No. 1599, 2020 addresses outstanding issues with the OCP for Electoral Areas E and H. If the bylaw is given first reading, a public hearing will likely be held in Fall 2020 and the bylaw will return to the FVRD Board for consideration of 2<sup>nd</sup>/3<sup>rd</sup> reading, and potentially adoption, in Winter 2020/2021.

### Alternatives

Alternatively, if the Board has outstanding concerns respecting Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1599, 2020, the Board may wish to refer the bylaw back to staff. In this case, the following resolution would be appropriate:

MOTION: **THAT** Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1599, 2020 be referred back to staff for further consideration.

## **COMMENTS BY:**

### **Graham Daneluz, Director of Planning & Development:**

Reviewed and supported

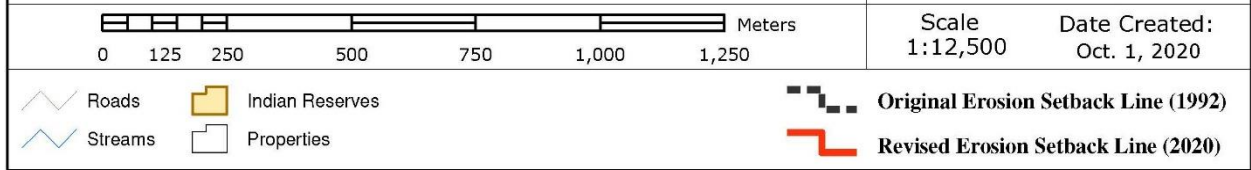
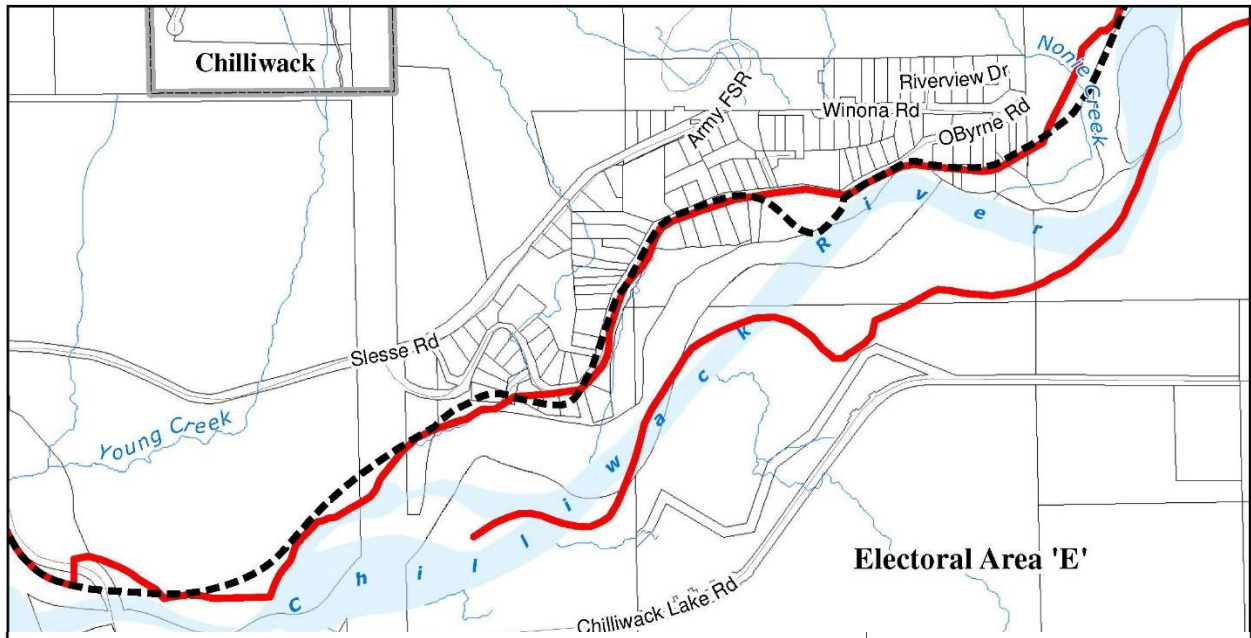
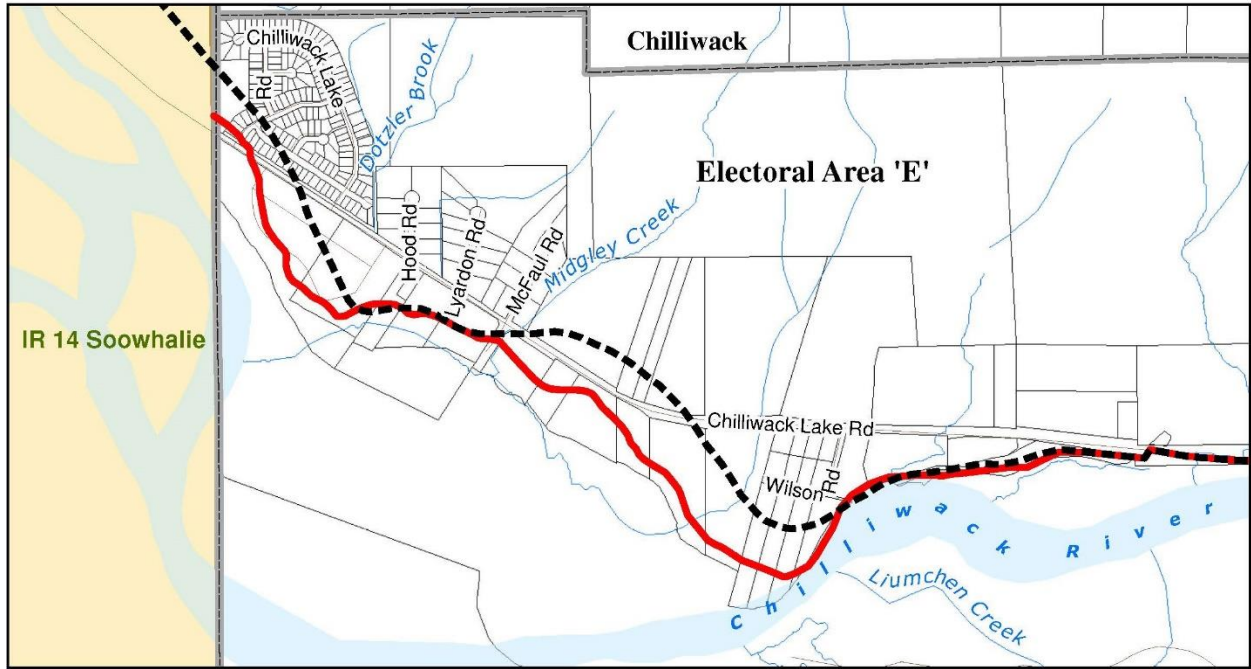
### **Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

### **Jennifer Kinneman, Chief Administrative Officer:**

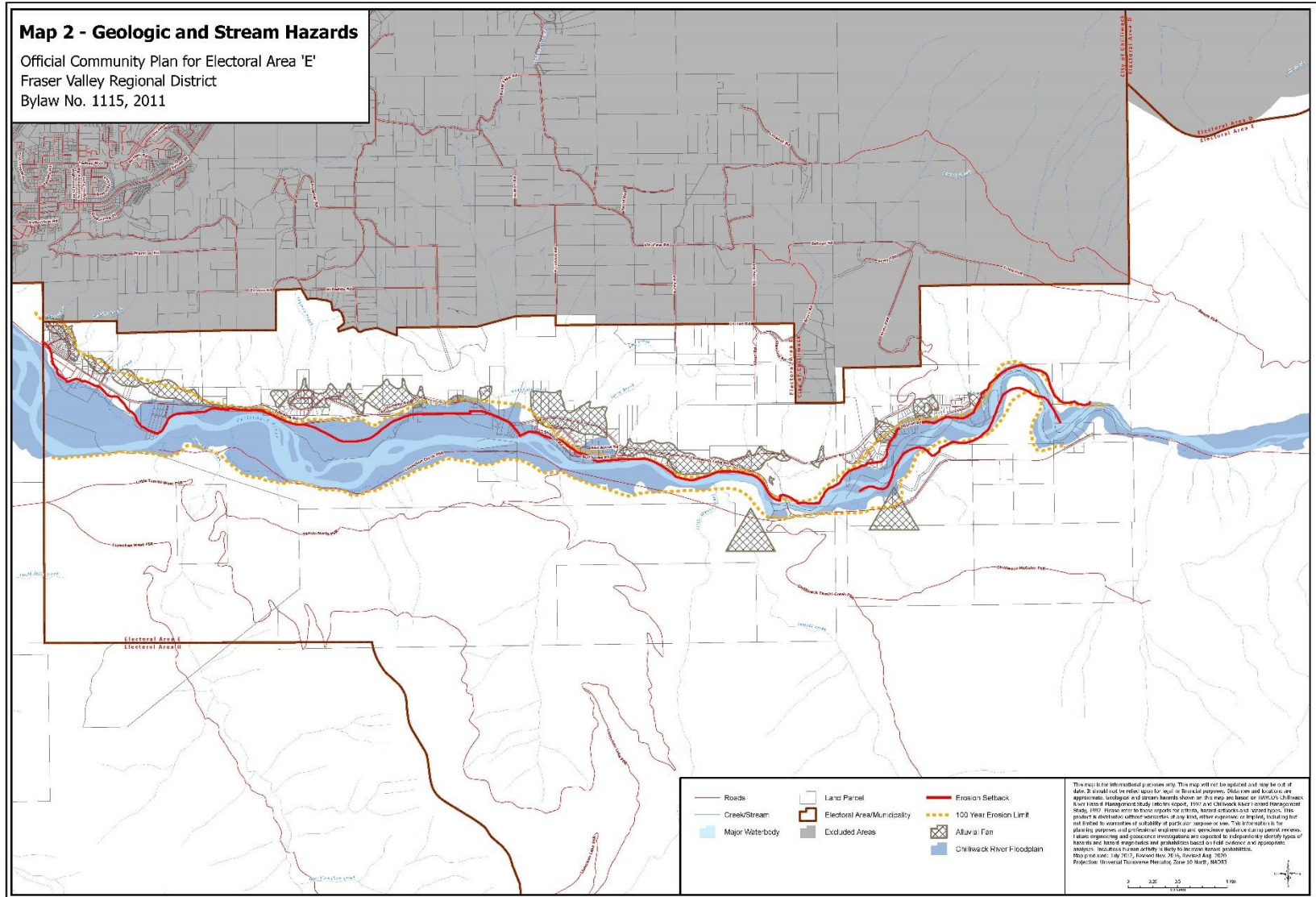
Reviewed and supported.

**Appendix A**  
Revised Setbacks



## Appendix B

### OCP Map 2 – Geologic and Stream Hazards





FRASER VALLEY REGIONAL DISTRICT

BYLAW No. 1599, 2020

A bylaw to amend the Official Community Plan for Electoral Area E and H

---

**WHEREAS** *Fraser Valley Regional District Official Community Plan For Electoral Area E and H Bylaw No. 1115, 2011* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on August 13, 2013;

**AND WHEREAS** the Board has deemed it advisable to amend *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Bylaw No. 1115, 2011*;

**THEREFORE** the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020*.

2) **TEXT AMENDMENT**

That *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Bylaw No. 1115, 2011* be amended by:

a) Replacing Section 10.2 in its entirety and replacing it with:

**10.2 Floodplains**

Locations within identified floodplains are subject to flood construction elevations and setbacks set out in FVRD’s floodplain management bylaw. Two are discussed below as illustrative examples, but a number of other locations within the Plan area are subject to floodplain hazards.

Chilliwack River

In addition to many alluvial fan and mountain stream floodplains, a portion of the Plan area is within the Chilliwack River floodplain.

As noted above, the 1992 Chilliwack River Management Study included a detailed analysis of the hazards associated with the Chilliwack River. The findings of the river hazard assessment were not fully anticipated, particularly with respect to erosion. A series of maps were created which depicted the 1:200 year floodplain, the 100 Year Erosion Limit Line and an Erosion Setback Line. These maps are an integral part of this Plan, forming *Map 2 – Geologic & Stream Hazards*. The Flood Construction Level (FCL)

identified by HAYCO to be used for flood-proofing standards is approximately 0.2 m above the FCL previously established by the Ministry of Environment. The 100 Year Erosion Limit Line represents an estimate of the potential for bank migration over the next 100 years unimpeded by hazard mitigation works such as bank protection or other channel controls. While a large number of existing lots are within this cumulative erosion limit, not all the lots face an immediate threat. The Erosion Setback Line defines areas subject to possible erosion in the next major event (approximately 1:50 to 1:100 in frequency).

The hazard mapping produced by HAYCO reflects judgments or calculations based on information, techniques and knowledge available at the time mapping was undertaken. As such, it is subject to review, correction or adjustment from time to time as additional information and experience is made available. In 2003, the Chilliwack River erosion and flood hazard lines in the area of Baker Trails and Auchenway Road were reviewed by Golder Associates. Golder concluded that the Erosion Setback Line in both areas is at about the right place but that, "flood hazards may now be more severe than described earlier" due to significant changes that have taken place in the river channel.

The reports and resultant hazard mapping originally produced by HAYCO reflects judgements or calculations based on information, techniques and knowledge available at the time mapping was undertaken and they continue to provide a sound basis for understanding and management in the Chilliwack River Valley. However, given the report was completed in 1992 it is subject to review, correction or adjustment from time to time as additional information and experience is made available. Since this work was completed in 1993, the following changes have occurred:

- changes in river geomorphology which may affect the design flood profile;
- new flood protection infrastructure;
- new information, technologies and techniques for understanding river dynamics are available; and,
- values and requirements regarding fish habitat and fisheries impacts have changed.

As such, the FVRD has commissioned three separate updates to the Erosion Setback Line in various specific locations of the Chilliwack River since the original report was issued. These updates are as follows:

- Northwest Hydraulic Consultants Ltd. Chilliwack River Sub-Area Six Review. Erosion and Flooding Hazards. February 20, 2003 and Northwest Hydraulic Consultants Ltd. Chilliwack River Sub-Area Nine Review. Erosion and Flooding Hazards. February 20, 2003;
- Northwest Hydraulic Consultants Ltd. Chilliwack River Erosion Setback Line Update – Wilson Road to Baker Trails Area. January 22, 2016; and,

- Kerr Wood Leidal Consulting Engineers. Chilliwack River Slesse Park – Erosion Setback Line Update. March 2, 2020.

On existing lots, the Erosion Setback Line guides where new construction can be permitted. Construction should be permitted outside of this Line (away from the river) where the property owner is willing to offer a covenant acknowledging that although the property may be outside the Erosion Setback Line, it lies within the 100 Year Erosion Limit Line and may be affected in the long term by river erosion if bank protection is not completed. Residential construction closer to the River than the Erosion Setback Line should not be permitted without the implementation of mitigation measures designed and certified by a Professional Engineer with hydraulic geotechnical experience to reduce the probability of the site being affected by erosion.

Additionally, the Chilliwack River Hazard Management Outline Plan should be comprehensively updated. This work began in 2009 with the *Chilliwack River Fish-Hazard Management Strategy – Phase 1* report and should be continued.

Flood hazard management strategies should be coordinated with the Vedder River Management Plan Committee which oversees the management of flood protection infrastructure and stream channel maintenance on the Chilliwack River within the City of Chilliwack.

#### Blue Creek

Flooding problems associated with Blue Creek in Columbia Valley have been present since at least the 1980's. They were documented by the Ministry of Environment in 1985 and investigated by Thurber Engineering LTD on behalf of FVRD in 1998 and 2002. The following is a summary from the 2002 report by Thurber Engineering titled *Blue Creek, Columbia Valley Design of Water and Debris Retention Basins, Geotechnical Investigation*.

Blue Creek transports water, mud and gravelly debris in a confined channel to the lower reaches of its alluvial fan until it reaches Maple Falls Road. Sometime in the past, creek flows were directed beneath a low bridge and, eventually into a culvert on Maple Falls Road, into a deep natural depression north of the road. This action promoted seasonal drainage of agricultural land on the lower fan but it also allowed creek water and sediment to escape from the fan and to reach Maple Falls Road.

The depression is a glacial kettle that formed after a stranded mass of glacial ice was buried by glacial gravel. The buried ice melted away causing the surface materials to subside and form a closed depression with no natural drainage outlet.

Although Blue Creek water and sediment discharges may have been held in the depression for some time, it is likely that it immediately began to fill with mud, sand, gravel and organic debris. Rates of water and sediment delivery on Blue Creek probably increased drastically with the advent of logging in its upper basin located in Washington State.

Over the last several decades, the depression has filled with sediment and there is now no storage capacity to handle summer and winter flood flows. As a result, flood water covers Maple Falls Road where it forms a considerable hazard and threatens two homes with inundation. Excess water spills southwestward along the road and poses considerable nuisance or possible flood risk to three more homes.

Sediments have been periodically excavated from the kettle, but the benefit of such works appears to be very temporary. Blue Creek's flood hazards are conditioned by several technical problems, all of which make a long-term flood protection solution difficult and expensive to achieve. At the time of writing this Plan, the Province of British Columbia has funding to undertake a clean out of the kettle feature in co-operation with the property owner as early as June 2012. Nevertheless, the policies of this plan support continued efforts to work with local property owners to identify solutions to the Blue Creek flooding problem.

#### Flood Protection Infrastructure

A variety of flood protection infrastructure exists in the Plan area. Fraser Valley Regional District maintains the following infrastructure that provides a defined level of protection, meets provincial standards, and is routinely inspected and maintained:

- the Wilson Road Dyke is a standard dyke that protects the area surrounding Wilson Road and Chilliwack Lake Road from flooding and erosion from the Chilliwack River;
- the Frosst Creek dyke and debris dam provide flood protection to the community located on the Frosst Creek alluvial fan near the south end of Cultus Lake; the works consist of two debris basins and a dyke located along the south side of the creek;
- the Rexford Creek debris basin is designed to protect the Williamsburg development from debris flow and / or debris flood events; and,
- the Tank, Guy and Wash Creek training berms and debris basins provide protection from debris flows and floods to the Baker Trails Village.

In addition, there are a number of informal flood protection works that provide some level of protection but do not meet provincial standards and are not routinely inspected or maintained, including:

- berms and stream bank protection (riprap) along the north side of Chilliwack River near Bell Acres and Slesse Park which reduce flooding and erosion but are discontinuous, subject to outflanking and overtopping and are damaged during high river flows;
- a debris basin within the road right-of-way on the south side of Chilliwack Lake Road on Bell Brook that is maintained by the Ministry of Transportation & Infrastructure as required; and,

- a range of flood protection works on private land constructed and maintained by property owners.

The policies of this plan guide the Regional Board when considering taking on new flood protection works. As well, they encourage senior governments to fund upgrades to “orphan” flood protection structures, which are not owned and maintained by a responsible authority, to meet provincial standards. In this event, the Board and the local community may wish to consider the formation of a local service area to provide for ongoing operation and maintenance of these flood protection structures.

- b) Replacing Section 14.2 Category of Designation with:

“Chilliwack River Development Permit Area No. 2-E” is designated pursuant to Section 488(1)(b) of the Local Government Act for the protection of the natural environment and protection of development from hazardous conditions.

- c) Replacing Section 14.2 Justification with:

Erosion and flooding hazards in the Chilliwack River Valley between Baker Trail Village and Slesse Park are documented by Hay & Company Consultants (HAYCO)<sup>1</sup>, Northwest Hydraulic Consultants Ltd. (NHC)<sup>2</sup> and Kerr Wood Leidal Consulting Engineers (KWL)<sup>3</sup>. The maps produced by HAYCO as part of this study indicate the 1:200 year floodplain of the Chilliwack River and the estimated limit of erosion over 100 years. The original map produced by HAYCO (1992) and updates by NHC (2016) and KWL (2020), show the possible extent of erosion during a single major erosion event (the Erosion Setback Line). In addition portions of this area were reviewed and updated in 2003 by Golder Associates. These studies and the hazards they assess are described in more detail in Section 10 of this Plan.

The hazards documented in the HAYCO, NHC and KWL reports present significant risks to the safety of people and property in the Chilliwack River Valley. Development Permit Area 2-E is established to reduce these risks when new development is proposed in potentially hazardous areas. It also provides guidelines to minimize the impact of development within the floodplain on water resources and riparian areas (which support river and stream bank stability).

Footnotes:

1 Hay & Company Consultants Inc. Erosion Setback Line – Chilliwack River Valley. January 29, 1993.

2 Northwest Hydraulic Consultants Ltd. Chilliwack River Sub-Area Six Review. Erosion and Flooding Hazards. February 20, 2003.

Northwest Hydraulic Consultants Ltd. Chilliwack River Sub-Area Nine Review. Erosion and Flooding Hazards. February 20, 2003.

Northwest Hydraulic Consultants Ltd. Chilliwack River Erosion Setback Line Update –

Wilson Road to Baker Trails Area. January 22, 2016.

3 Kerr Wood Leidal Consulting Engineers. Chilliwack River Slesse Park – Erosion Setback Line Update. March 2, 2020.

d) Replacing Section 14.2.4 with:

A site-specific geotechnical report by a qualified professional engineer with training and experience in high energy river engineering may be required pursuant to section 491 (4) of the Local Government Act.

e) Adding new Section 14.2.9 as follows and renumbering subsequent sections:

The Erosion Setback Line is a general line for planning purposes and not intended as a layout line for construction of new development that may be situated close to the setback. Proposed developments sited within 15m of the established Erosion Setback Line may be required to determine through a topographic survey sealed by a British Columbia Land Surveyor the precise location of the Erosion Setback Line.

f) Replacing Section 14.2.12 with:

A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Sections 491(1)(a), (b), (c), (d) and (e) of the Local Government Act.

### 3) **MAP AMENDMENT**

That *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Bylaw No. 1115, 2011* be amended by:

a) Replacing Map 2 – Geologic and Stream Hazards with the map attached hereto as Map 2 – Geologic Stream Hazards.

### 4) **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.

### 5) **READINGS AND ADOPTION**

READ A FIRST TIME THIS

A PUBLIC HEARING WAS HELD THIS

READ A SECOND TIME THIS

READ A THIRD TIME THIS

ADOPTED THIS

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

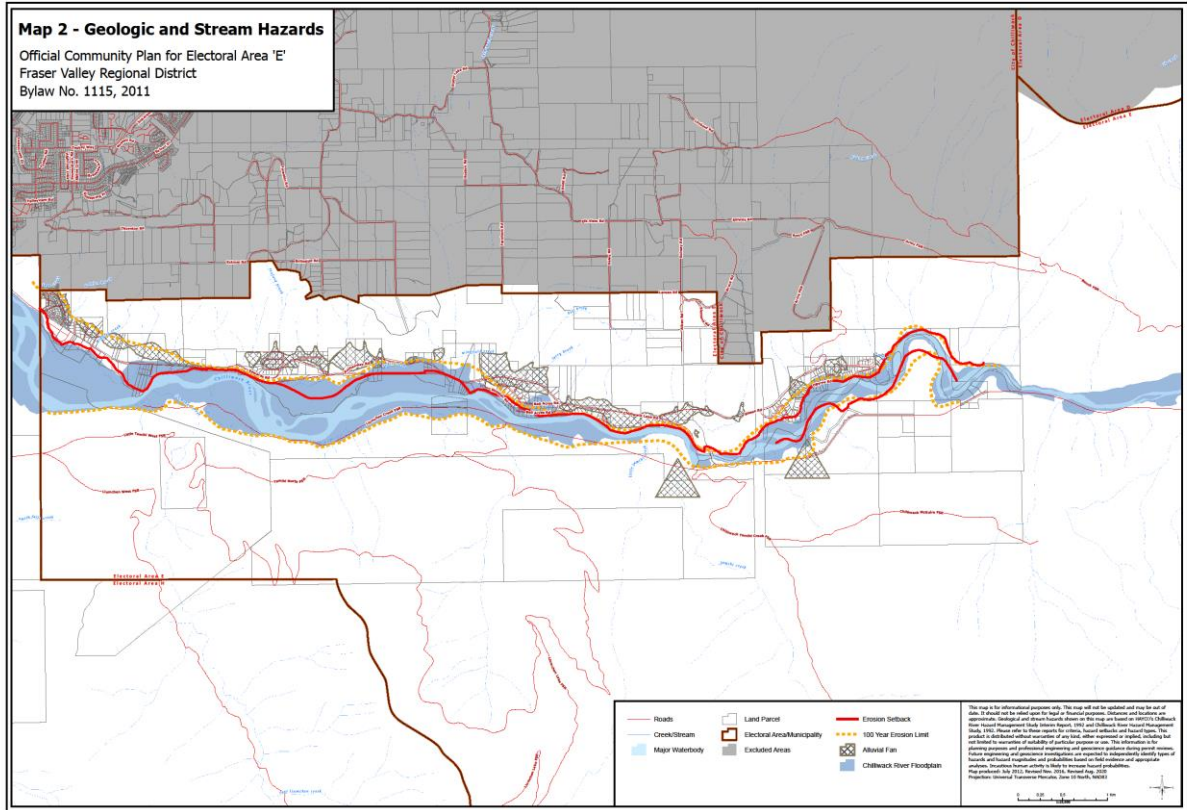
6) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

\_\_\_\_\_  
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1599, 2020  
Schedule 1599-A



This is map 1 of 1 constituting Schedule 1599-A, attached to and forming part of *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020*



To: Electoral Area Services Committee  
From: Gavin Luymes, Planning Technician

Date: 2020-10-15  
File No: DVP 2020-10

**Subject: Application for Development Variance Permit 2020-10 to reduce required setbacks for the existing patio and proposed addition to the Sasquatch Inn at 46001 Lougheed Highway, Area C**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-10 to reduce highway and rear setbacks for the property located at 46001 Lougheed Highway, Area C, subject to consideration of any comments or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Provide Responsive & Effective Public Services

## BACKGROUND

The property owner of 46001 Lougheed Highway has applied for a Development Variance Permit to reduce two setbacks for the Sasquatch Inn (Appendix A: Site Plan):

1. To reduce the rear lot line setback from 6.0 metres (19.7 feet) to 1.84 metres (6.05 feet) to facilitate construction of a proposed addition to the Sasquatch Inn; and
2. To reduce the setback from Lougheed Highway and the rear lot line from 7.6 metres (24.9 feet) and 6.0 metres (19.7 feet) to 0.0 metres (0.0 feet) to permit the existing elevated patio.

Under Development Permit 2002-11, the rear lot line setback for the Sasquatch Inn was reduced from 6.0 metres (19.7 feet) to 0.75 metres (2.46 feet). This variance has since expired and a new variance is required for the proposed addition. The proposed addition is to accommodate larger and more accessible washrooms and expand the kitchen, office, and cooler area. The applicant states that the addition does not increase seating capacity. The applicant has submitted a building permit application (BP014909) for the addition.

The requested variance for the existing patio is required to obtain a building permit for the structure. The patio was constructed without a building permit. As part of the proposed addition, the applicant must obtain a building permit for the existing patio, which requires a setback of 0.0 metres.

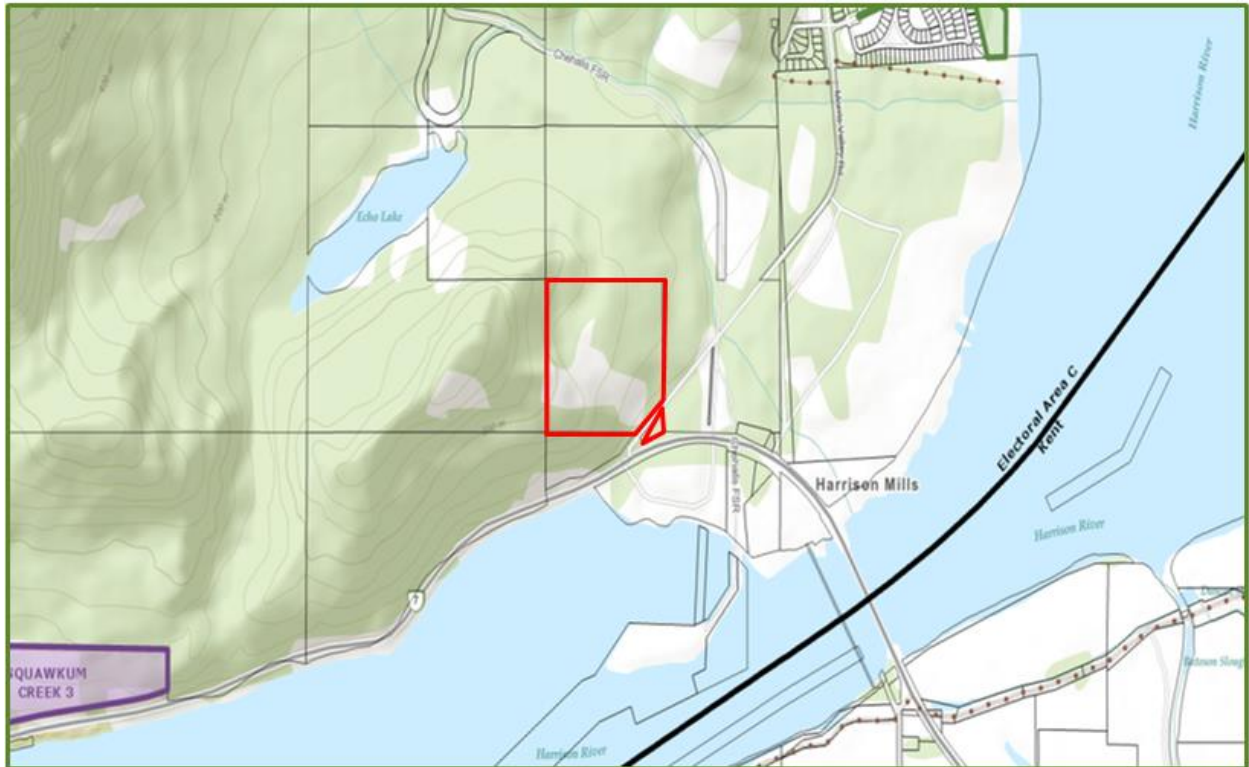
**PROPERTY DETAILS**

<b>Electoral Area</b>	C		
<b>Address</b>	46001 Lougheed Hwy		
<b>PID</b>	018-643-710		
<b>Folio</b>	776.06725.000		
<b>Lot Size</b>	40.524 acres		
<b>Owner</b>	Sasquatch Inn Ltd (Bruce MacLean)	<b>Agent</b>	Lacey Developments (Samantha Eddy)
<b>Current Zoning</b>	Rural (R); Highway Commercial (C-2)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Highway Commercial (HC); Limited Use (L); Rural (R)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Commercial	<b>Proposed Use</b>	No change
<b>Development Permit Areas</b>	1-C – Geological Hazard; 2-C – Environmentally Sensitive Habitat Resources; 3-C – Riparian Areas		
<b>Agricultural Land Reserve</b>	No		

**ADJACENT ZONING & LAND USES**

<b>North</b>	^	Limited Use (LU); Forest
<b>East</b>	>	Limited Use (LU); Forest, Morris Valley Rd
<b>West</b>	<	Limited Use (LU); Forest
<b>South</b>	v	Rural (R); Forest, Lougheed Hwy

# NEIGHBOURHOOD MAP



# PROPERTY MAP



## **DISCUSSION**

To evaluate the requested variance, staff considered the variance rationale, neighbourhood impact, position of the Ministry of Transportation and Infrastructure, development requirements, and internal referrals. The requested variance is significant. It would result in a 70% setback reduction for the addition and no setback for the elevated patio. However, staff recommend the variance be issued for the following reasons:

- The requested variance is appropriate for constructing an addition to the Sasquatch Inn and required to obtain a building permit for the existing patio. The property shape means a setback variance would be required for any such addition;
- The Sasquatch Inn is an existing building that provides significant community benefits and was permitted under a greater variance in 2002;
- The requested variance is not expected to negatively impact neighbouring properties or the Lougheed Highway right-of-way;
- The Ministry of Transportation and Infrastructure has issued a Highway Setback Permit for the existing patio;
- Staff will ensure all development requirements are met during the development permit and building permit review process; and
- The FVRD departments of Building and Bylaw Enforcement stated that the existing patio requires a building permit, which in turn requires the requested variance.

Given these considerations, staff recommend the Fraser Valley Regional District Board issue Development Variance 2020-10.

### **Variance Rationale**

The applicant states that the requested rear lot line variance will facilitate removal of a dated portion of the Sasquatch Inn and replacement with a contemporary addition. The addition will allow for larger and more accessible washrooms and expand the kitchen, office, and cooler area. The applicant advises that the addition will increase business potential and modernize the kitchen, cooler, and washrooms to current standards. The addition does not increase seating capacity. The applicant is requesting a rear lot line setback of 1.84 metres (6.05 feet) for the proposed addition and Development Permit 2002-11 previously reduced this setback to 0.75 metres (2.46 feet), which has since expired. The property shape means a setback variance would be required for any such addition to the Inn.

The applicant has also requested a highway and rear setback of 0.0 metres for the existing elevated patio. The patio was constructed without a building permit. The applicant is required to obtain a building permit for the elevated patio before the proposed addition can be permitted. The requested variance is required to permit the existing patio structure.

## **Neighbourhood Impact**

The requested variance is not expected to negatively impact neighbouring properties.

The proposed addition adjoins a vacant forested property and requires a smaller variance than was previously issued for the property in 2002.

The existing patio adjoins the same vacant forested property. Though the patio is 0.0 metres from the Lougheed Highway right-of-way, this portion of the right-of-way is dedicated to parking. The patio is approximately 15 metres (49 feet) from the highway travel lanes. No bylaw enforcement complaints have been received for the existing patio.

The applicant has submitted three letters of support from neighbouring property owners for the requested variance.

## **Ministry of Transportation and Infrastructure**

The existing patio is within 4.5 metres of the Lougheed Highway right-of-way and therefore requires a Highway Setback Permit from the Ministry of Transportation and Infrastructure. The Ministry of Transportation and Infrastructure issued a Highway Setback Permit for the existing patio on September 10, 2020. The Highway Setback Permit allows the existing patio to be located within 4.5 metres of the Lougheed Highway right-of-way. The Ministry of Transportation and Infrastructure is satisfied with the location of the patio in relation to Lougheed Highway.

The parking area for Sasquatch Inn is entirely within the Lougheed Highway right-of-way but separated from the travel lanes by a concrete barrier. Ministry of Transportation and Infrastructure staff confirmed this but expressed no issue with the parking lot and stated that Sasquatch Inn is responsible for maintaining the barrier and this portion of the right-of-way (Appendix B: Ministry of Transportation and Infrastructure Correspondence).

## **Development Requirements**

The proposed addition and existing patio must meet all legislated development requirements. These include development permit and floodplain management requirements. The proposed addition and existing patio require a Development Permit under the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area "C", Morris Valley, Harrison Mills and Lake Errock, Bylaw No. 0020, 1998* to ensure geological hazards are mitigated.

The proposed addition also involves expansion of washrooms at the Sasquatch Inn. Staff will ensure all necessary septic approvals from the Fraser Health Authority are obtained during the building permit review process.

## **Internal Referrals**

As part of the variance review process, the application was shared with FVRD departments of Building, Bylaw Enforcement, Emergency Services, and Engineering for comment. No comments or concerns were received from Emergency Services or Engineering.

The Bylaw Compliance & Enforcement Officer stated that the unpermitted existing patio should be addressed by the requested variance and building permit process.

The Manager of Inspection Services stated that the existing patio requires a building permit and noted that the proposed addition must meet BC Building Code requirements. No building permit will be issued for the proposed addition unless the existing patio is also permitted.

## **COST**

The application fee of \$1,300 has been received.

## **CONCLUSION**

The requested variance is required to permit the existing patio and proposed addition to the Sasquatch Inn. The requested variance is not expected to negatively impact neighbouring properties, the Ministry of Transportation and Infrastructure has issued a Highway Setback Permit to facilitate the variance, and staff will ensure all development and legislative requirements are met during the building permit and development permit processes. The requested variance for the proposed addition is less significant than the variance previously issued for the property. For these reasons staff recommend the Fraser Valley Regional District Board issue Development Variance Permit 2020-10.

If the variance were not issued, the proposed addition could not be constructed as designed. The property owner would be unable to obtain a building permit for the existing patio.

## **Options**

### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2020-10 to reduce highway and rear setbacks for the property located at 46001 Lougheed Highway, Area C, 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 Board refuse Development Variance Permit 2020-10.

**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 Board refer the application for Development Variance Permit 2020-10 to staff.

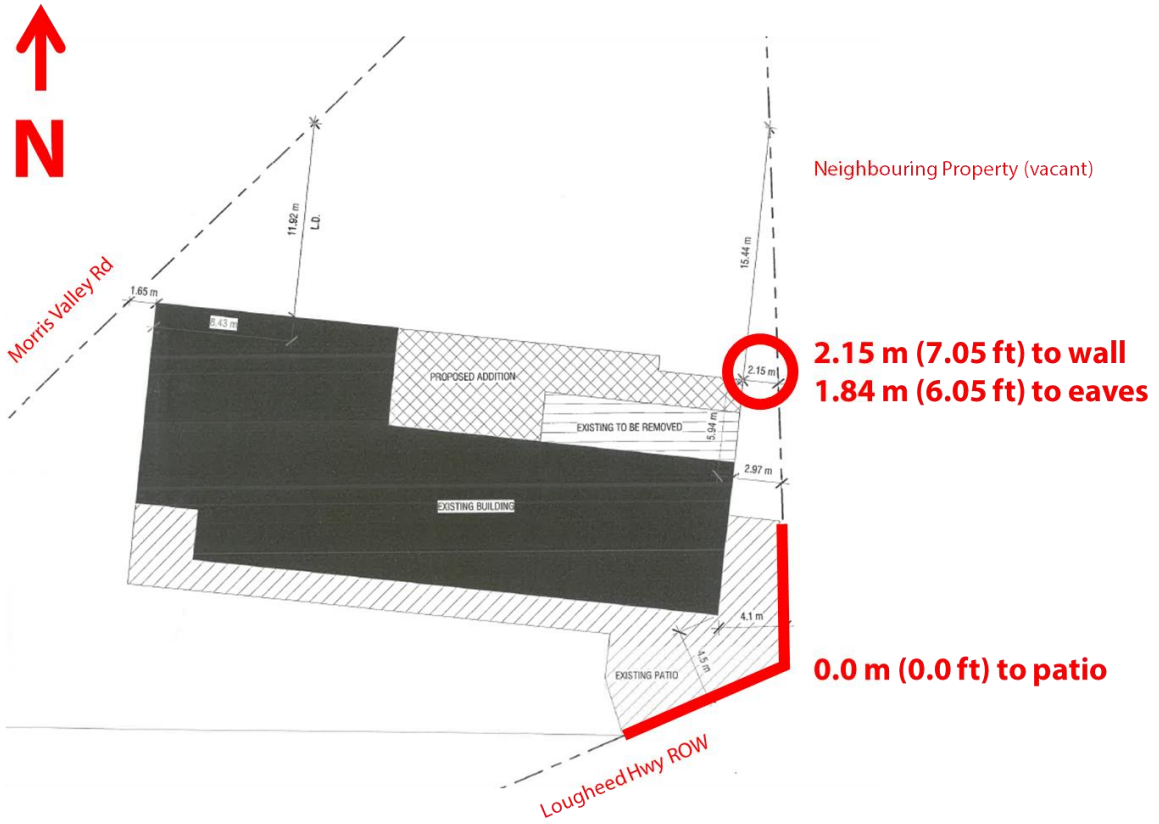
**COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed & supported.

**Kelly Lownsborough, Chief Financial Officer/ Dir. of Financial Services:** Reviewed & supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

# APPENDIX A: SITE PLAN





## APPENDIX B: MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE CORRESPONDENCE



Thu 2020-07-23 10:14 AM

McGowan, Kevin TRAN:EX

RE: 46001 Lougheed Highway (Sasquatch Inn) Highway Setback/Encroachment

To: Gavin Luymes

You forwarded this message on 2020-07-23 10:35 AM.

[Bing Maps](#)

+ G

Hi Gavin –

It doesn't appear that we have ever issued a setback permit for the existing patio but they should apply and I can issue one.

I spoke with the Area Manager, Neal Moulton, and we don't believe there has ever been any formalized agreement for the parking area, other than we don't maintain it and it has been the responsibility of Sasquatch Inn to maintain (including the barrier at that location).

Regards,

**Kevin McGowan**

**Development Officer**

Ministry of Transportation and Infrastructure  
45890 Victoria Avenue, Chilliwack, BC V2P 2T1



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

---

**Permit No.** Development Variance Permit 2020-10      **Folio No.** 776.06725.000

---

**Issued to:** Sasquatch Inn Ltd.

---

**Address:** 46001 Lougheed Hwy

---

**Applicant:** Lacey Developments

---

**Site Address:** 46001 Lougheed Hwy

---

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 A SECTION 27 AND 34 TOWNSHIP 3 RANGE 30 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER  
DISTRICT PLAN LMP14861  
PID: 018-643-710

---

### 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 By-law for Electoral Area "F", 1978 of the Regional District of Fraser-Cheam* is **varied** as follows:

Division Seven, Section 704 (a) and Division Three, Section 302, 1 (a) (i) shall be varied from the required setback of 7.6 metres (24.93 feet) from the highway right-of-way boundary to 0.0 metres for the patio structure fronting Lougheed Highway as illustrated on Schedule "B": Site Plan.

Division Seven, Section 704 (c) shall be varied from the required setback of 6 metres (19.68 feet) from the rear lot line to 0.0 metres (0.0 feet) for the patio structure and 1.84 metres (6.05 feet) for the proposed addition as illustrated on Schedule "B": Site Plan.

---

### 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. 014909.
5. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.

### 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 (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or 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 014909. The notice shall take the form of Appendix I attached hereto.

---

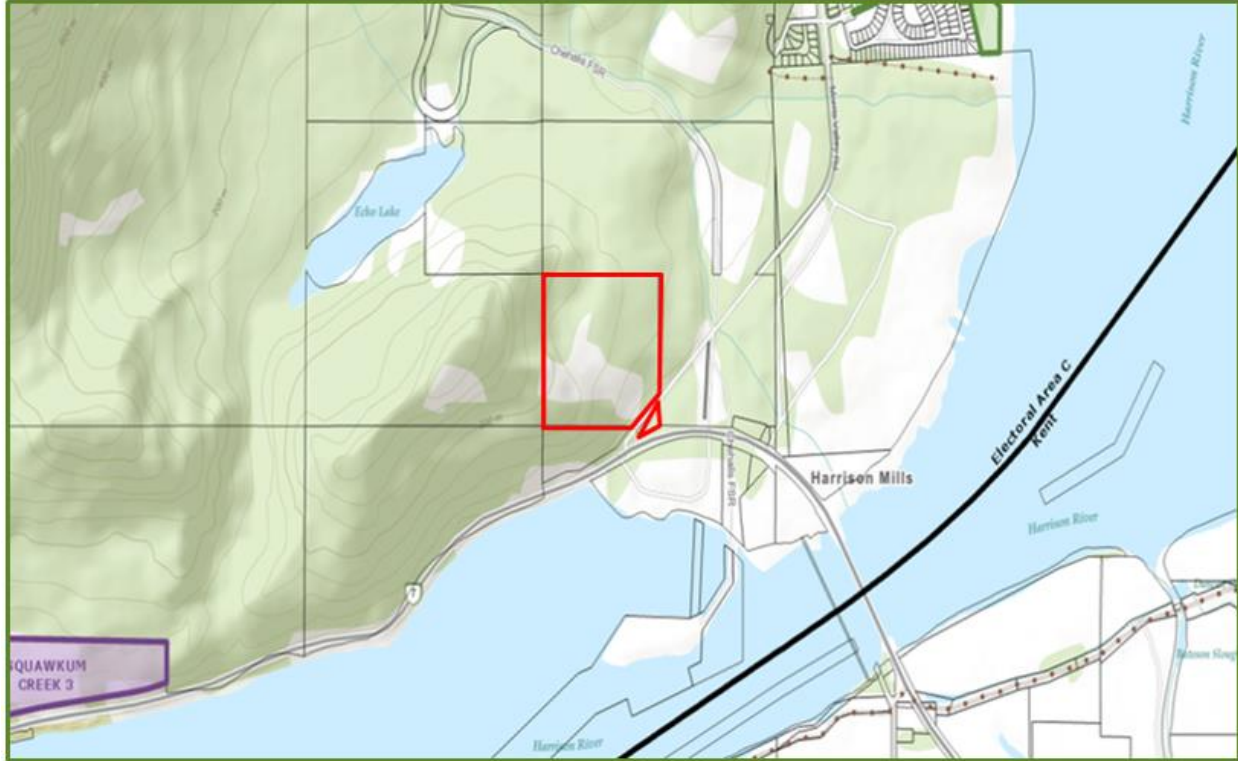
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 15th DAY OF OCTOBER, 2020.

---

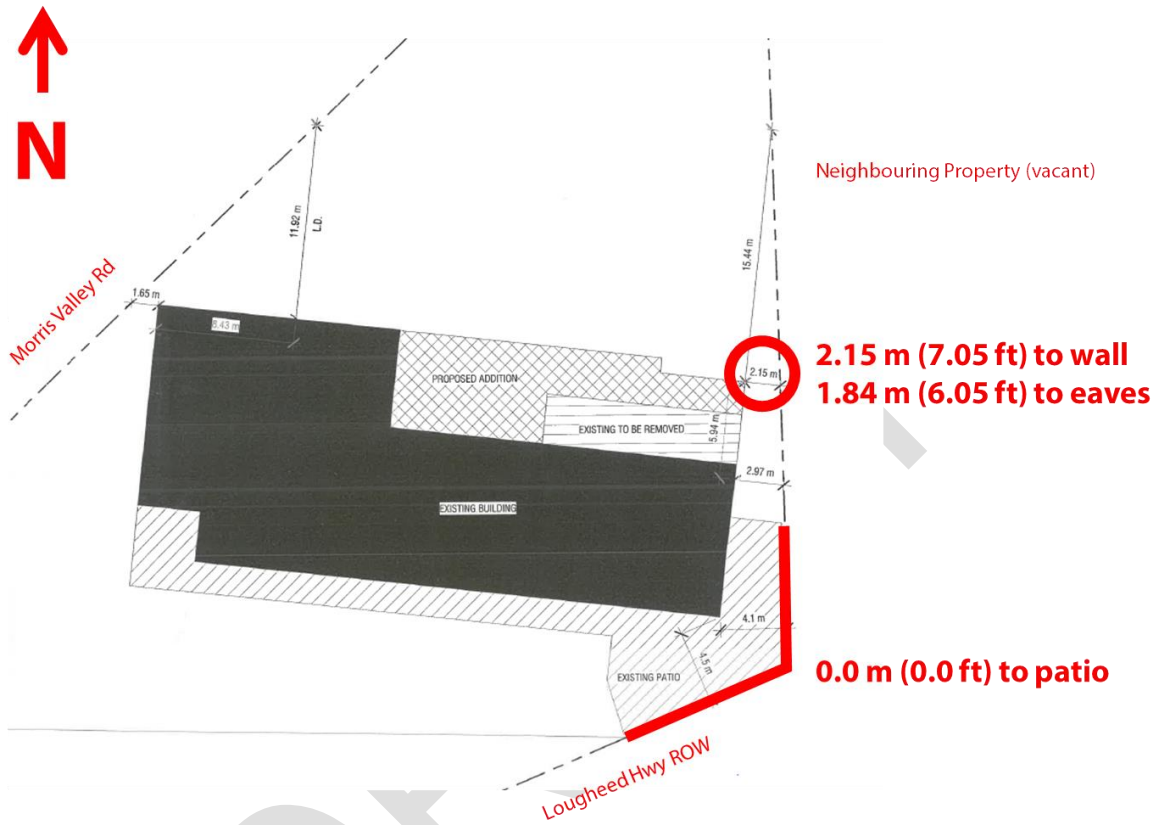
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

**DEVELOPMENT VARIANCE PERMIT 2020-10**  
**SCHEDULE "A"**  
**Location Map**



# DEVELOPMENT VARIANCE PERMIT 2020-10 SCHEDULE "B" 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 \$ \_\_\_\_\_ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 46001 Lougheed Highway PID 018-643-710

Legal Description Lot A Block \_\_\_\_\_ Section 27/34 Township 3 Range 30 Plan LMP14861

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>Sasquatch Inn Ltd</u> <u>Bruce Maclean</u>	Signature of Owner 	Date
Name of Owner (print)	Signature of Owner	Date


Owner's Contact Information

Address <u>PO Box 26 Harrison Mills</u>	City
	Fax <u>604 110</u>



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

Agent I hereby give permission to Samantha Eddy 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 <u>Samantha Eddy</u>	Company <u>Lacey Developments Ltd</u>
Address <u>10811 Brooks Road</u>	City <u>Berodue</u>
	Postal Code <u>V0M 1G0</u>
	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date <u>June 22, 2020</u>
---	------------------------------

Development Details

Property Size 40.524 acres Present Zoning C-2  
Existing Use Hotel, pub, liquor store  
Proposed Development To renovate Sasquatch Inn to allow for a small existing bump out removed

Proposed Variation / Supplement The proposed addition will encroach on the East property line - the building currently encroaches and has been approved previously.

(use separate sheet if necessary)

Reasons in Support of Application The structure currently encroaches, and the proposed addition will support and enhance the business of Sasquatch Inn. The portion to be removed is older and cannot be repaired - the new addition will allow for larger washrooms that will facilitate access for wheelchairs and mobility impaired people - it will also allow for expanded kitchen, office and cooler area. The proposed addition does not increase the seats, and will improve business.



Considering the impact of COVID-19 on the hospitality and restaurant business, this addition will allow us to host dinners in the rear yard in a long table format. It will allow us to increase our business potential and modernize our kitchen, cooler and washrooms to current standards.

We have the support of surrounding community members – and this proposed addition encroaches in a manner similar to what has been approved previously.

**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.

## 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
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			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:	
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			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:
<b>Reports</b>			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@fvrd.ca](mailto:FOI@fvrd.ca).



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 \$ \_\_\_\_\_ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 46001 Lougheed Highway PID 018-643-710

Legal Description Lot A Block \_\_\_\_\_ Section 27&34 Township 3 Range 30 Plan LMP14861

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) <b>Bruce Maclean</b>	Signature of Owner 	Date <b>August 07, 2020</b>
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address [REDACTED]		City Harrison Mills	
Email [REDACTED]			Postal Code [REDACTED]
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]	

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

**Agent** I hereby give permission to Lesa Lacey to act as my/our agent in all matters relating to this application.

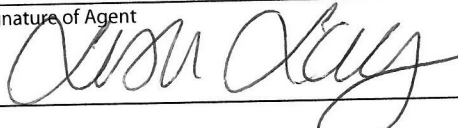
Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent <b>Lesa Lacey</b>		Company <b>Lacey Developemnts Ltd.</b>
Address [REDACTED]		City <b>Deorche</b>
Email [REDACTED]		Postal Code [REDACTED]
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]

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 40.524 acres Present Zoning C-2/R-2

Existing Use Hotel, pub, and liquor store

Proposed Development To renovate the Sasquatch Inn to allow for a small existing bump out removed and patio

Proposed Variation / Supplement The proposed addition will encroach on the East property line (2.15m from lot line) and 0m from front and side lot lines for the patio. The building currently encroaches and has been approved previously.

(use separate sheet if necessary)

Reasons in Support of Application The structure currently encroaches, and the proposed addition will support and enhance the business of Sasquatch Inn. The portion to be removed is older and cannot be repaired - the new addition will allow for larger washrooms that will facilitate access for wheelchairs and mobility impaired people. It will also allow for expanded kitchen, office, and cooler area. The proposed addition does not increase the seats, and will improve business...(cont. on next page)

Considering the impact of COVID-19 on the hospitality and restaurant business, this addition will allow us to host dinners in the rear yard in a long table format. It will allow us to increase our business potential and modernize our kitchen, cooler and washrooms to current standards.

We have the support of surrounding community members – and this proposed addition encroaches in a manner similar to what has been approved previously.

**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.

## 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
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			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:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			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:	
<b>Reports</b>			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@fvrd.ca](mailto:FOI@fvrd.ca).





PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure

Chilliwack Area Office
45890 Victoria Avenue
Chilliwack, BC V2P 2T1
Canada

("The Minister")

AND:

Sasquatch Inn Ltd.
46001 Lougheed Highway
Harrison Mills, British Columbia VOM 1L0
Canada

("The Permittee")

WHEREAS:

A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;

B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely; to allow Setback permit for building patio within 4.5m setback to the highway right of way, located at 46001 Lougheed Highway, as shown on drawing M4055-01.

C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
4. If the structures are to be removed or destroyed for any reason, they must be replaced at 4.5 meters from the legal boundary of all road allowances.
5. Please be advised that in the event of future road widening, the Ministry of Transportation may ask the applicant to re-locate or remove the permitted structures at the applicant's expense.



6. There shall be no further encroachments into the 4.5m setback.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Chilliwack, British Columbia, this 10 day of September, 2020

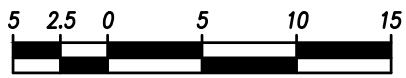
\_\_\_\_\_  
On Behalf of the Minister

**SITE PLAN OF PART OF LOT A  
SECTION 27 AND 34 TOWNSHIP 3  
RANGE 30 WEST OF SIXTH MERIDIAN  
NEW WESTMINSTER DISTRICT  
PLAN LMP14861**

MOTI FILE:  
FVRD FILE:

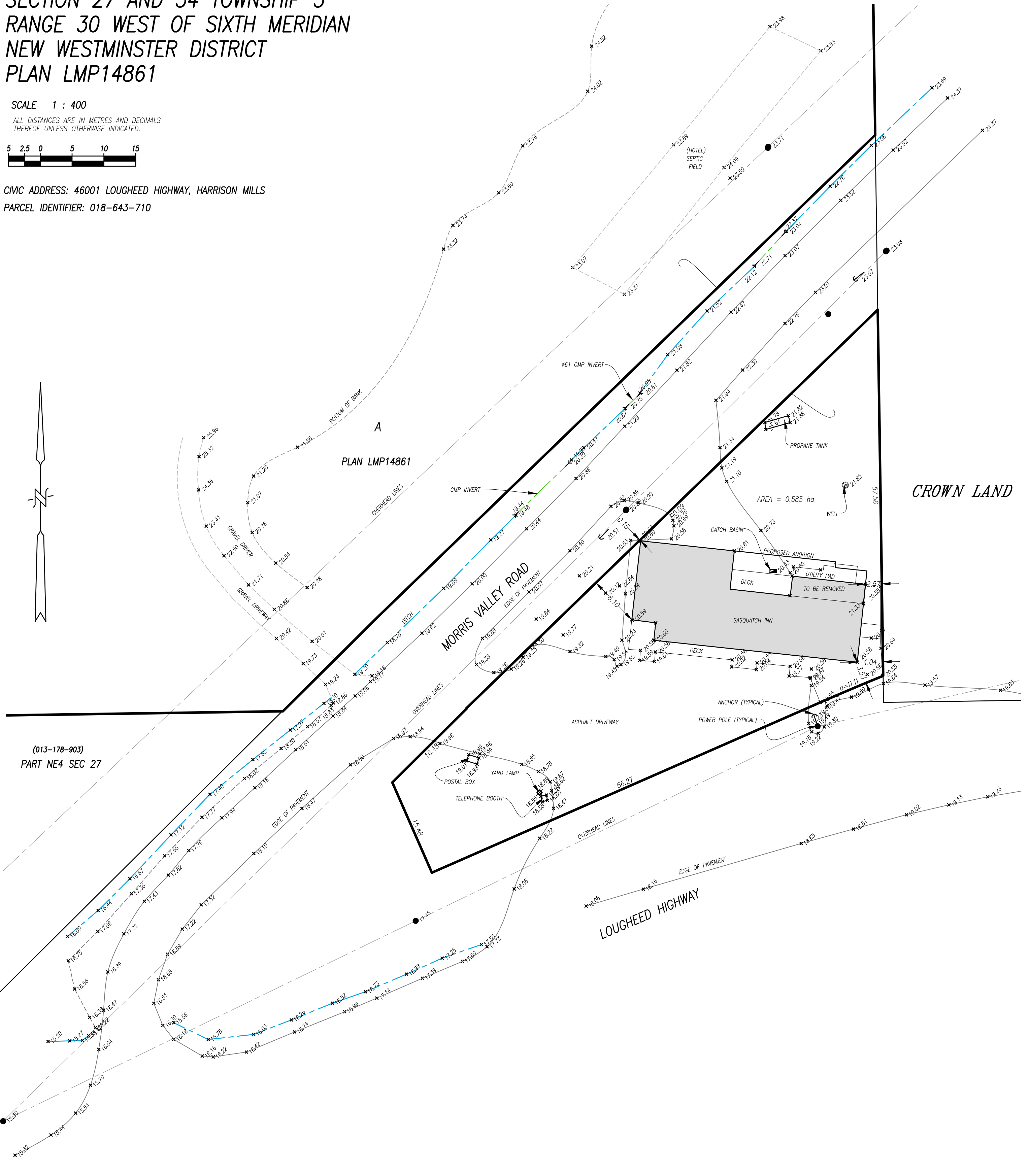
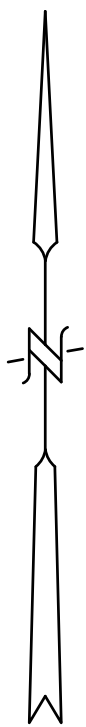
SCALE 1 : 400

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 46001 LOUGHEED HIGHWAY, HARRISON MILLS

PARCEL IDENTIFIER: 018-643-710



(013-178-903)  
PART NE4 SEC 27

LOT DIMENSIONS DERIVED FROM  
PLAN LMP14861

ELEVATIONS ARE IN METRES (GEODETIC)  
ELEVATIONS REFERENCED TO  
CGVD28 (HTv2.0)

CHARGE(S) ON TITLE WITHOUT REFERENCE TO  
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

161555C STATUTORY RIGHT OF WAY  
BH374216 COVENANT  
BH374218 COVENANT  
BV349069 COVENANT

INFORMATION REGARDING TOPOGRAPHY AND UNDERGROUND SERVICES  
IS COMPILED FROM FIELD SURVEY AND SERVICE LOCATION PLANS.  
ALL U/G SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE  
CONFIRMED BY THE USE OF PIPE LOCATOR (M-SCOPE) AND  
MANUAL DIGGING.

SURVEYED:

MARCH 22, 27 & 28, 2018

DATED THIS 25TH DAY OF AUGUST, 2020

WADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-9561 OR 463-4753  
FILE: M4055-01

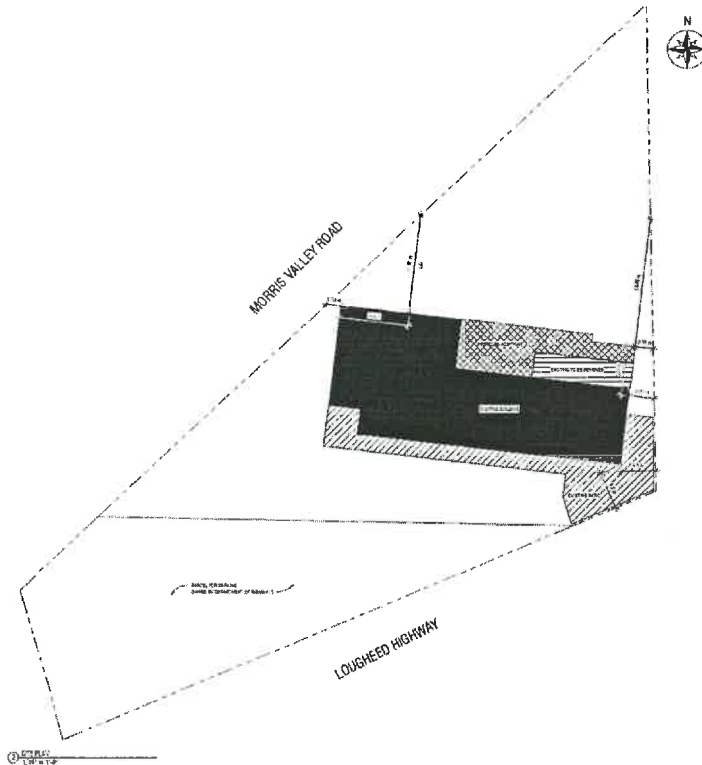
PREPARED FOR: SASQUATCH INN LTD

DEVON PALLMANN, B.C.L.S.

Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

To the Planning Department,

We understand that the Sasquatch Inn is applying for a Development Variance Permit in order to build an addition on the back of the Inn.



As a neighbouring property owner, we support the development variance permit application and this application.

Don't hesitate to contact me with any questions or concerns.

Sincerely,

Ted Swaine  
General Manager

Sandpiper Golf Course

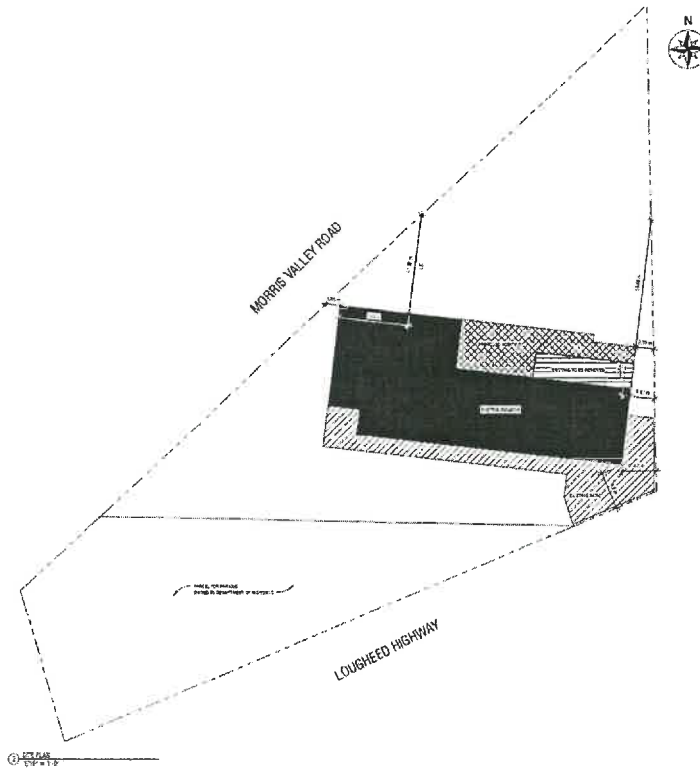
Fraser Valley Regional District

45950 Cheam Avenue

Chilliwack, BC V2P 1N6

To the Planning Department,

We understand that the Sasquatch Inn is applying for a Development Variance Permit in order to build an addition on the back of the Inn.

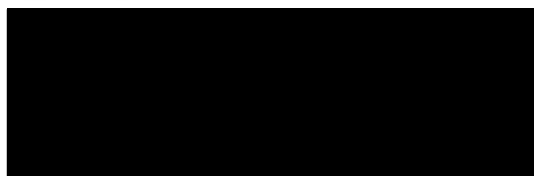


As a neighbouring property owner, we support the development variance permit application and this application.

Don't hesitate to contact me with any questions or concerns.

Sincerely,

*Chris Lepine*  
Chris LEPINE



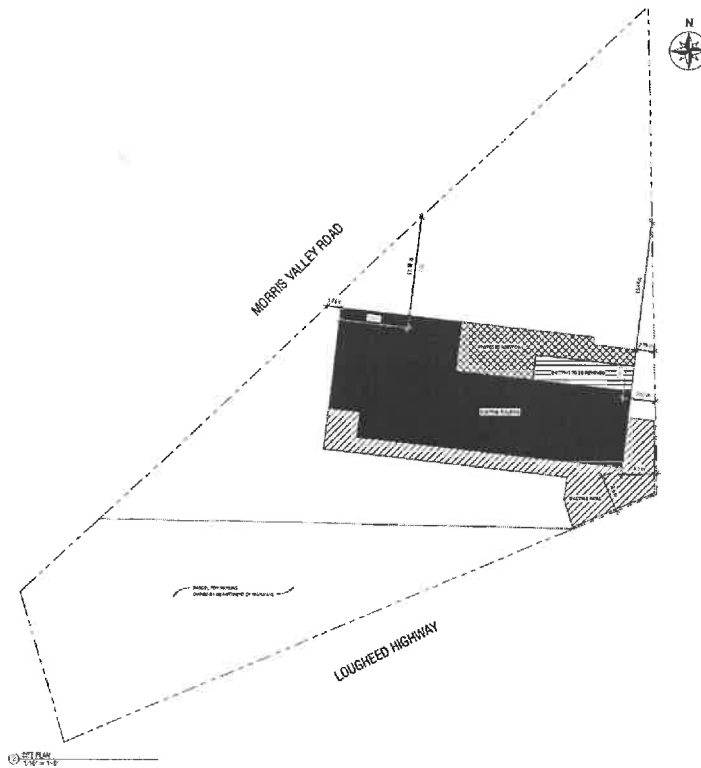
Fraser Valley Regional District

45950 Cheam Avenue

Chilliwack, BC V2P 1N6

To the Planning Department,

We understand that the Sasquatch Inn is applying for a Development Variance Permit in order to build an addition on the back of the Inn.



As a neighbouring property owner at 46090 Lougheed Highway, Harrison Mills, BC V0M 1L0, we support the development variance permit application and this application.

Don't hesitate to contact me with any questions or concerns.

Sincerely,

Erik Lacey

**Kristen Kohuch**

---

**From:** Planning Info  
**Sent:** October 27, 2020 12:19 PM  
**To:** Kristen Kohuch  
**Cc:** Jaime Reilly  
**Subject:** FW: 46001 Lougheed Highway - DVP2020-10

Hi Kristen,

Public comment on DVP 2020-10 at 46001 Lougheed Hwy, Area C.

Thank you,

Gavin Luymes  
Planning Technician

Fraser Valley Regional District  
45950 Cheam Avenue, Chilliwack, BC V2P 1N6  
604-702-5074 | [fvrld.ca](http://fvrld.ca)

**From:** Erik Lacey <[erik@laceydevelopments.com](mailto:erik@laceydevelopments.com)>  
**Sent:** October 27, 2020 11:17 AM  
**To:** Planning Info <[planning@fvrld.ca](mailto:planning@fvrld.ca)>  
**Subject:** 46001 Lougheed Highway - DVP2020-10

Attn Gavin,

As a neighbouring property owner at 46090 Lougheed Highway – I am in strong support of the development variance permit for the Sasquatch Inn. The Sasquatch Inn is a key business in our area and I support the development variance permit in order to improve their business – especially in light of difficulties around COVID.

Erik Lacey  
Lacey Developments Ltd.  
10811 Brooks Road, Deroche V0M 1G0  
Phone: (604) 826-2215 Cell: [REDACTED] Fax: (604) 814-2749  
Email: [erik@laceydevelopments.com](mailto:erik@laceydevelopments.com)  
[www.laceydevelopments.com](http://www.laceydevelopments.com)

*2020 marks our 21<sup>st</sup> year in business - check us out on [Houzz](#) and like us on [Facebook](#)!*  
*We are a proud member of CHBA, 2020 CHBA-Fraser Valley Best Custom Home Builder, Best Production Home, Best Certified Home, Best Any Room Renovation, Best Kitchen Renovation, 2020 Georgie & CHBA National Awards of Excellence for Best Production Home, 2019 CHBA-Fraser Valley Best Custom Home Winner & Best Interior Design, 2019 Georgie Awards Finalist for Best Custom Home and Best Website, 2018 CHBA-Fraser Valley Best Custom Home Winner, 2017 CHBA-Fraser Valley Residential Renovator of the Year, winner of Mission Regional Chamber of Commerce 2016 Big Bang Award, 2016 CHBA National Awards for Housing Excellence winner for Best Whole Home Renovation, 2014 National SAM Finalist and 2013 Georgie Finalist!*

To: Electoral Area Services Committee  
 From: Gavin Luymes, Planning Technician

Date: 2020-10-15  
 File No: DVP 2020-18

**Subject: Application for Development Variance Permit 2020-18 to vary the maximum height for an accessory building at 45713 Elizabeth Drive, Electoral Area H**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height for an accessory building from 5.0 metres to 6.4 metres at 45713 Elizabeth Drive, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The property owners have applied for a Development Variance Permit to vary the maximum height requirement for an accessory building under *Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam*. The property owners have supplied preliminary plans but have not submitted a building permit application.

PROPERTY DETAILS			
<b>Electoral Area</b>	H		
<b>Address</b>	45713 Elizabeth Dr		
<b>PID</b>	003-198-847		
<b>Folio</b>	733.03802.100		
<b>Lot Size</b>	0.58 acres		
<b>Owner</b>	Jill and Sheilan Laing	<b>Agent</b>	Roy Vander Wyk (Cheam Building & Design)
<b>Current Zoning</b>	Urban Residential (RS-1)	<b>Proposed Zoning</b>	No change

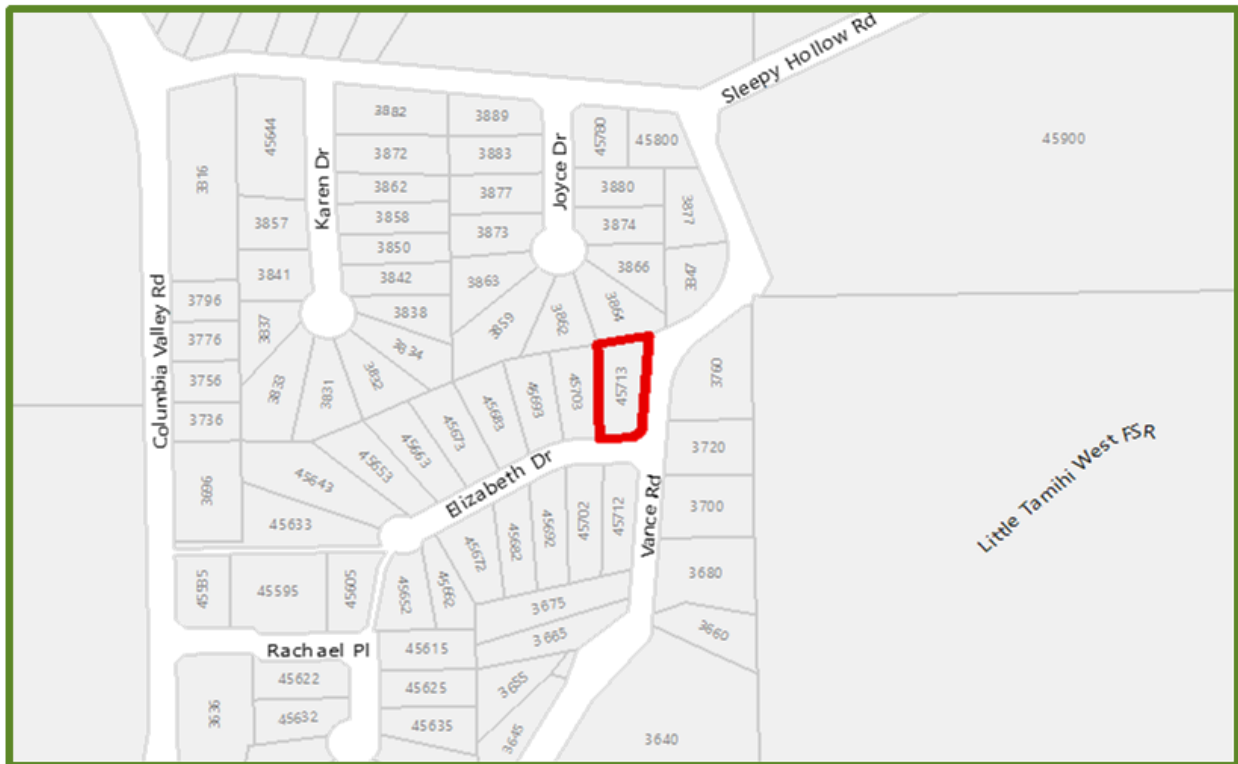


<b>Current OCP</b>	Suburban Residential (SR)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Residential	<b>Proposed Use</b>	No change
<b>Development Permit Areas</b>	5-E Riparian Areas		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Urban Residential (RS-1); Single Family Dwelling
<b>East</b>	>	Urban Residential (RS-1); Single Family Dwelling, Vance Road
<b>West</b>	<	Urban Residential (RS-1); Single Family Dwelling
<b>South</b>	v	Urban Residential (RS-1); Single Family Dwelling, Elizabeth Drive

### NEIGHBOURHOOD MAP



**PROPERTY MAP**



**DISCUSSION**

The property owners have applied to increase the permitted height from 5.0 metres to 6.4 metres for a proposed accessory building at 45713 Elizabeth Drive (Appendix A: Preliminary Plans). The building footprint is 1020 square feet (95 square metres). The requested height variance is intended to accommodate a storage building with a peaked roof and upper loft. The upper loft is approximately 241 square feet in area (22.3 square metres). The following height variance is requested:

<b>Permitted Height</b>	<b>Requested Height</b>	<b>Variance</b>
5.0 metres (16.4 feet)	6.4 metres (21.0 feet)	1.4 metres (4.6 feet)

Though variances do not create precedent, the Board has granted three similar variances over the past six years on nearby properties, including an identical variance for the neighbouring property. The requested variance of 1.4 metres is within the range of previous variances:

<b>Address</b>	<b>Variance Request</b>	<b>Status</b>
45652 Elizabeth Drive	0.6-metre increase in height	Approved (Sept. 30, 2014)
3833 Karen Drive	1.8-metre increase in height	Approved (Jun. 28, 2016)
45703 Elizabeth Drive	1.4-metre increase in height	Approved (Feb. 26, 2019)

To evaluate the requested variance, staff assessed the proposed use and impact on surrounding properties. Staff are satisfied that the requested variance itself does not create a non-permitted use and neighbouring properties are not anticipated to be negatively impacted. For these reasons, staff recommend the variance be issued subject to consideration of comments or concerns from the public.

### **Proposed Use**

The applicants state that the proposed building will be for permitted garage, storage, and home office use. Staff are confident in this statement. However, there is potential that the proposed building could be converted to a non-permitted accessory residential or temporary tourist accommodation use in the future for the following reasons:

- The Cultus Lake area is a popular destination for tourism and short-term rentals;
- The requested variance could facilitate a two-storey building with either one or both floors dedicated to residential use;
- The property is not large enough to accommodate a secondary dwelling under the 2019 *Secondary Dwellings Policy*;
- The proposed building contains an enclosed space marked “office” and bathroom; and
- The building will have separate access from Vance Road whereas the existing dwelling is accessed from Elizabeth Drive.

Based on these factors, staff evaluated whether the requested variance would itself create a non-permitted secondary dwelling or temporary tourist accommodation use. Despite the above considerations, staff are satisfied that the requested variance itself does not create a non-permitted residential or temporary tourist accommodation use for the following reasons:

- The property owners have confirmed in writing that the building is not for residential use or going to be used to generate any sort of profit (Appendix B: Confirmation of Use);
- The upper loft can only be accessed from inside the proposed building. If the upper loft were accessible from outside the proposed building, the space could more easily become a self-contained suite;
- The upper loft is relatively small (241 square feet) and open entirely to the garage below. The loft is not an enclosed or self-contained space;
- The size and design of doors and windows is not consistent with accessory residential or tourist accommodation use;
- The proposed accessory building could be converted to unlawful residential or temporary tourist accommodation use regardless of the requested variance; and
- The Development Variance Permit will state that no residential use, temporary tourist accommodation use, or cooking facilities are permitted in the proposed building.

While it is possible the proposed building could be unlawfully converted to a non-conforming use in the future, based on the submitted plans, staff are satisfied that the requested variance would not create a building with an increased risk of conversion to non-conforming uses in the future.

### **Development Requirements**

Preliminary plans submitted by the applicants appear to meet all setback requirements. Staff will ensure all other requirements are met during the building permit review process, including those of the Zoning Bylaw, BC Building Code, Official Community Plan, and Floodplain Management Bylaw.

### **Impact on Neighbouring Properties**

The requested variance is not expected to significantly impact neighbouring properties. The proposed building is approximately 14 metres (46 feet) from neighbouring properties to the north (3864 Joyce Drive) and west (45703 Elizabeth Drive). Large clusters of trees screen the proposed building from properties to the north. Staff consider these setbacks sufficient to mitigate the requested 1.4 metres of additional height.

### **Internal Referrals**

The variance application and preliminary plans were forwarded to the FVRD departments of Building, Bylaw Enforcement, Emergency Services, and Engineering for comment and consideration. No issues or objections were raised regarding the variance or preliminary plans.

### **Neighbourhood Notification and Input**

All property owners within 30 metres (100 feet) of the property will be notified by FVRD of the variance application and given the opportunity to provide written comments or attend the Board meeting to state their comments. Staff have encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail out application. To date no letters of support or objection have been received.

### **COST**

The application fee of \$1,300 has been paid by the applicants.

### **CONCLUSION**

Staff are satisfied that the requested height variance of 1.4 metres will not create a non-permitted use or negatively impact surrounding properties. For these reasons staff recommend the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height from 5.0 metres to 6.4 metres for the proposed accessory building at 45713 Elizabeth Drive, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

## **Options**

### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height from 5.0 metres to 6.4 metres for the proposed accessory building at 45713 Elizabeth Drive, Electoral Area H, 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 Board refuse Development Variance Permit 2020-18 for the proposed accessory building at 45713 Elizabeth Drive, Electoral Area H.

### **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 Board refer to staff the application for Development Variance Permit 2020-18 for the proposed accessory building at 45713 Elizabeth Drive, Electoral Area H.

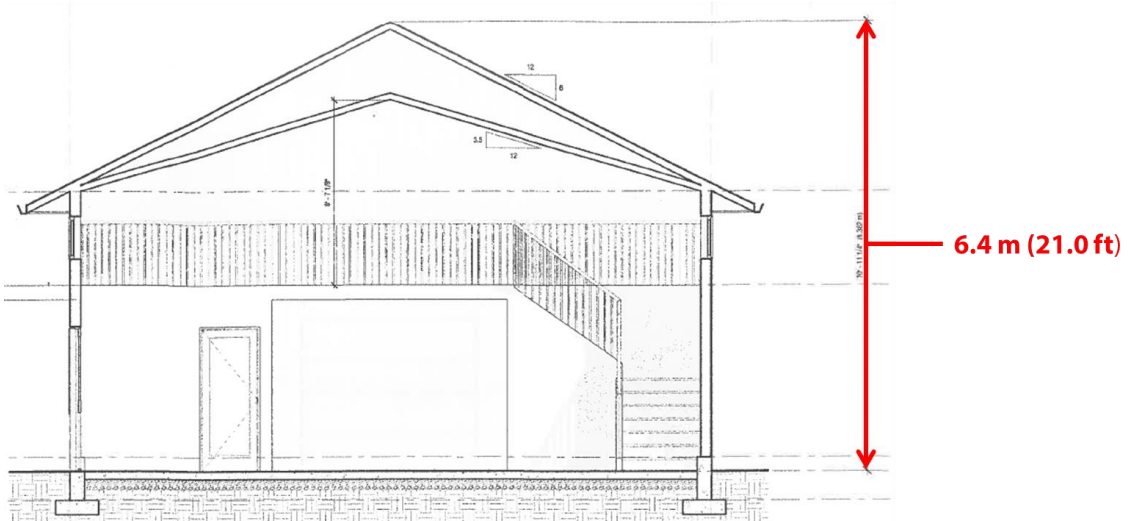
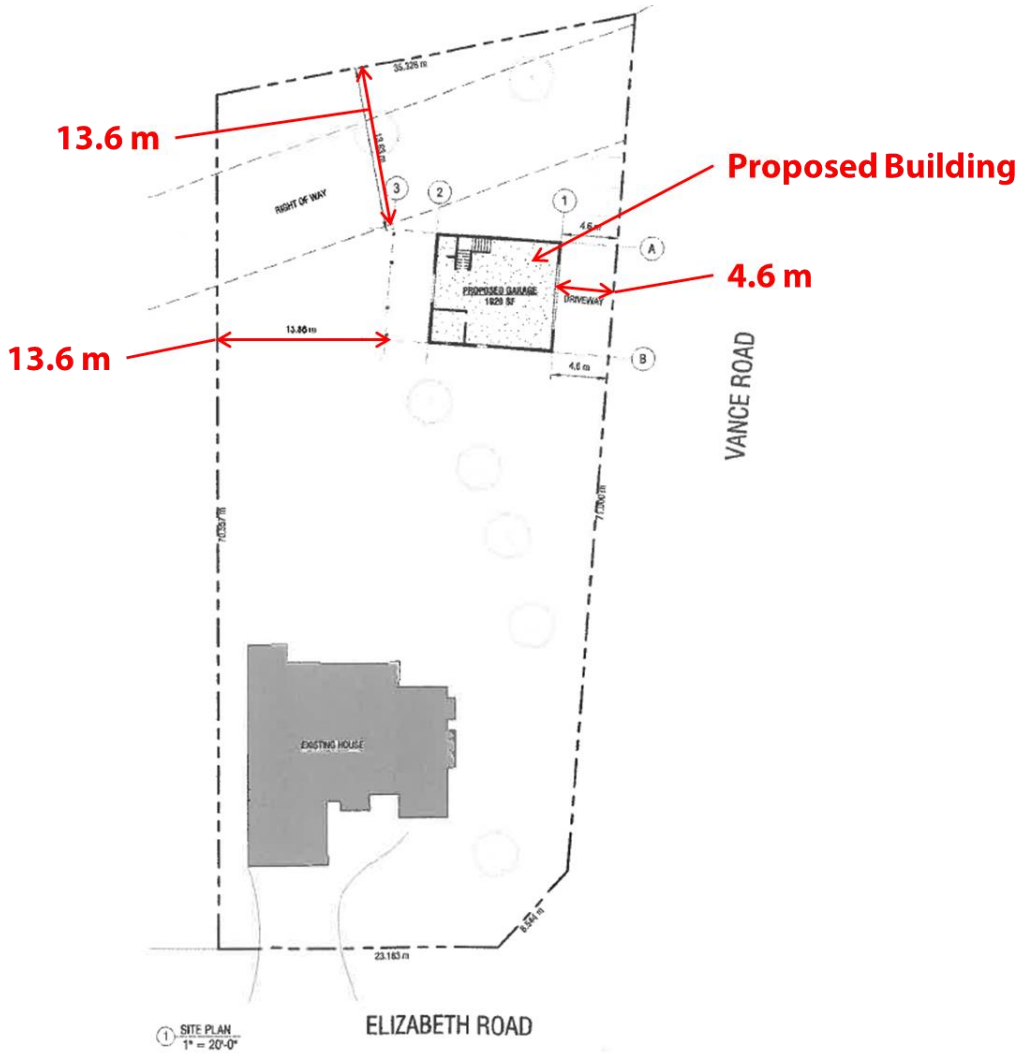
## **COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported

**Kelly Lownsbrough, Chief Financial Officer/ Dir. Financial Services:** Reviewed and supported

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

**APPENDIX A: PRELIMINARY PLANS**



## APPENDIX B: CONFIRMATION OF USE



Fri 2020-09-25 8:09 AM

Laing, Jill

RE: Your Development Variance Permit Application

To Gavin Luymes

Cc 'Sheilan Laing'

---

Hi Gavin,

Yes, we're hoping to have a small office in there for my husband to work out of, should he need to. The building is not for residential use or going to be used to generate any sort of profit.

**Jill Laing**



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

---

**Permit No.** Development Variance Permit 2020-18      **Folio No.** 733.03802.100

---

**Issued to:** Sheilan Kenneth Ian Laing & Jill Ste Marie Laing

---

**Address:** 45713 Elizabeth Drive, Electoral Area H

---

**Applicant:** Roy Vander Wyk (Cheam Building Design)

---

**Site Address:** 45713 Elizabeth Drive, Electoral Area H

---

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 61 SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT PLAN NWP62825  
PID: 003-198-847

---

### 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:

Section 8.3.3 (c) is varied by increasing the maximum height of an accessory building from 5.0 metres (16.4 feet) to 6.4 metres (21.0 feet)

---

### 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. This variance is for an accessory building. No residential use, temporary tourist accommodation use, or cooking facilities are permitted in the building. Any use of the building for purposes that do not conform to the relevant Zoning Bylaw is prohibited.
5. A Building Permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.

---

## 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 (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or 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 2020-18. 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 27th DAY OF OCTOBER, 2020

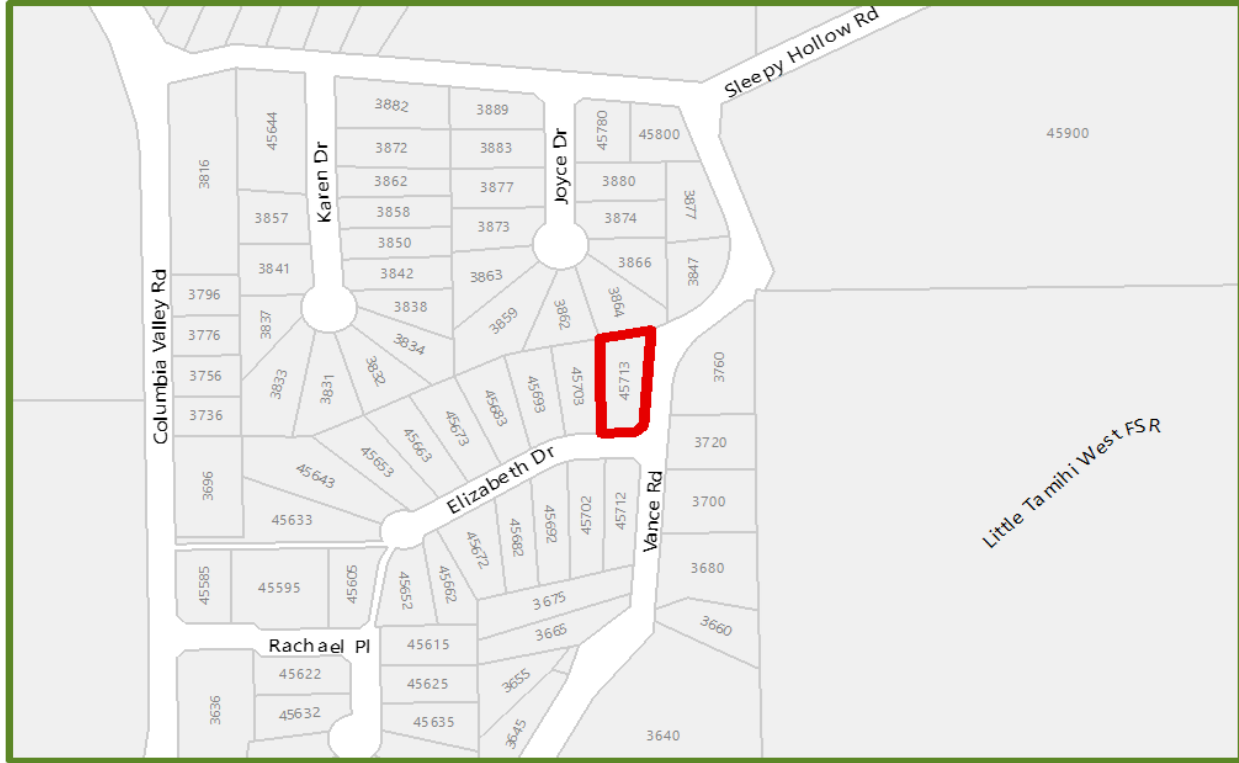
---

Chief Administrative Officer / Deputy

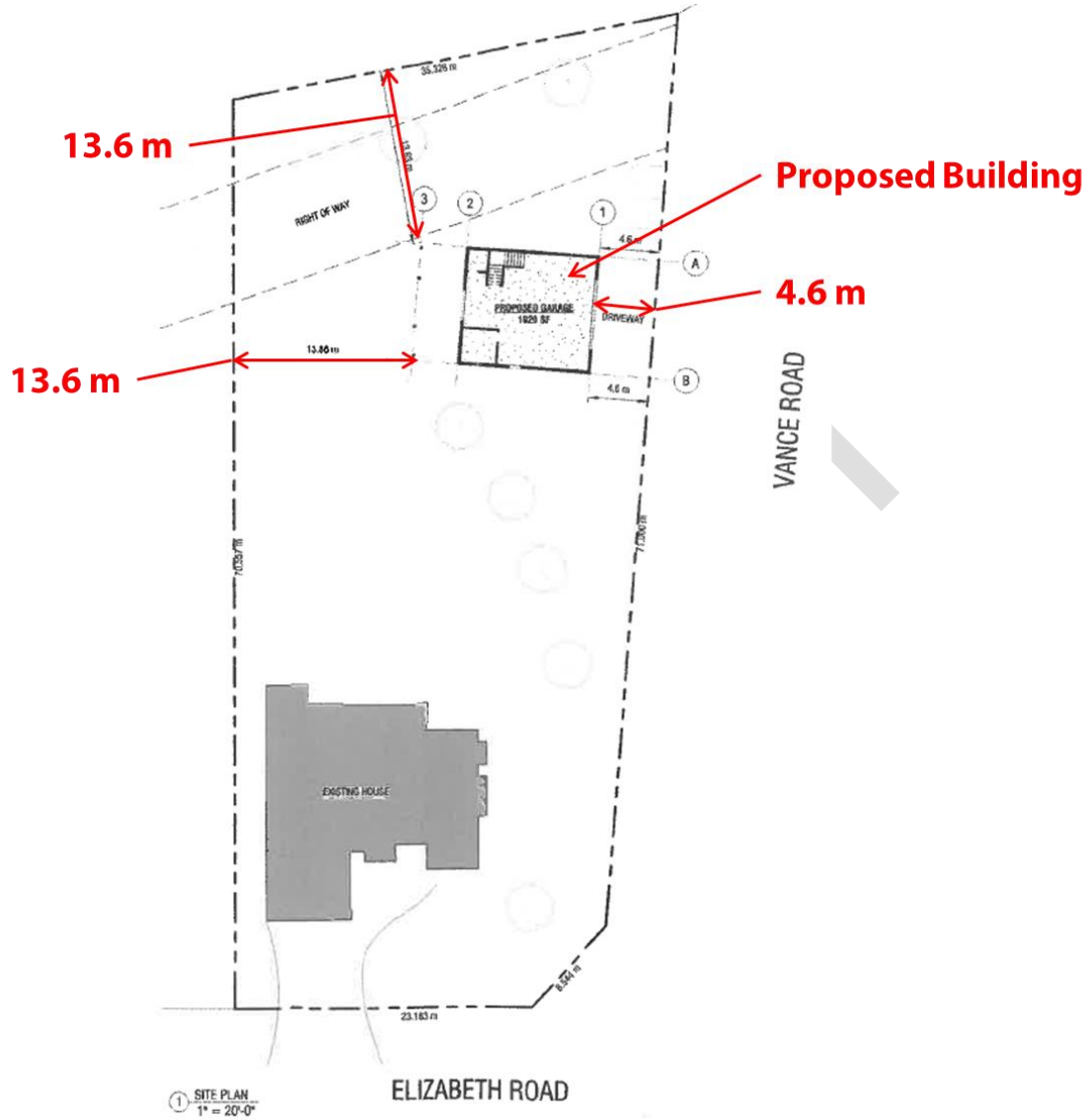
THIS IS NOT A BUILDING PERMIT

DRAFT

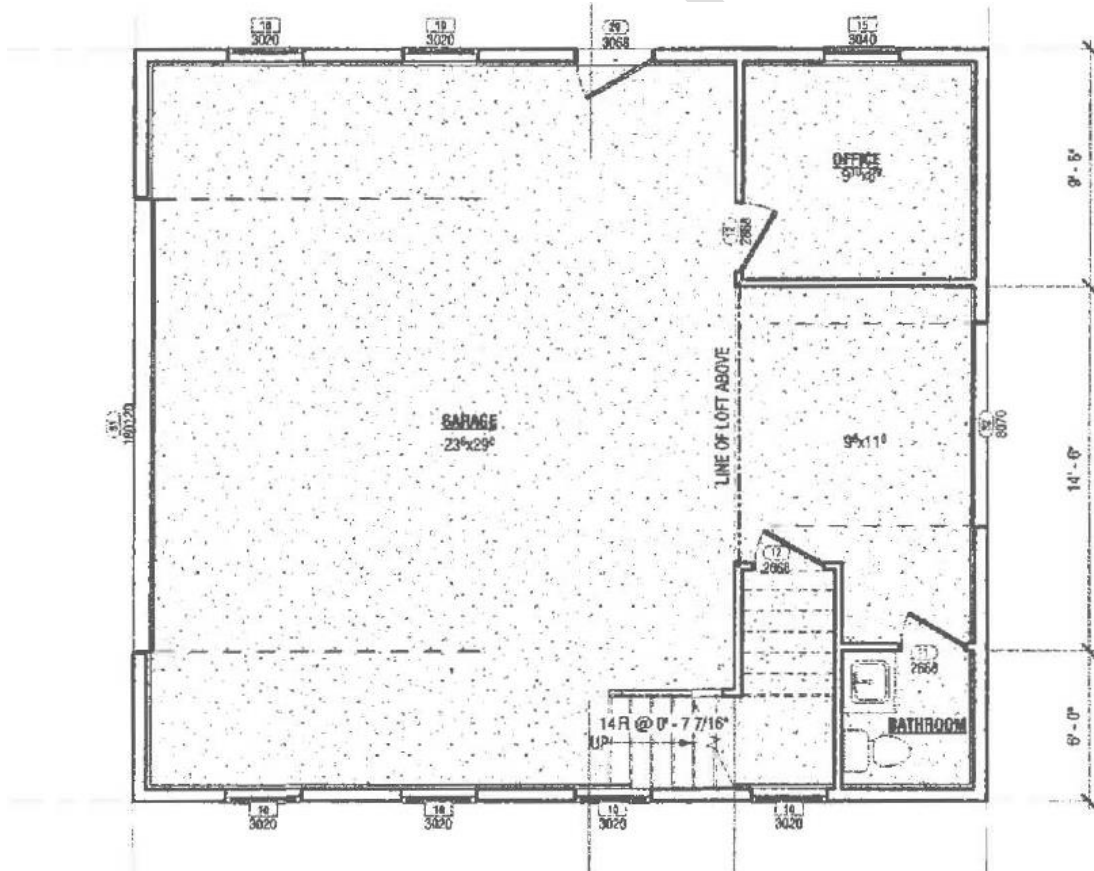
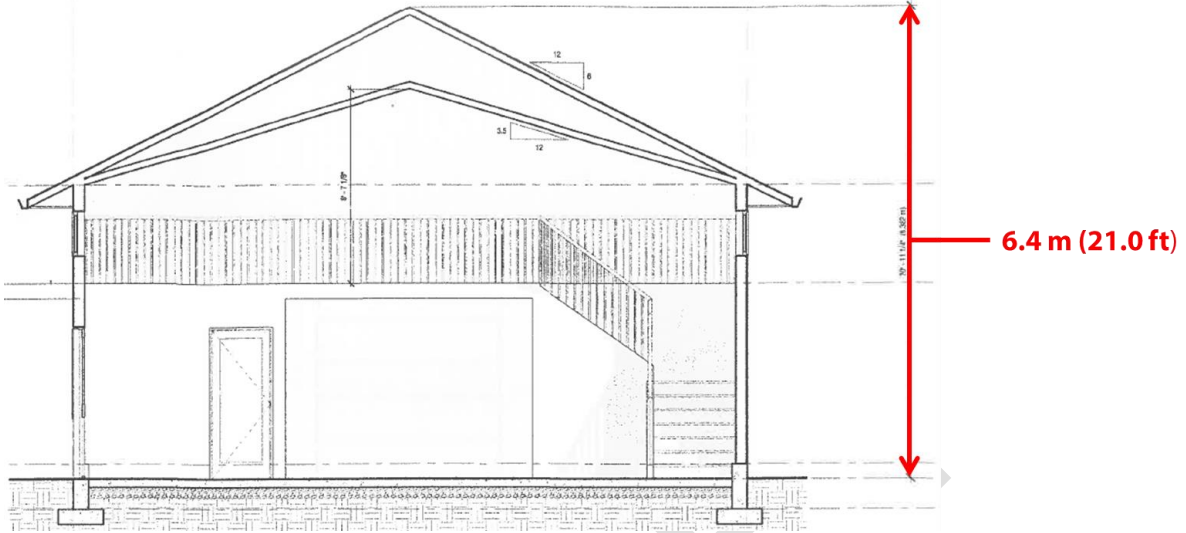
### DEVELOPMENT VARIANCE PERMIT 2020-18 SCHEDULE A Location Map



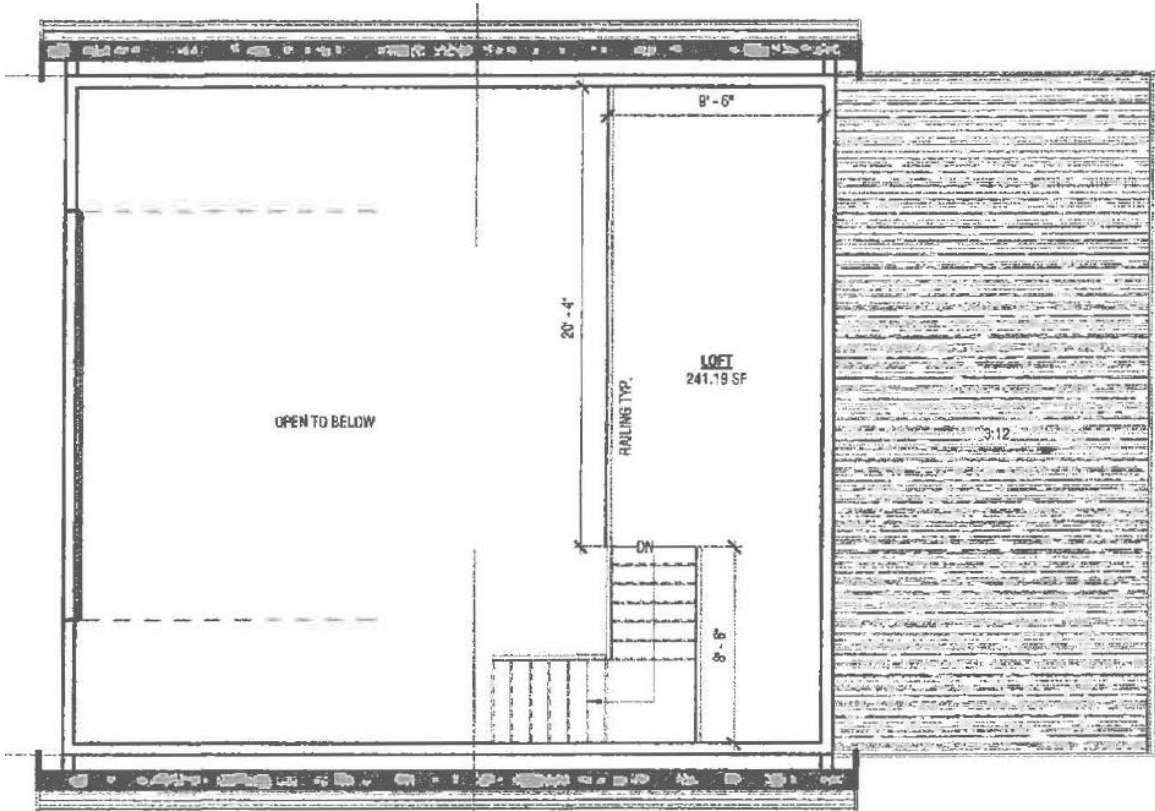
# DEVELOPMENT VARIANCE PERMIT 2020-18 SCHEDULE B Site Plan



# DEVELOPMENT VARIANCE PERMIT 2020-18 SCHEDULE B Site Plan



**DEVELOPMENT VARIANCE PERMIT 2020-18**  
**SCHEDULE B**  
**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 \$ 1300 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 45713 Elizabeth Drive PID 003-198-847



Legal Description Lot 61 Block - Section 30 Township 25 Range - Plan 62825  
NWD

*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
Jill Laing		Sept 9/20
Name of Owner (print)	Signature of Owner	Date
Sheilan Laing		Sept 9/20

Owner's Contact Information

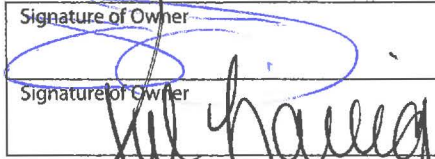
Address	<u>45713 Elizabeth Drive</u>	City	<u>Curtus Lk Bc</u>
Email		Postal Code	<u>V2R5A6</u>
Phone		Cell	Fax

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

Agent

I hereby give permission to Ray Vander Wyk 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 <u>Sept. 13, 2020</u>
Signature of Owner <u>Jul Havelig</u>	Date <u>Sept 13, 2020</u>

Agent's contact information and declaration

Name of Agent <u>Ray Vander Wyk</u>	Company <u>Cheam Building + Design</u>	
Address <u>6777 Walker Rd</u>		City <u>Agassiz</u>
Email <u>cheambd@telus.net</u>		Postal Code <u>V0M 1A4</u>
Phone <u>604-798-8900</u>	Cell <u>Same</u>	Fax <u>-</u>

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 0.2329 ha Present Zoning RS-1

Existing Use Single Family Dwelling - Residential

Proposed Development To construct an accessory building

Proposed Variation / Supplement To vary the maximum allowable building height from 5.0m (16.4') to 6.4m (21.0')

(use separate sheet if necessary)

Reasons in Support of Application To provide a secure building for lawn & garden equipment, sports equipment, RV's and misc. storage.



**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
<b>Location Map</b>	✓		Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____	✓		Reduced sets of metric plans
	✓		North arrow and scale
	✓		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:
<b>Floor Plans</b>	✓		Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			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:
<b>Reports</b>			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@fvrd.ca](mailto:FOI@fvrd.ca).

**LETTER OF AUTHORIZATION**

**Registered Authority**

Please be advised that I/we, Jill + Sheilan Laing  
(Print names of ALL Registered Owners or Corporate Director)

Representing, Lakeside Equipment  
(Corporate name - if applicable)

am/are the registered owner(s);

**Site Civic Address:**

45713 Elizabeth Drive, Cultus Lake

Lot# \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ PID# \_\_\_\_\_

**Appointed Authorized Agent**

Name of Authorized Agent Ray Vander Wyk  
 Company Name Cheam Building & Design  
 Mailing Address 6777 Walker Rd

City: Agassiz Postal Code: V0M 1A4  
 Email: cheambd@telus.net  
 Phone: 604-798-8900 Fax: -

Signature of Authorized Agent X 

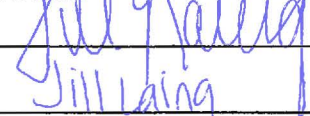
**Permission to act:**

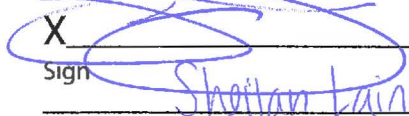
As my/our Authorized Agent in the matter of the following:

- to view and obtain copies of all plans and permits House Form Survey
- to apply for and obtain building permits for proposed construction to the above reference Civic Address
- to apply for Planning File: Development Permit  Development Variance Permit  Subdivision
- other: \_\_\_\_\_

**Authorized Signature (Registered Owner or Corporate Director)**

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

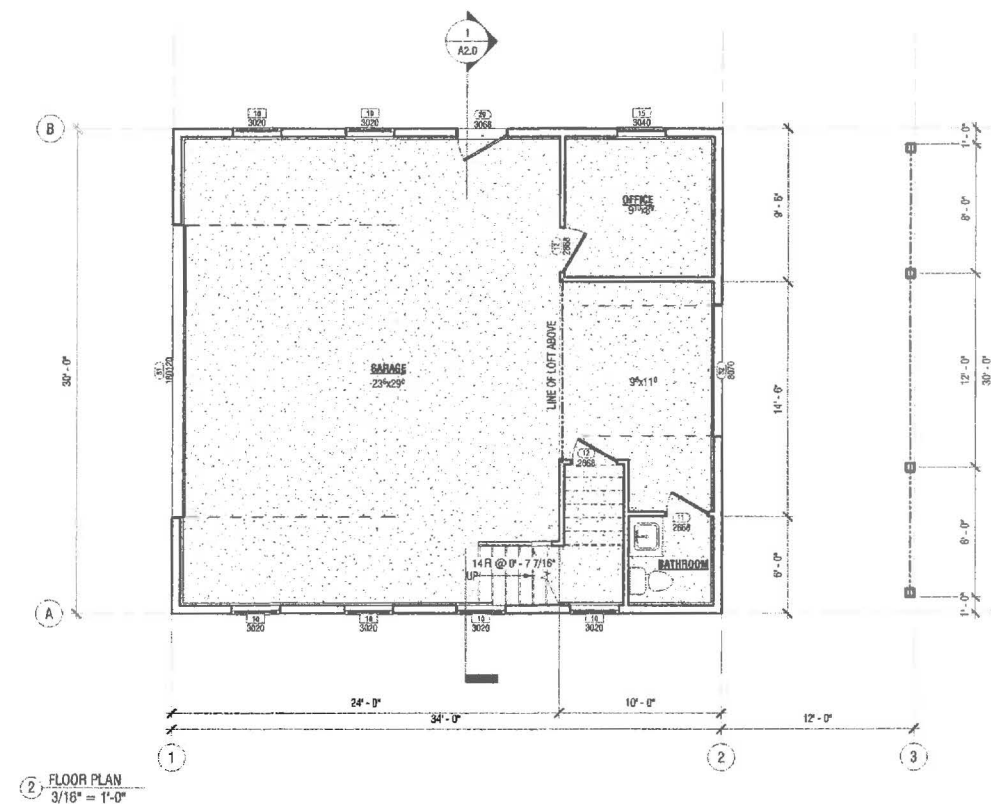
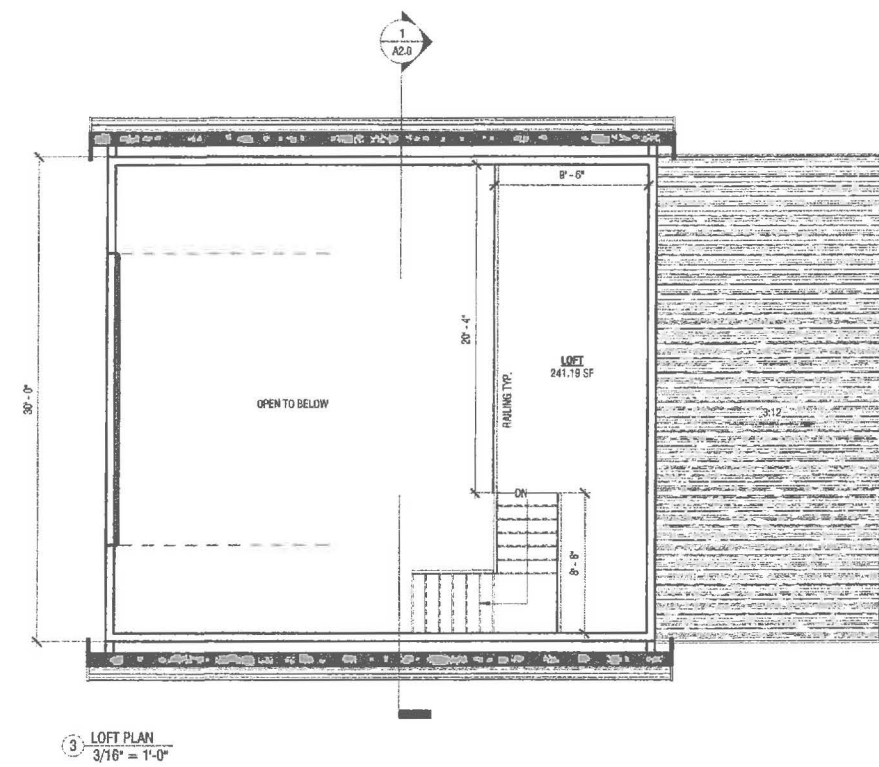
X   
 Sign Jill Laing  
 Print \_\_\_\_\_  
 Date: Sept 9/20

X   
 Sign Sheilan Laing  
 Print \_\_\_\_\_  
 Date: Sept 9/20

The personal information on this form is being collected in accordance with Section 27 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@fvrd.ca](mailto:FOI@fvrd.ca).

# MR. SHEILAN LAING

## PROPOSED GARAGE - CULTUS LAKE, BC



**CHEAM BUILDING DESIGN**

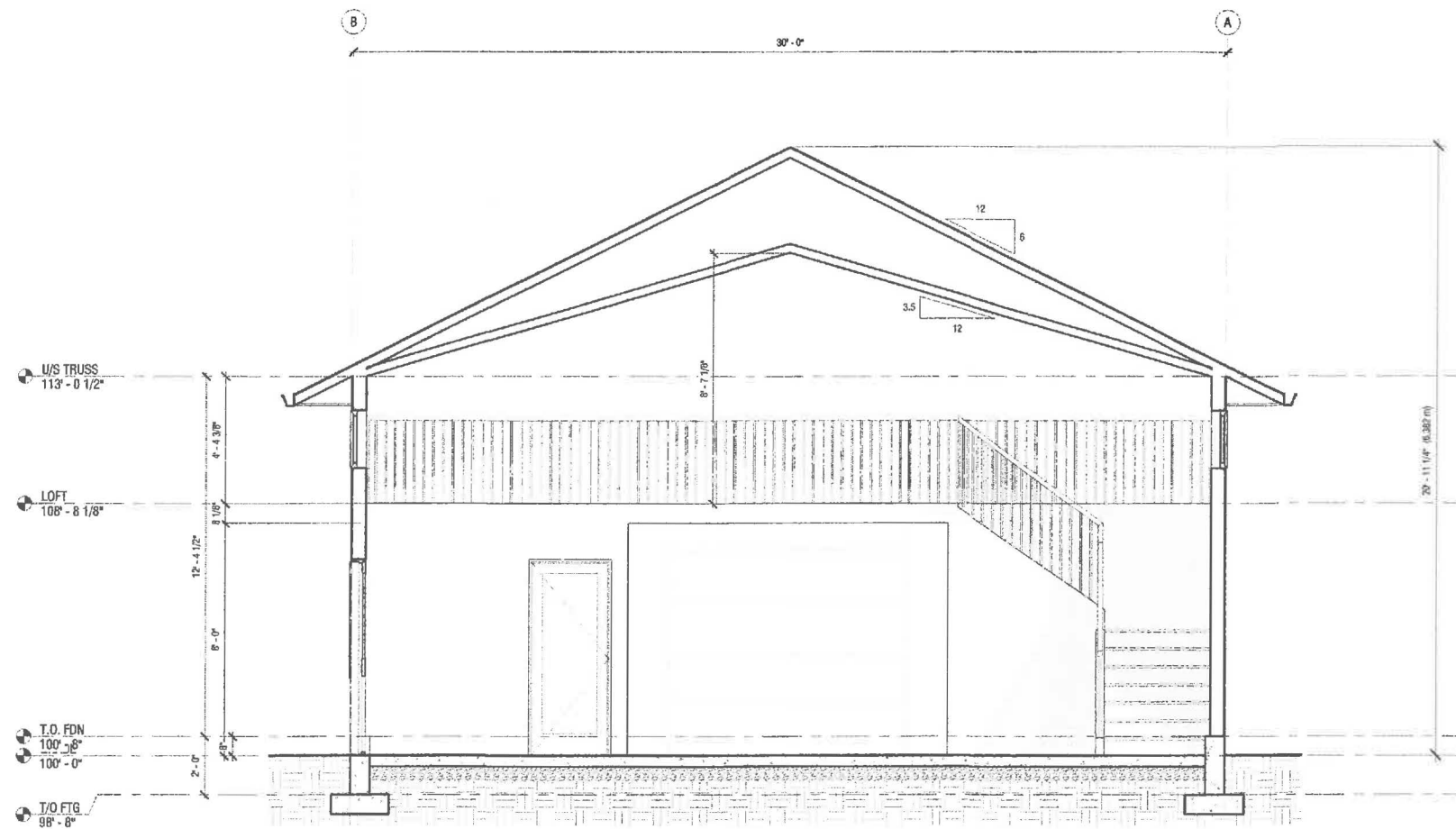
Bus: 604-798-8900  
Email: cheamdbd@telus.net  
6777 Walker Road, Agassiz, BC V0M 1A4

Scale:	As indicated
Date:	September 11, 2020
Designed By:	RV
Drawn By:	DV
Checked By:	RV

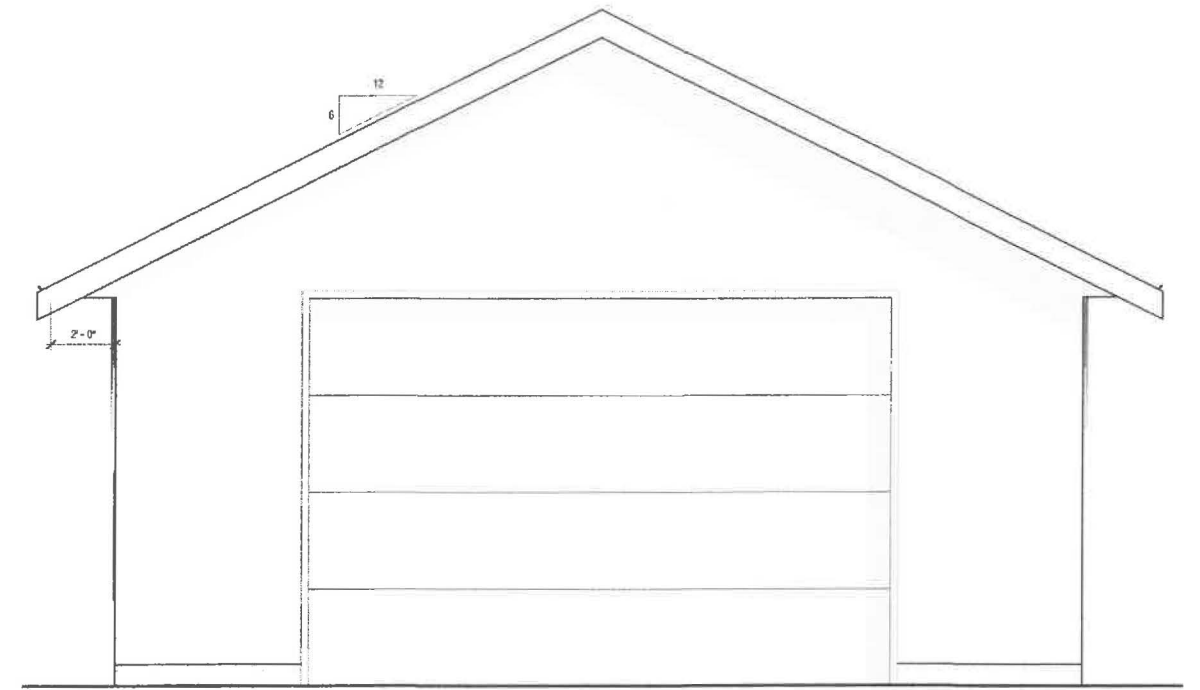
REV.	DESCRIPTION	DATE
1	Concept / Prelim Drawings	August 27, 2020
2	Concept / Prelim Drawings	September 11, 2020

**Site & Floor Plan**  
Mr, Sheilan Laing  
Proposed Garage  
Cultus Lake, BC

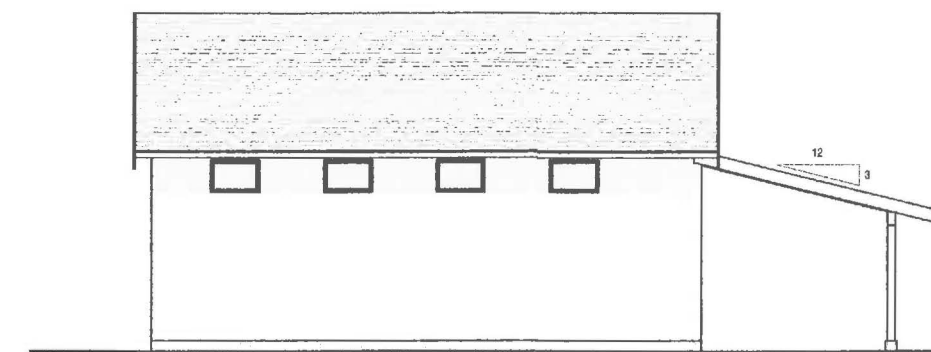
**A1.0**



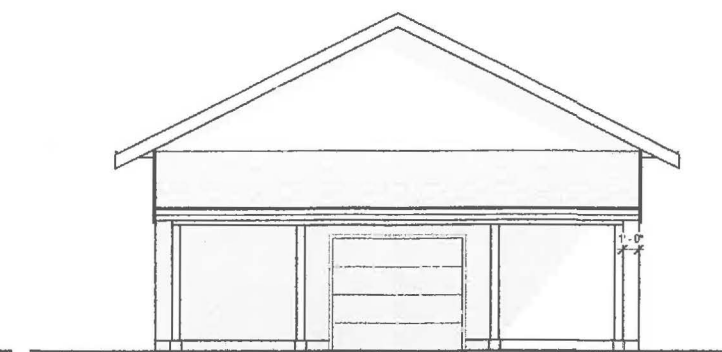
① CROSS SECTION  
3/8" = 1'-0"



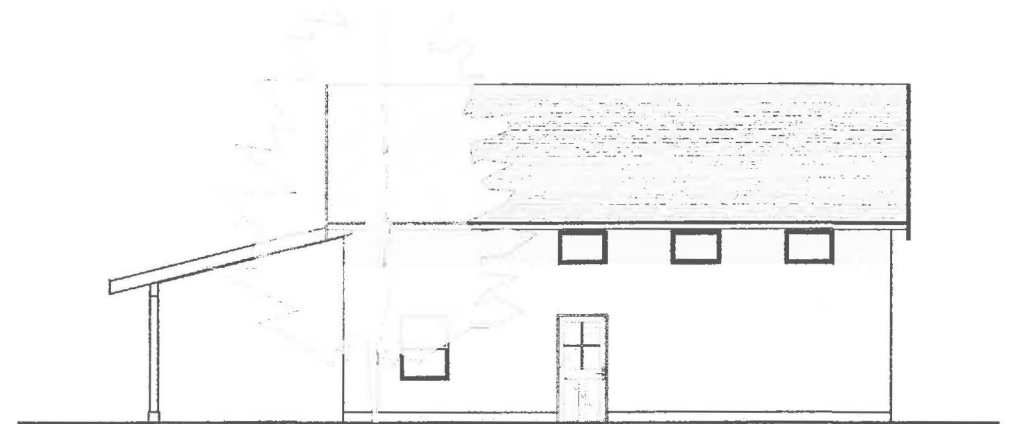
② EAST ELEVATION  
3/8" = 1'-0"



③ NORTH ELEVATION  
3/16" = 1'-0"



④ WEST ELEVATION  
3/16" = 1'-0"



⑤ SOUTH ELEVATION  
3/16" = 1'-0"

# CHEAM BUILDING DESIGN

Bus: 604-798-8900  
Email: cheambd@telus.net  
6777 Walker Road, Agassiz, BC V0M 1A4

Scale: As indicated  
Date: September 11, 2020  
Designed By: RV  
Drawn By: DV  
Checked By: RV

REV.	DESCRIPTION	DATE
1	Concept / Prelim Drawings	August 27, 2020
2	Concept / Prelim Drawings	September 11, 2020

## Elevations & Section

Mr, Sheilan Laing  
Proposed Garage  
Cultus Lake, BC

# A2.0

**From:** Justin Kells [REDACTED]

**Sent:** October 22, 2020 10:29 AM

**To:** Planning Info <[planning@fvrd.ca](mailto:planning@fvrd.ca)>

**Subject:** [SUSPICIOUS MESSAGE - Threat Type: The sender may trick victims into passing bad checks on their behalf.] 45713 Elizabeth Drive Cultus Lake

File number 3090-20-2020

DVP01468

Hi my name is Justin Kells I live a 3760 Vance Rd Cultus Lake. I have concerns with the permit for the shop at 45713 Elizabeth drive. My concerns are with the shop is going to be used for a business and it's and a rental suite. I also have an issue with the height of the shop to add the loft and the direction the entrance to the shop faces.

Thank you for your time.

**From:** Rhys Walter [REDACTED]  
**Sent:** October 26, 2020 9:17 PM  
**To:** Planning Info <[planning@fvrd.ca](mailto:planning@fvrd.ca)>  
**Subject:** Development Variance Permit Application 2020-18

To whom it may concern,

I am writing in response to Development Variance Permit Application 2020-18 for property 45713 Elizabeth Drive. Our property is 3864 Joyce Dr. and it backs directly on to 45713 Elizabeth Dr. We are opposed to the permit application as described in the letter dated October 16, 2020, for the reasons below:

1. Our property is north facing and at the bottom of a steep slope. The added height of the building would significantly decrease the amount of sunlight in the fall, winter, and early spring that reaches our yard. Between December and the middle of January sunlight does not reach our yard at all. By adding a 2 story secondary accessory building the period of time we face with no sunlight will be extended. When the variance permit was recently granted at 45703 Elizabeth Dr. for a 2 story accessory building we saw a diminished amount of sunlight.
2. The deck structure described in schedule B will overlook my back yard and impact my family's privacy. We purchased our home because of the quiet private neighborhood.
3. The site plan indicates a limited loft space but it still could be used as a secondary residence. I do not understand why a deck would be required if a secondary residence is not the plan. With our neighborhood being completely on septic it is premature to add a potential secondary residence when we are waiting for the completion of the neighborhood sewer system.
4. The building site plan is directly on the edge of an easement put in place because of an unstable slope. The extra weight of the 2 story building may impact the stability of the slope.
5. The neighbors at 45713 Elizabeth Dr. already regularly push debris over the edge and onto my property. There are likely going to be challenges keeping debris from the build off the steep slope.
6. We already have challenges with pooling water in my back yard from fall storms. The way the roof is described in the permit application indicates a slope towards our shared property line and increased runoff down the slope in my back yard. . The runoff from the impermeable surface will result in increased surface water.

I would be willing to agree with the building variance permit application if a number of conditions are met.

1. Move the building 5 more meters away from our adjoining property line.
2. Install a 4ft tall fence along our shared property line for privacy
3. Move the deck so it does not overlook the slope or reduce the width of the deck by half
4. Direct all water from the roof to the south side of the building

Please notify me if and when there is an opportunity to speak to EASC about this permit application.

Thank you,

Rhys and Jessica Walter

October 27, 2020  
Fraser Valley Regional District Board Meeting  
CORRESPONDENCE  
Item 10.2 - Development Variance Permit 2020-18

**From:** BRENDA FRASER [REDACTED]  
**Sent:** October 26, 2020 5:07 PM  
**To:** Planning Info <[planning@fvrld.ca](mailto:planning@fvrld.ca)>  
**Cc:** Taryn Dixon <[tdixon@fvrld.ca](mailto:tdixon@fvrld.ca)>  
**Subject:** File No. 3090-20-2020-18

Dear Karolina,

We received the letter regarding the application for Development Variance Permit 2020-18.

We are writing to oppose the application for variance to the building code. Our property at 3866 Joyce Drive is situated below the proposed construction site. A steep hillside slopes upwards from both ours and our neighbour's property lines to the property on Elizabeth Drive. This forested slope negatively impacts the amount of sunlight that reaches our back yard. The new construction will further decrease sunlight hours, particularly in the fall, winter, and early spring when the sun sits low in the horizon.

Another concern is that our privacy will be diminished due to the planned deck construction on the back of the building. If a variance was granted, we would lose even more privacy due to the increased height of the deck. This has the potential to negatively affect our property value in both the short and long term.

We recognize the property owner's right to proceed with new construction, but we ask the FVRD to enforce the current height restriction, and not allow the variance.

Doug and Brenda Fraser

Sent from my iPhone



To: Electoral Area Services Committee

Date: 2020-10-15

From: David Bennett, Planner II

File No: 3060-20-2020-19

**Subject:** Development Permit 2020-19 for the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Permit 2020-19 regarding the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort residential dwellings;

**AND THAT** the Fraser Valley Regional District Board authorize amendments to the existing form and character covenant (charge CA5854378) to permit the form and character of Phase III of the development as detailed in Development Permit 2020-19

## STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

## BACKGROUND

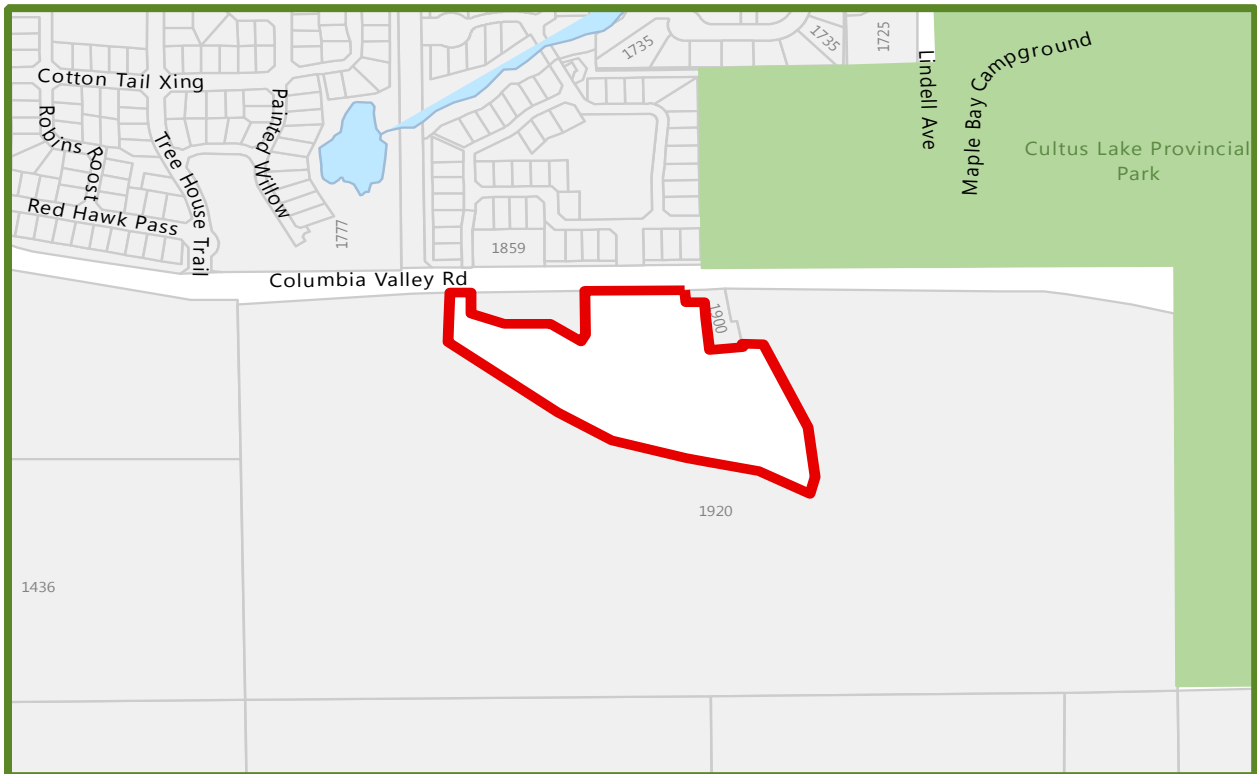
PROPERTY DETAILS			
<b>Electoral Area</b>	H		
<b>Address</b>	1885 Columbia Valley Rd		
<b>PID</b>	030-179-122		
<b>Folio</b>	733-02970-122		
<b>Lot Size</b>	8.08 acres		
<b>Owner</b>	Aquadel Crossing Ltd (Larry Les)	<b>Agent</b>	n/a
<b>Current Zoning</b>	Private Resort Residential Dev. 1(PRD-1)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Resort (RT)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Development Permit Areas</b>	DPA 1-E Frost Creek; DPA 4-E Form and Character		

Agricultural Land Reserve No

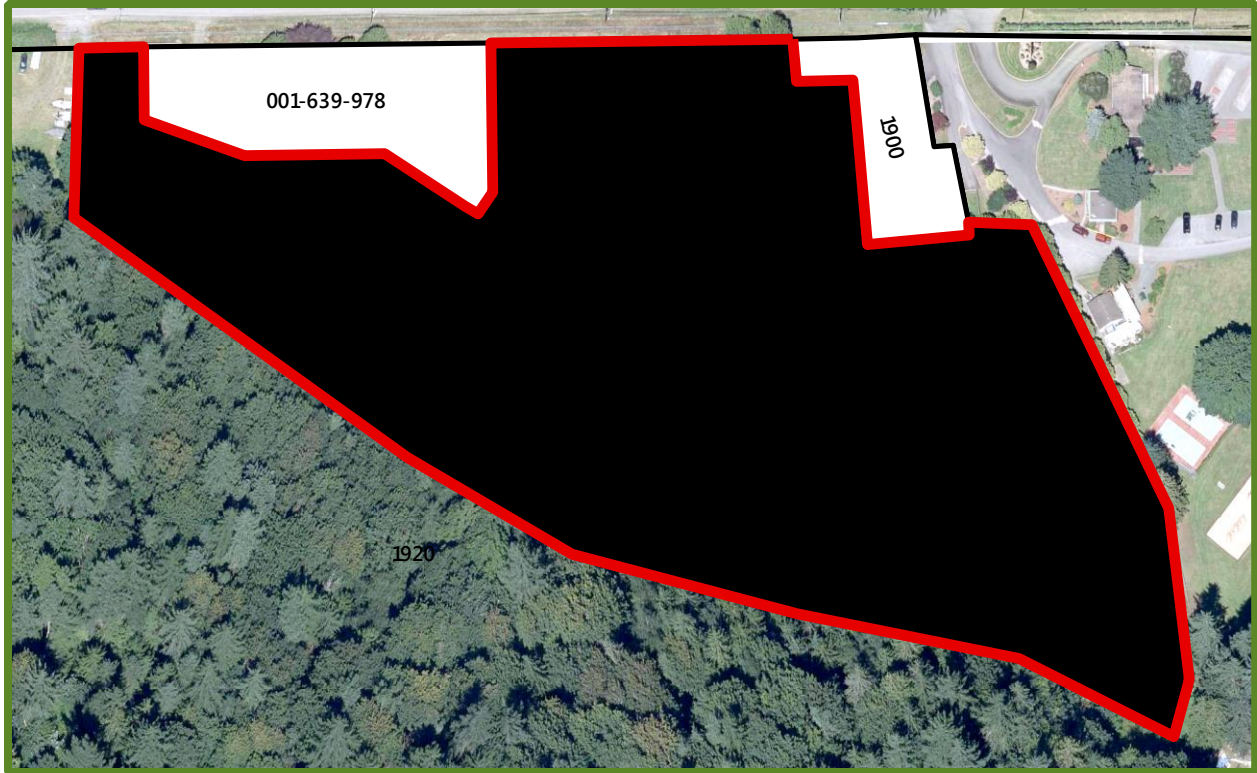
**ADJACENT ZONING & LAND USES**

<b>North</b>	^	Park Reserve (P2) & Campground- Holiday Park (CHP); Campground & Park
<b>East</b>	>	Campground-Holiday Park (CHP), Rural (R); Park, Mobile Home park, single family dwelling
<b>West</b>	<	Campground-Holiday Park (CHP); Park, Mobile Home Park
<b>South</b>	v	Campground-Holiday Park (CHP); Park

**NEIGHBOURHOOD MAP**



**PROPERTY MAP**



Aquadel Crossing, located at 1885 Columbia Valley Road Electoral Area "H", is a single family resort residential community near Lindell Beach, Cultus Lake. The project is being subdivided and developed in phases.

The subdivision of Phases I and II of Aquadel Crossing are completed and homes are now under construction.

The development is now in the final subdivision phase, Phase III. Phase III is located on the south side of Columbia Valley Road and includes 36 new single family resort residential lots.

The developer has not started civil work on Phase III yet (road grading, infrastructure placement etc.). The developer stated that civil work will start following issuance of this development permit as the form and character of the homes will dictate the subdivision grading, as detailed in the attached letter (Civil Grading Rationale – Wedler Engineering, July 15, 2020).

The developers submitted a development permit application to amend the 2017 form and character development permit to permit a mix of three storey, two storey and single storey (rancher type) single detached homes within Phase III of the development.

Development Permits for Form and Character are considered and issued by the Electoral Area Services Committee. Public Notice for form and character development permits is not required by the FVRD or the *Local Government Act*, however, the applicants were encouraged to communicate with the adjacent

strata developments and ratepayers association and encouraged to obtain neighbourhood approval prior to submitting an application.

The developer hosted an online meeting on May 26, 2020 to review the proposed form and character changes with representatives from neighbouring development. Additional information was requested at that meeting and the developer has provided the following information:

- Civil Grading Rationale – Wedler Engineering, July 15, 2020
- Revised Design Rationale Narrative – Keystone Architecture – August 6, 2020
- Design Guidelines – Aquadel Crossing
- Elevation Drawings
- Design Renderings – view from Columbia Valley Road

## **DISCUSSION**

The developer has applied to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort residential dwellings in Phase III of the subdivision.

### **Development Permit Areas**

The lands are located in four (4) development permit areas. A Comprehensive Development Permit was issued for this property as part of the overall subdivision and development approvals for a 103 lot resort residential subdivision known as Aquadel Crossing, Permit 2017-01. Permit 2017-01 addressed geohazard, form and character, and environmental aspects of the project including riparian areas. No amendments to the riparian, geohazard or environmental aspects of the previously issued development permit are proposed with this application.

#### **➤ Frosst Creek Development Permit Area 1-E**

The developer submitted Geohazard Reports to identify and mitigate hazards on the lands. Mitigation measures include minimum building elevations and slope setbacks. A covenant was also registered at the time of rezoning. A development permit was issued and is in effect for all of the development's phases. No amendments are proposed with this application.

#### **➤ Riparian Areas Development Permit Area 5-E**

The RAR report that accompanies Development Permit 2017-01 included a condition for a clear-span bridge crossing of Spring Creek. A covenant was registered on title to identify SPEA boundaries. In the summer of 2017, the developer did not install a clear-span bridge as per the conditions of Permit 2017-01, but rather three culverts. The Province determined that the three culverts were not authorized and ordered their removal and ordered an alternative crossing design. A Box Culvert design was then submitted by the developer and accepted by the

Province. A new development permit was issued to rectify the creek crossing (Development Permit 2018-06). No amendments are proposed with this application.

➤ **Cultus Lake South Ground & Lake Water Quality Development Permit Area 7-E**

The development must be connected to an FVRD owned and operated Class A+ waste water treatment system as detailed in a covenant registered at the time of rezoning. The development is now connected to a new FVRD Class A+ waste water treatment system.

No amendment to the existing permit for these development permit areas is required.

**Cultus Lake Resort Form and Character Development Permit Area 4-E**

This development is located in an area of high recreational and aesthetic amenities, such as Cultus Lake, and this area experiences high intensity of visitation and recreational use. Development in this area is highly visible, and, in turn, relies on the natural beauty and recreational amenity of the area. Visual values and recreational amenity are integral to the economy and community of these areas. Accordingly, there is a need to ensure that resort development is of a form and character which does not detract from the aesthetic experience of the area or resort uses and visual values on adjacent parcels. Development should reflect, and enhance the natural landscape of the area in which it is located. In addition, the concentration of resort development in nodes such as Cultus Lake South requires that developments are carefully designed to coordinate and be compatible with adjacent developments to create a cohesive functional resort node.

Chronology of Form & Character Requirements

➤ **2015 Original Form and Character Design Control Covenant**

In 2015, prior to the adoption of the rezoning bylaw that re-designated the lands PRD-1 to permit this 103 lot single family homes resort residential development, a covenant was registered on title detailing the form and character requirements for future construction on the lands. The covenant included elevation drawings for future clubhouse buildings, residential buildings and includes colour schematics. The covenant drawings were made available prior to the public hearing for the rezoning and were reviewed by the FVRD Board prior to covenant registration and zoning adoption.

➤ **2017 Phase I Form and Character Development Permit and Amended Covenant**

In 2017, the developer made their formal submission for a form and character development permit for the project. The design drawings differed from the design drawings attached to the 2015 covenant. There were no changes to the layout, density, buffers or location of amenities reviewed at public hearing. The FVRD Board considered these new design drawings and approved the issuance of the comprehensive form and character development permit.

➤ **2018 Phase II and Character Development Permit and Amended Covenant**

The developer applied to construct smaller, single storey homes in Phase II.

The developer consulted with the Lindell Beach neighbourhood (Spring Creek Strata, the Cottages at Cultus Lake Strata, and the Lindell Beach Ratepayers Association) and obtained written support prior to submitting an application to amend the form and character development permit. Letters of Support from the Lindell Beach Ratepayers Association, the Cottages at Cultus Lake strata, and the Spring Creek Strata were submitted with that application.

In support of the application, a revision to the comprehensive architectural theme was developed. The overall design theme for Phase II changed slightly to include single storey rancher style homes with smaller floor areas than the homes in the first phase of the project.

The new homes in Phase II incorporate all of the rural and modern elements seen in Phase I. This development permit only applied to the form and character of individual homes within Phase II.

➤ **2020**                    **Phase III and Character Development Permit and Amended Covenant**

In March, the developer provided the FVRD with a concept for a mix of ranchers, two storey, and three storey single family detached resort residential dwellings in phase III. The developer was told that an amendment to the existing development permit and covenant was required prior to issuance of any building permits. The developer was encouraged to engage with the neighbourhood and obtain letters of support from the adjacent developments.

In May, the developer hosted an online meeting to review their proposed design changes.

Neighbours identified the following concerns:

- Basements and the possibility of suites
- Size and massing of the homes
- Views from Columbia Valley Road
- Confusion about where three storey homes would be constructed

To address these concerns, the developer's architect prepared the letter titled "Revised Design Rationale Narrative – Keystone Architecture – August 6, 2020." The letter states that:

- *The homes typically consist of approx. 1,600 sq. ft. to 3,440 sq. ft. (including unfinished basements) three and four-bedroom homes with 2.5 baths.*
- *Some lots allow for a slightly larger floorplan, but this is minimal so there will be negligible, if any, increase in density from phase I/II. In addition, any basement spaces will not be permitted to be fitted out as separate suites as there are no provisions for external access to the basements from the outside.*
- *Phase III allows for the inclusion of the natural landscape of the development and eliminates the need for retaining walls.*

To further address basement suites, the developer has offered additional restrictions in the design covenant to prohibit external basement entries.

With regards to which homes could be constructed on which lots, the developer provided an annotated layout that specifies where certain home designs could be located. The design covenant will include restrictions for which designs are permitted on which lots.

### **Issues of Developer Non-Compliance with FVRD Development Approvals**

After the rezoning for this development was approved and the initial permits were issued, the project was sold to the current developer. Through the subdivision and construction process phases, the FVRD enforced a number of infractions at Aquadel Crossing. The developer has disregarded FVRD permits and Provincial requirements, including fencing installed within Spring Creek contrary to the FVRD Development Permit requirements and Provincial environmental authorizations; a residential occupancy without potable water service; and failing to install safety fencing around a filled swimming pool thereby creating a public safety hazard; failing to install a clear-span bridge over Spring Creek as per the conditions of Permit 2017-01 but rather installing three culverts instead. The Province determined that the three culverts were not authorized, ordered their removal and required an alternative crossing design. A Box Culvert design was then submitted by the developer and accepted by the Province.

Fencing and hedging was also installed in the required landscaped buffer areas on common strata property contrary to FVRD Development Permits. Staff are working with the strata council and the developer to achieve compliance with respect to the fences within the required landscaped buffer area of strata common property.

These issues are unrelated to the proposed Form & Character DP. In the opinion of staff, the proposed DP could not be withheld due to unrelated compliance issues.

### **COST**

Development permit application fee of \$350.00 was paid. The developer is responsible for costs associated with covenant registration.

Overall, this development will add 103 parcels (36 in Phase III) and assessment of the new construction to the service areas which will help to either offset costs increases or reduce the existing service participant's costs.

All costs for the operation and maintenance of the community sewer system are the responsibility of the parcels within the service area.

## CONCLUSION

To obtain a form and character development permit, applicants submitted a written report, prepared by a Member of the Architectural Institute of British Columbia, outlining the design rationale for the development, including statements explaining how the design responds to the guidelines of this development permit area and 'fits' in relation, form, character and scale to nearby development and the natural environment.

FVRD staff also review the application to ensure compliance with the development permit area guidelines. The application is consistent with the development permit area guidelines as well as zoning provisions applicable to the property. Applicants who meet the guidelines of the development permit areas are entitled to the issuance of a development permit.

The Electoral Area Services Committee may now consider issuance of this development permit. Staff recommend issuance of this development permit and that the Regional Board amend the existing form and character covenant to reflect the designed submitted for the development permit for Phase III.

Other options for the Committee's consideration are:

➤ **OPTION 2 Refuse the Development Permit**

**THAT** the Electoral Area Services Committee **refuse** Development Permit 2020-19.

➤ **OPTION 3 Refer to the Development Permit back to Staff**

**THAT** the Electoral Area Services Committee **refer** the application for Development Permit 2020-19 to FVRD staff.

## COMMENTS BY:

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported.

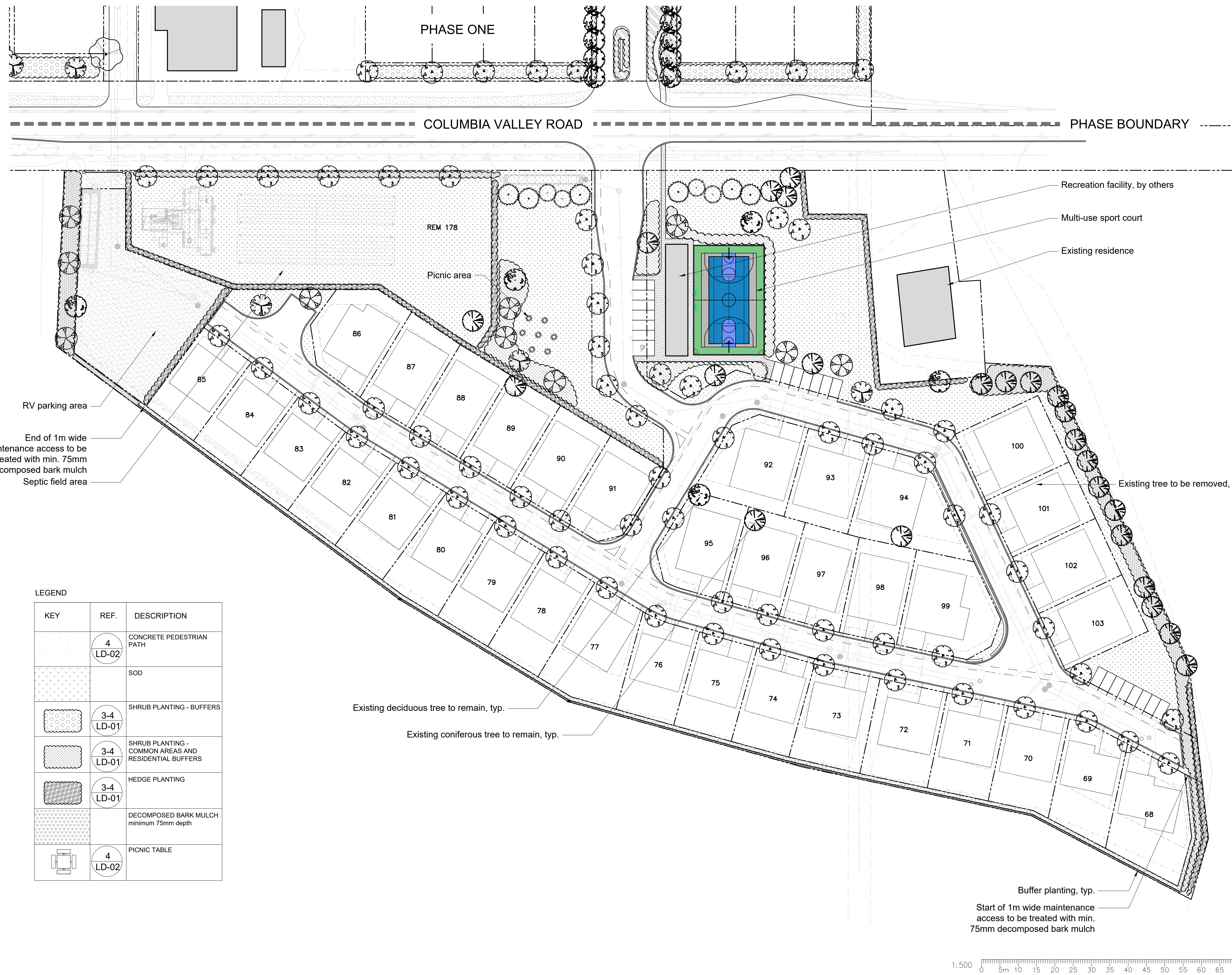
**Kelly Lownsborough, CFO/ Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.



Aquadel Phase 3 - Site Location Plan: 1859 Columbia Valley Rd., Lindell Beach, BC





LEGEND

KEY	REF.	DESCRIPTION
	4 LD-02	CONCRETE PEDESTRIAN PATH
		SOD
	3-4 LD-01	SHRUB PLANTING - BUFFERS
	3-4 LD-01	SHRUB PLANTING - COMMON AREAS AND RESIDENTIAL BUFFERS
	3-4 LD-01	HEDGE PLANTING
		DECOMPOSED BARK MULCH minimum 75mm depth
	4 LD-02	PICNIC TABLE

No.	By	Description	Date
01	DC	Issued for Review	Jan 23, 2020

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of van der Zaag + associates inc. and may not be reproduced or used for other projects without permission.

No.	By	Description	Date
1	DC	Issued for Review	Feb 11, 2020

REVISIONS TABLE FOR SHEET

Project:  
 Aquadel Crossing  
 Phase 3  
 Location:  
 1859 Columbia Valley  
 Highway Fraser Valley,  
 British Columbia

Drawn: DC	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:  
1:500

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:  
**OVERALL SITE PLAN**



VDZ Project #:  
**DP2020-03**

Drawing #:  
**L-01**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-03 AQUADEL CROSSING PHASE 3\5. DWGS\SHEETS\L-01 OVERALL SITE PLAN.DWG

**BARE LAND STRATA PLAN OF LOT A  
SECTIONS 10 AND 15 TOWNSHIP 22  
NEW WESTMINSTER DISTRICT PLAN EPP70527  
EXCEPT PHASES 1 AND 2 STRATA PLAN EPS3838  
BCGS 92G.010**

SHEET 1 OF 1  
**PLAN EPS3838  
PHASE 3**

DATUM: NAD 83 (CSRS) 2002 UTM ZONE 10  
UTM NORTHING: 5431422.6  
UTM EASTING: 571961.1  
ELLIPSOIDAL HEIGHT = 33.8  
COMBINED SCALE FACTOR = 0.9996583  
ESTIMATED ABSOLUTE ACCURACY IS 0.05 METRES

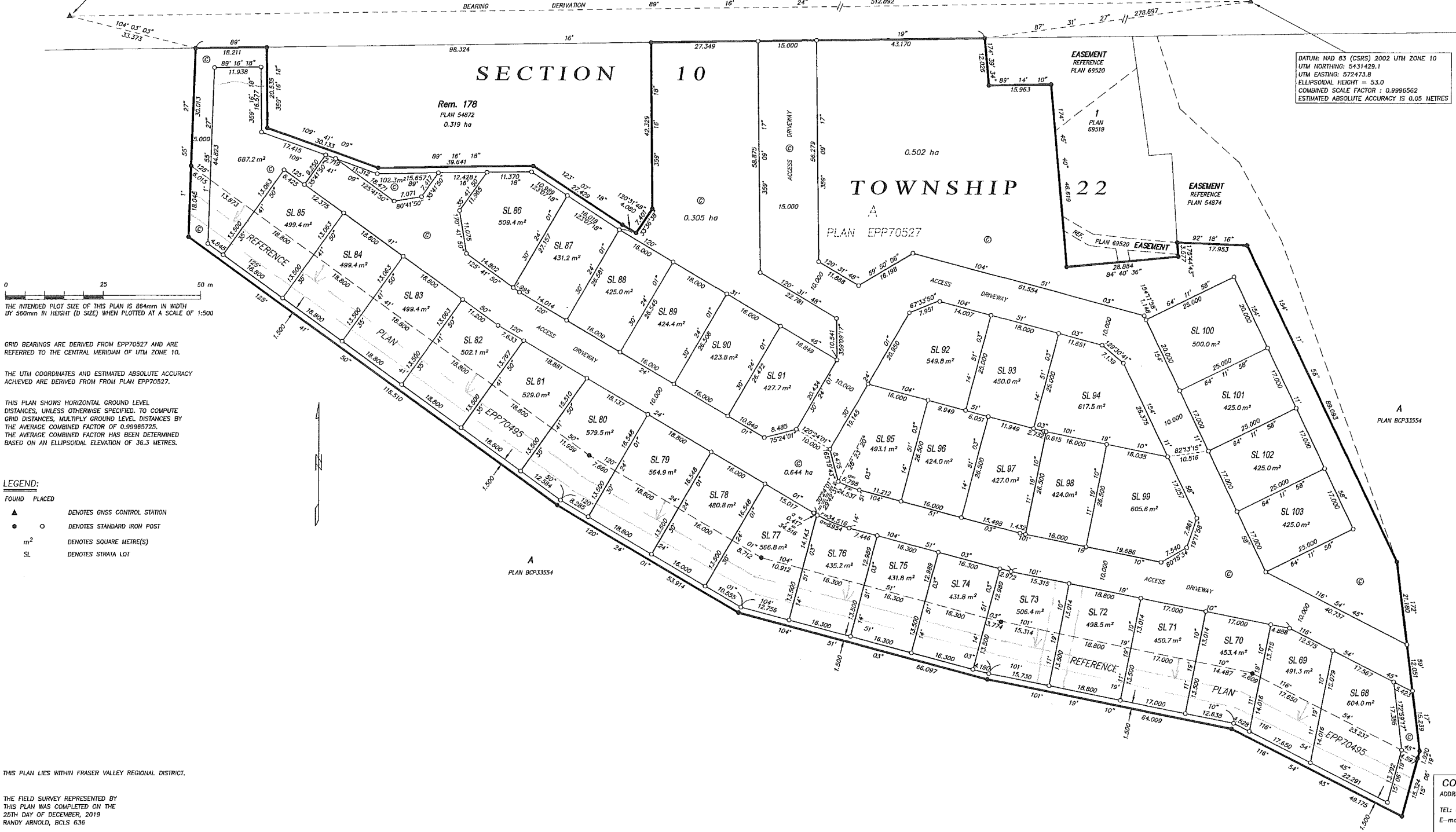
DATUM: NAD 83 (CSRS) 2002 UTM ZONE 10  
UTM NORTHING: 5431429.1  
UTM EASTING: 572473.8  
ELLIPSOIDAL HEIGHT = 53.0  
COMBINED SCALE FACTOR = 0.9996562  
ESTIMATED ABSOLUTE ACCURACY IS 0.05 METRES

**COLUMBIA VALLEY HIGHWAY**

**SECTION 10**

**TOWNSHIP 22**

PLAN EPP70527



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

GRID BEARINGS ARE DERIVED FROM EPP70527 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM FROM PLAN EPP70527.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99965725. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 36.3 METRES.

- LEGEND:**
- ▲ FOUND PLACED DENOTES GNSS CONTROL STATION
  - DENOTES STANDARD IRON POST
  - m<sup>2</sup> DENOTES SQUARE METRE(S)
  - SL DENOTES STRATA LOT

THIS PLAN LIES WITHIN FRASER VALLEY REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25TH DAY OF DECEMBER, 2019  
RANDY ARNOLD, BCLS 636

**CONDOR LAND SURVEYING LTD.**  
ADDRESS: B-45515 KNIGHT RD  
CHILLIWACK B.C. V2R 5L2  
TEL: (604) 858-6349  
E-mail: reception@condor-surveyors.ca  
FILE: 19041\_1

March 24, 2020

16-167

Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

Attn: *David Bennett, MCIP, RPP, Planner II*

**Re: *Aquadel Crossing Phase III***  
***1859 Columbia Valley Road, Lindell Beach, BC***

Dear Sir,

The proposed Aquadel Crossing Phase III development consists of 36 additional single-family homes located on the south side of Columbia Valley Road to the south of the current Phase I and II developments.

Similar to Phase I and II, the concept of the development is designed to be a place of community within a natural, historic and organic setting, where people can come out from urban structure to enjoy a vibrant, sustainable, and healthy lifestyle. It has been carefully designed in compliance with the development guidelines identified in OCP Bylaw No. 1115 for Electoral Area 'E' and in compliance with Division 24 PRD-1 (Private Resort Development 1)

The single-family homes consist of single-storey, two-storey and three-storey ranchers generally with two-storey's exposed at street face as well as three-storey split-level homes along the hillside making the most of the topography while maintaining human scale frontage and maximizing area. Each home is designed with diversity and variety in order to enhance a unique sense of community yet tied together by theme, material and colours, while respecting the existing natural and agricultural context. The homes typically consist of approx..1,600 sq. ft. to 3,440 sq. ft. (including unfinished basements) three and four-bedroom homes with 2.5 baths.

---

KEYSTONE ARCHITECTURE & PLANNING LTD

**Eric Poxleitner** Architect AIBC, AAA, MRAIC, LEED® AP BD+C, Sr. Architect Principal | **Ron Martens** Founding Principal

**Steven Bartok** Architect AIBC, AAA, MRAIC, Principal | **Lukas Wykpiś** Architectural Technologist AIBC, Principal

The design concept is intended to be that of a 'country style' vernacular referencing early subsistence farming homesteads common in the Columbia Valley during the early 1900's with early period farmhouse concept detailing, materials and colour pallet consistent with that of the single-family homes made up typically of composite wood siding, board & batten, wood trim, cedar shakes, manufactured stone, corrugated metal and some exposed timbers features.

The individual houses are designed to meet the colour and finishes as per the exterior colour combinations attached as well as present a homestead image. Each house will have a different colour scheme from the adjacent houses, but all colours are complimentary and in context in accordance with the specifications. The colour scheme is designed to fit into the forest setting and not dominate the natural environment of the surroundings.

The landscape design continues off the themes laid out in the architecture by responding to the history and context of the site. Beyond the requirements for permit, such as appropriate buffers with native plantings, the goal is to retain as many of the large trees on site as possible. This again pays tribute to the design work created by the former golf course and provides some immediate large tree coverage on site.

Native and native cultivar plant material are proposed and encouraged for both common and private spaces, so the site can be incorporated back into the surrounding lake and mountainous environment.

We trust the information provided satisfies the FVRD requirements for this DVP submission, however, if you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,



Eric Poxleitner, *Principal*  
Architect AIBC, AAA, MRAIC, LEED® AP BD+C



EP/ep

Attachments

---

**KEYSTONE ARCHITECTURE & PLANNING LTD**

**Eric Poxleitner** Architect AIBC, AAA, MRAIC, LEED® AP BD+C, Sr. Architect Principal | **Ron Martens** Founding Principal

**Steven Bartok** Architect AIBC, AAA, MRAIC, Principal | **Lukas Wykpis** Architectural Technologist AIBC, Principal

August 6, 2020

16-167

Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

Attn: *David Bennett, MCIP, RPP, Planner II*

**Re: *Revised Design Rationale Narrative  
Aquadel Crossing Phase III  
1859 Columbia Valley Road, Lindell Beach, BC***

Dear Sir,

The proposed Aquadel Crossing Phase III development consists of 36 additional single-family homes located on the south side of Columbia Valley Road to the south of the current Phase I and II developments.

Similar to Phase I and II, the concept of the development is designed to be a place of community within a natural, historic and organic setting, where people can come out from urban structure to enjoy a vibrant, sustainable, and healthy lifestyle. It has been carefully designed in compliance with the development guidelines identified in OCP Bylaw No. 1115 for Electoral Area 'E' and in compliance with Division 24 PRD-1 (Private Resort Development 1).

The single-family homes consist of single-storey, two-storey and three-storey ranchers generally with two-storey's exposed at street face as well as three-storey split-level homes along the hillside making the most of the topography while maintaining human scale frontage and maximizing area. The massing above ground and form/character of the development is similar to that of Phase I and II.

---

KEYSTONE ARCHITECTURE & PLANNING LTD

Eric Poxleitner **Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Architect Principal** | Ron Martens **Founding Principal**

Steven Bartok **Architect AIBC AAA MRAIC Principal** | Lukas Wykpis **Architectural Technologist AIBC Principal**

ABBOTSFORD BC | 300 – 33131 South Fraser Way Abbotsford V2S 2B1 | Phone 604 850 0577

CALGARY AB | 210 – 2120 4<sup>th</sup> Street SW Calgary T2S 1W7 | Phone 587 391 4768

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca

Each home is designed with diversity and variety in order to enhance a unique sense of community yet tied together by theme, material and colours, while respecting the existing natural and agricultural context.

The homes typically consist of approx. 1,600 sq. ft. to 3,440 sq. ft. (including unfinished basements) three and four-bedroom homes with 2.5 baths.

Unlike Phase I & II where basements were not an option due to the flood level restrictions, Phase III is not within the Watt Creek and Frost Creek flood path. Per the Golder report, the FCL for Phase III is 0.6m above the adjacent crest of the Columbia Valley Road. All MBE's meet that criterion. This allows for the possibility of basements as per Schedule E accepted in the original DP. In addition, the incorporation of basements effectively deals with site grading and geotechnical constraints, while maintaining a consistent landscape and architectural theme with Phases I and II. The proposed design achieves these objectives and eliminates the need for retaining walls.

Some lots allow for a slightly larger floorplan, but this is minimal so there will be negligible, if any, increase in density from phase I/II. In addition, any basement spaces will not be permitted to be fitted out as separate suites as there are no provisions for external access to the basements from the outside. Should an owner wish to finish the basement, they will have to submit building plans to the FVRD for approval.

The overall design concept is intended to be that of a 'country style' vernacular referencing early subsistence farming homesteads common in the Columbia Valley during the early 1900's with early period farmhouse concept detailing, materials and colour pallet consistent with that of the single-family homes made up typically of composite wood siding, board & batten, wood trim, cedar shakes, manufactured stone, corrugated metal and some exposed timbers features.

The individual houses are designed to meet the colour and finishes as per the exterior colour combinations attached as well as present a homestead image. Each house will have a different colour scheme from the adjacent houses, but all colours are complimentary and in context in accordance with

---

KEYSTONE ARCHITECTURE & PLANNING LTD

Eric Poxleitner **Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Architect Principal** | Ron Martens **Founding Principal**

Steven Bartok **Architect AIBC AAA MRAIC Principal** | Lukas Wykpis **Architectural Technologist AIBC Principal**

ABBOTSFORD BC | 300 – 33131 South Fraser Way Abbotsford V2S 2B1 | Phone 604 850 0577

CALGARY AB | 210 – 2120 4<sup>th</sup> Street SW Calgary T2S 1W7 | Phone 587 391 4768

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca


the specifications. The colour scheme is designed to fit into the forest setting and not dominate the natural environment of the surroundings.

The landscape design continues off the themes laid out in the architecture by responding to the history and context of the site. Beyond the requirements for permit, such as appropriate buffers with native plantings, the goal is to retain as many of the large trees on site as possible. Phase III allows for the inclusion of the natural landscape of the development and eliminates the need for retaining walls. This again pays tribute to the design work created by the former golf course and provides some immediate large tree coverage on site.

Native and native cultivar plant material are proposed and encouraged for both common and private spaces, so the site can be incorporated back into the surrounding lake and mountainous environment.

We trust the information provided satisfies the FVRD requirements for this DVP submission, however, if you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,



Norm Davis, Sc. Architect  
Architect AIBC

ND/mn

---

**KEYSTONE ARCHITECTURE & PLANNING LTD**

Eric Poxleitner **Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Architect Principal** | Ron Martens **Founding Principal**

Steven Bartok **Architect AIBC AAA MRAIC Principal** | Lukas Wykpis **Architectural Technologist AIBC Principal**

ABBOTSFORD BC | 300 – 33131 South Fraser Way Abbotsford V2S 2B1 | Phone 604 850 0577

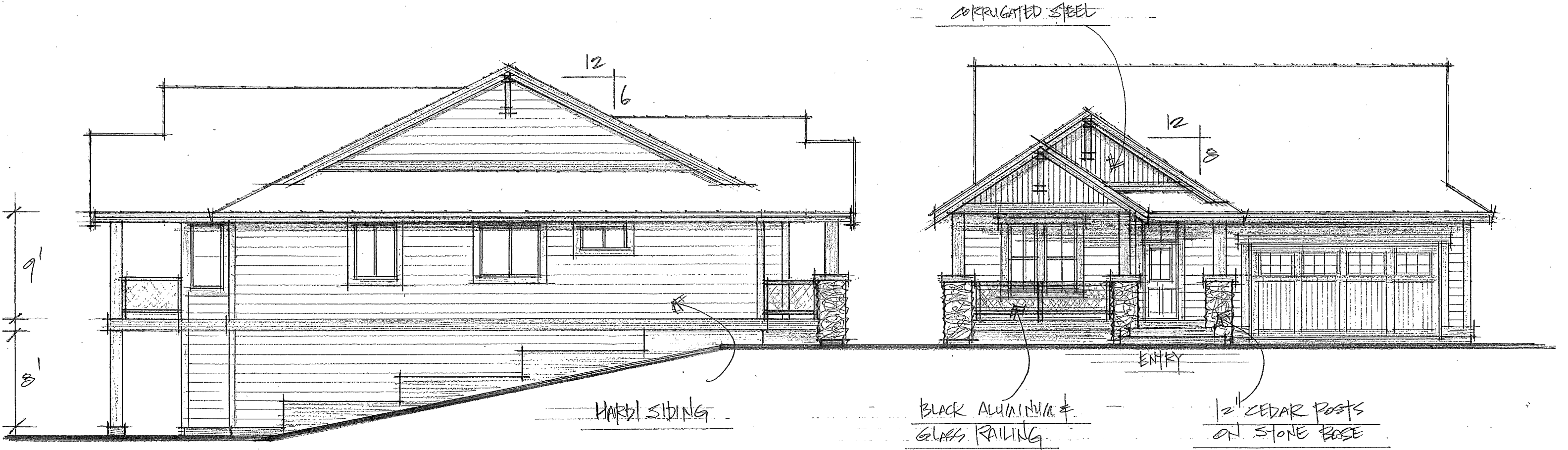
CALGARY AB | 210 – 2120 4<sup>th</sup> Street SW Calgary T2S 1W7 | Phone 587 391 4768

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca



# AQUADEL CROSSING III - PLAN A1

TOTAL: 1600 SQ. FT. (2800 SQ. FT. INC. FINISHED BASEMENT)

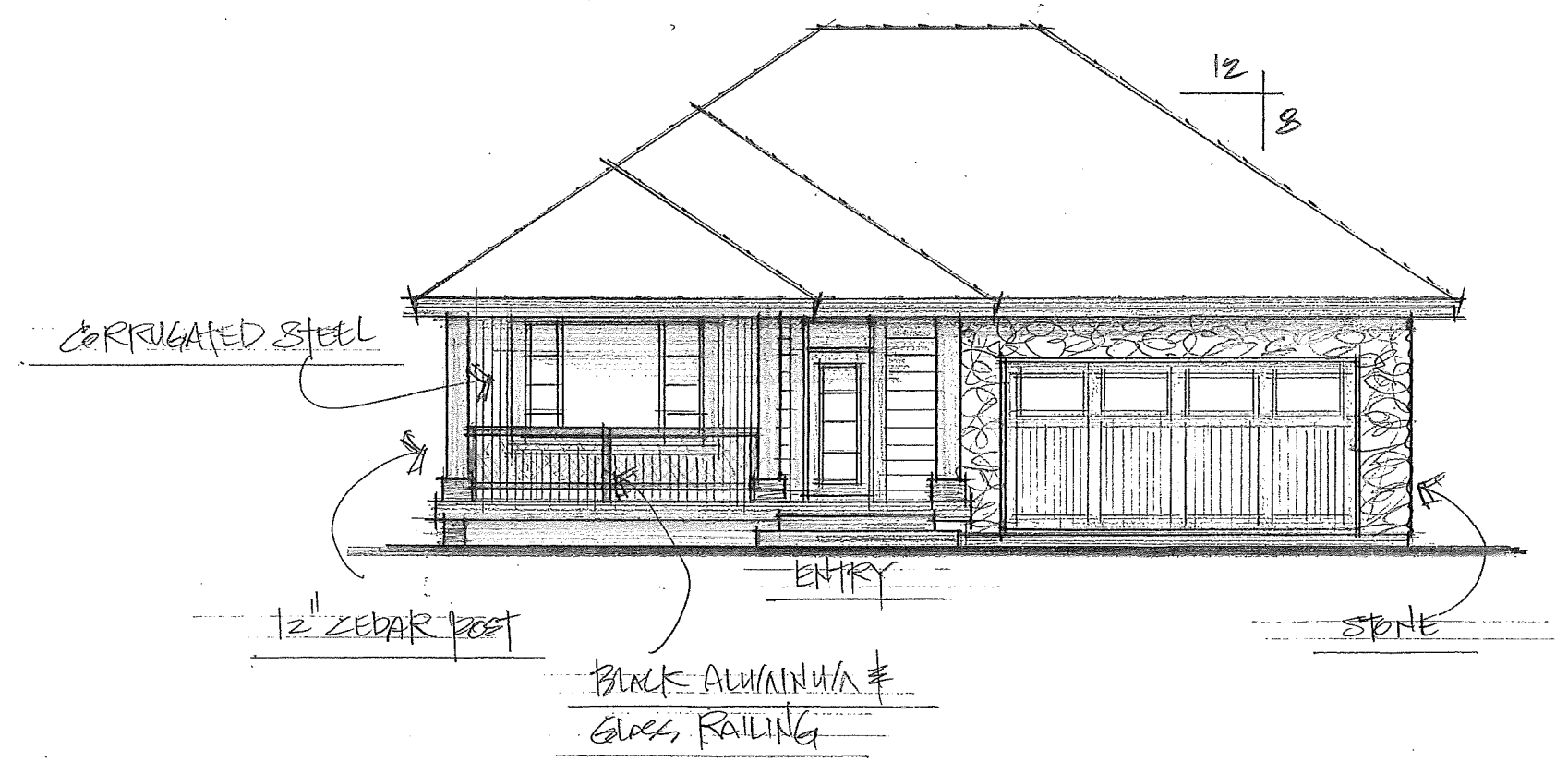


\*NOTE: GRADE AT REAR TO BE DETERMINED LOT BY LOT.

LEFT ELEVATION

FRONT ELEVATION

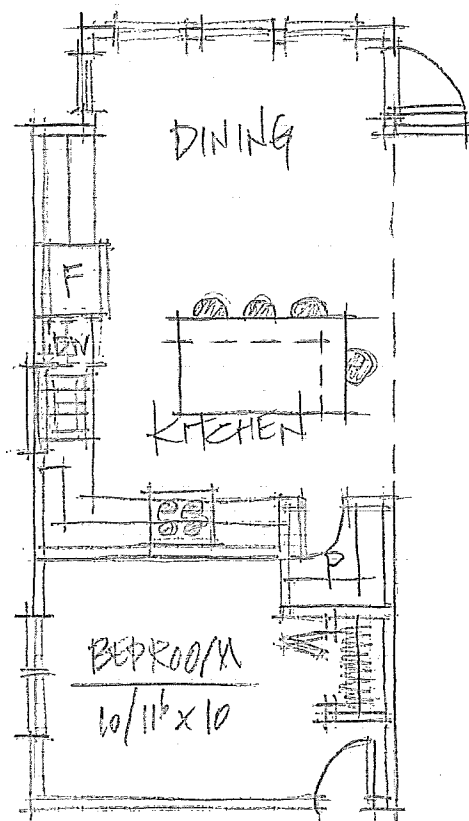
AQUADEL CROSSING II - PLAN A2



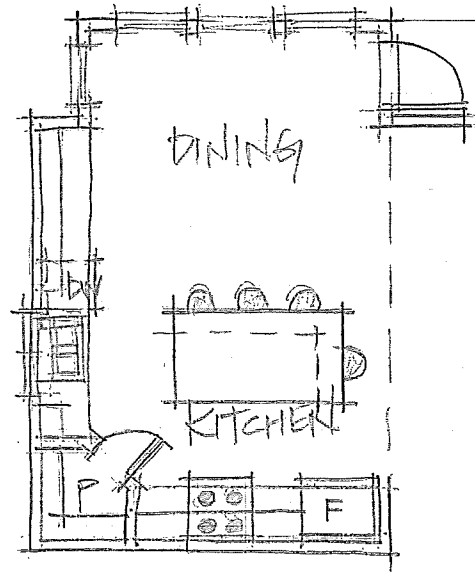
FRONT ELEVATION

PLAN A - ALTERNATE KITCHENS

option #1



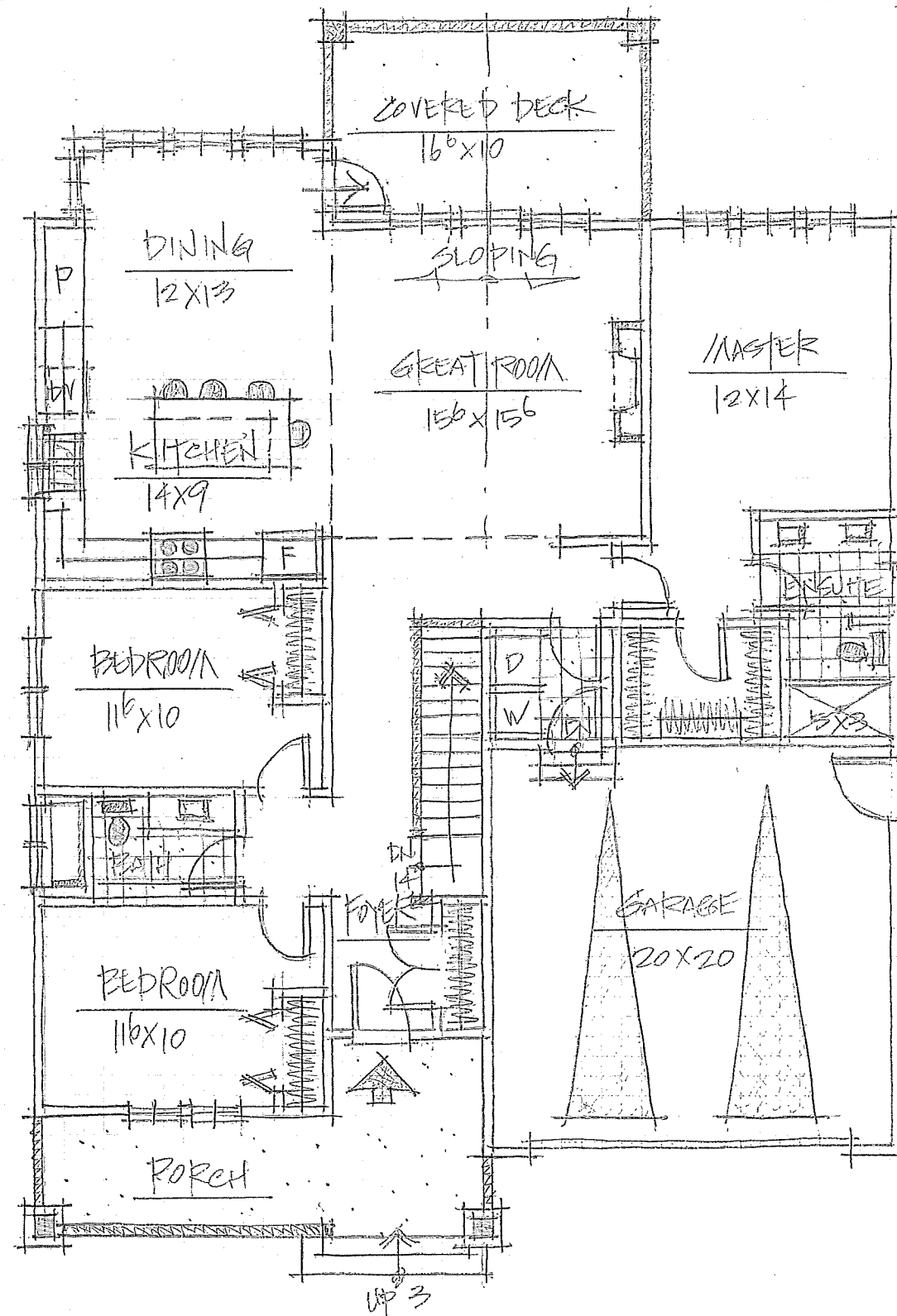
option #2



43.5' x 51' / 61'

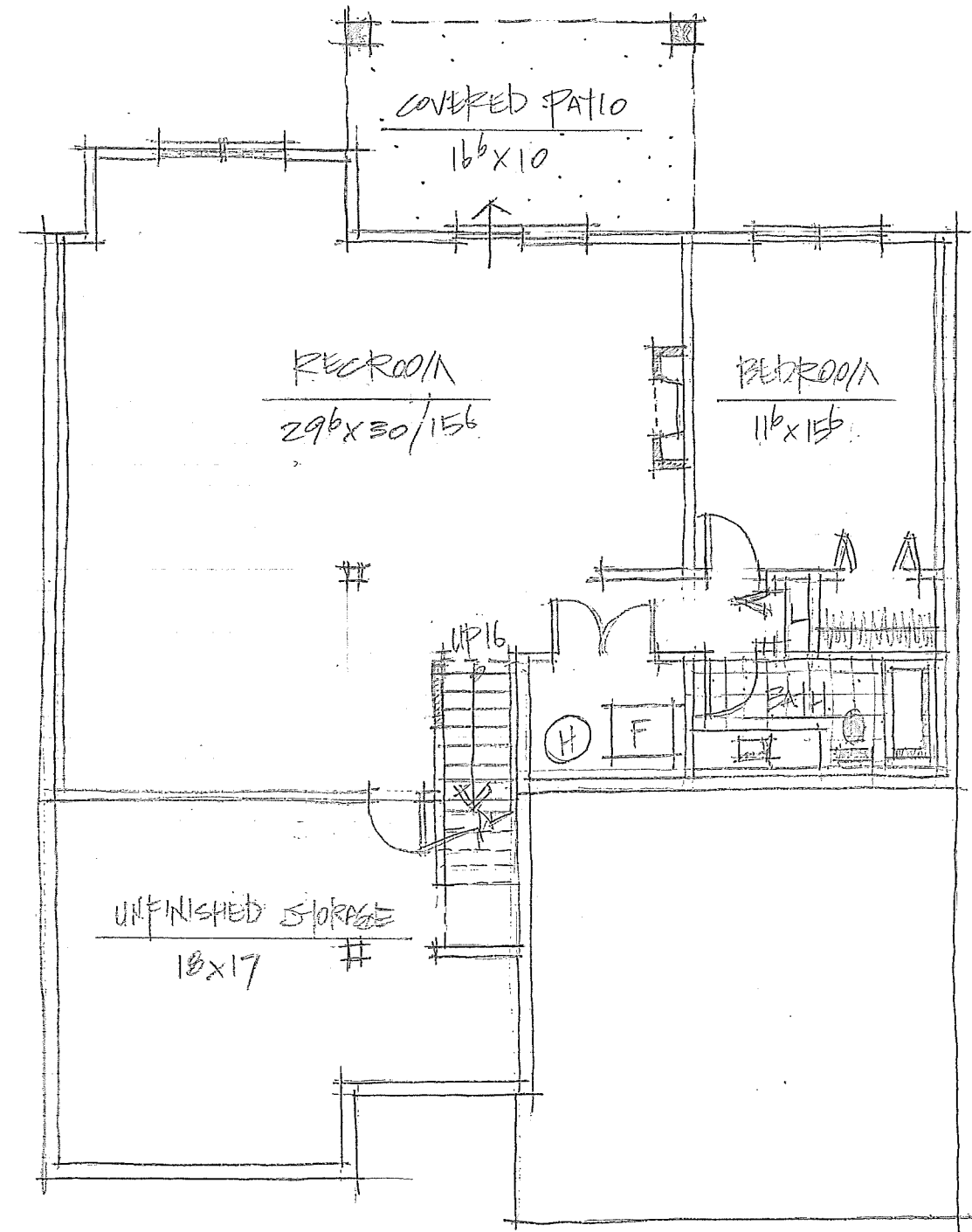
AQUABEL CROSSING III - PLAN A

TOTAL: 2800 SQ. FT. (INC. FINISHED BASEMENT)



MAIN FLOOR - 1600 SQ. FT.

PLAN A - BASEMENT



FINISHED BASEMENT - 1200 SQ. FT.

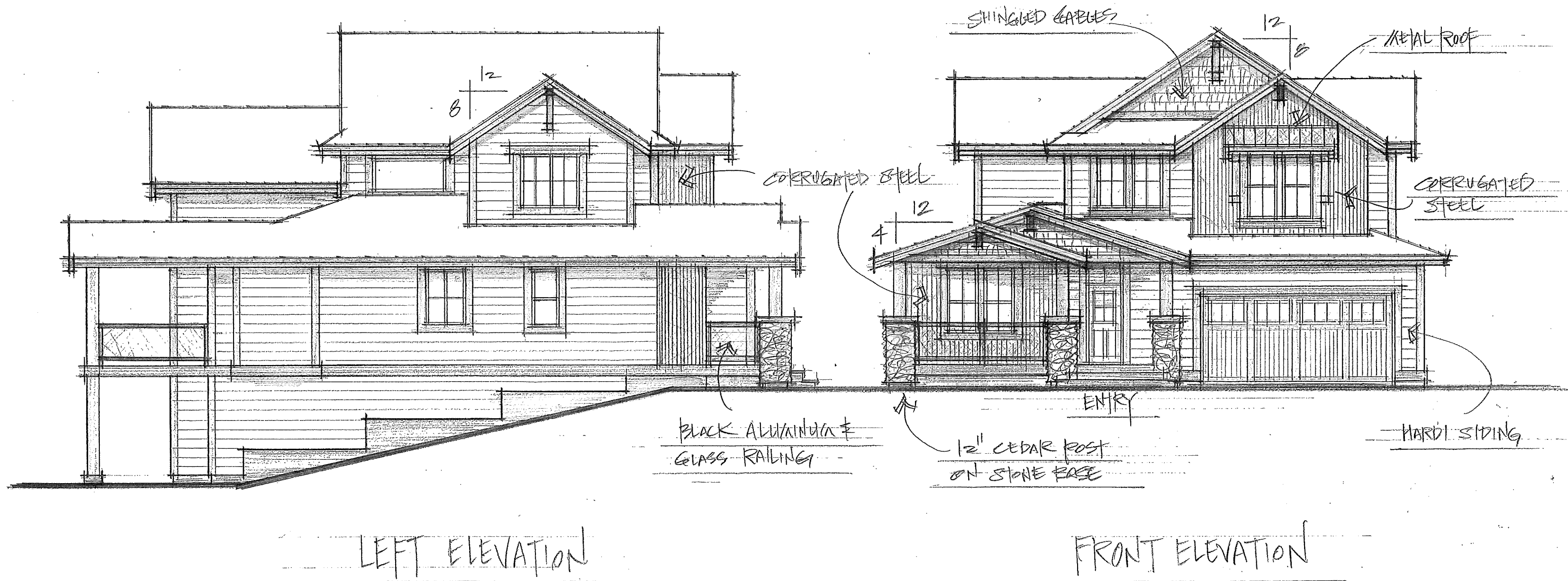
UNFINISHED BASEMENT - 400 SQ. FT.

---

TOTAL: 1600 SQ. FT.

# AQUADEL CROSSING III - PLAN B1

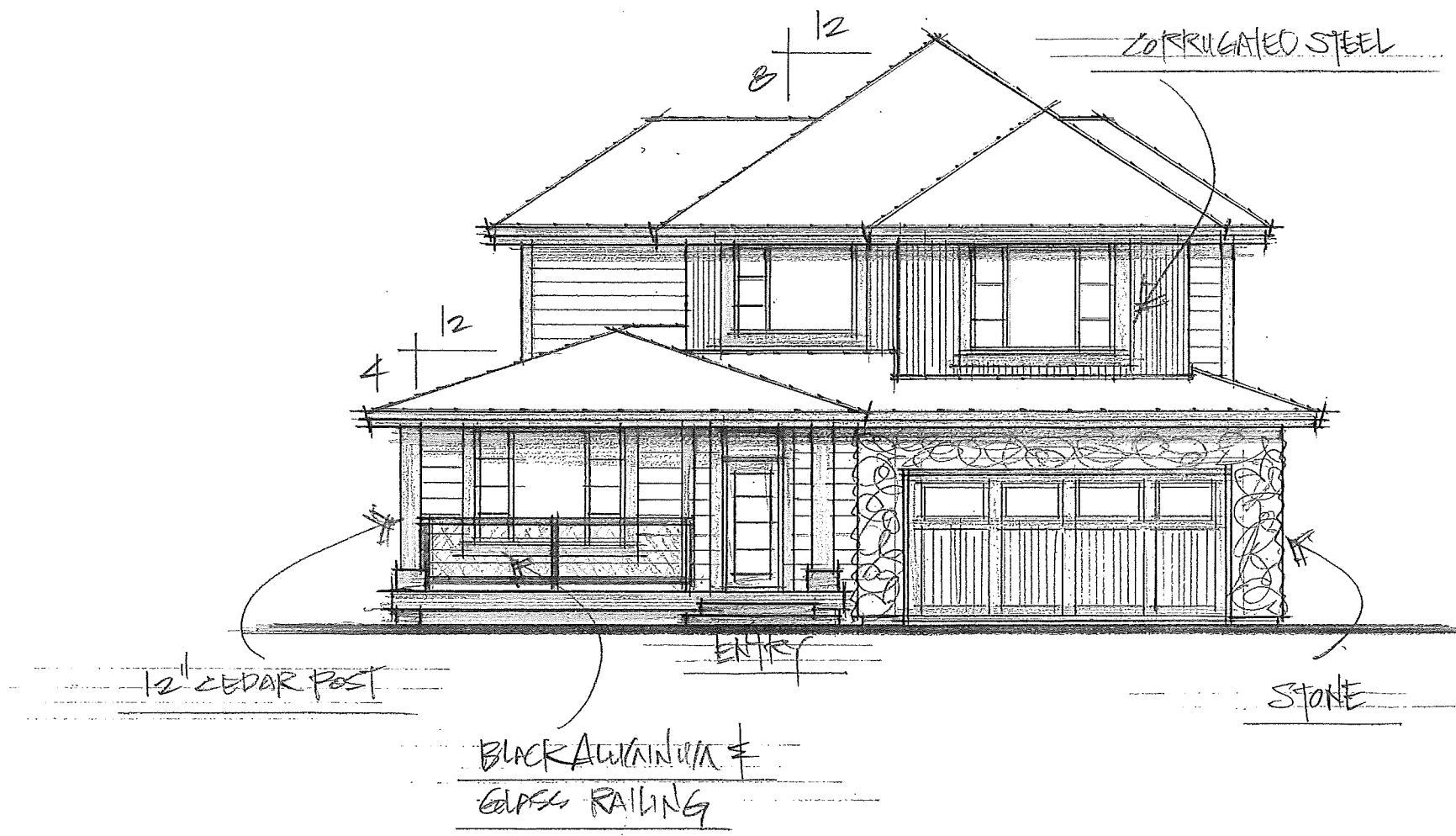
TOTAL: 2200 SQ. FT. (3335 SQ. FT. INC. FINISHED BASEMENT)



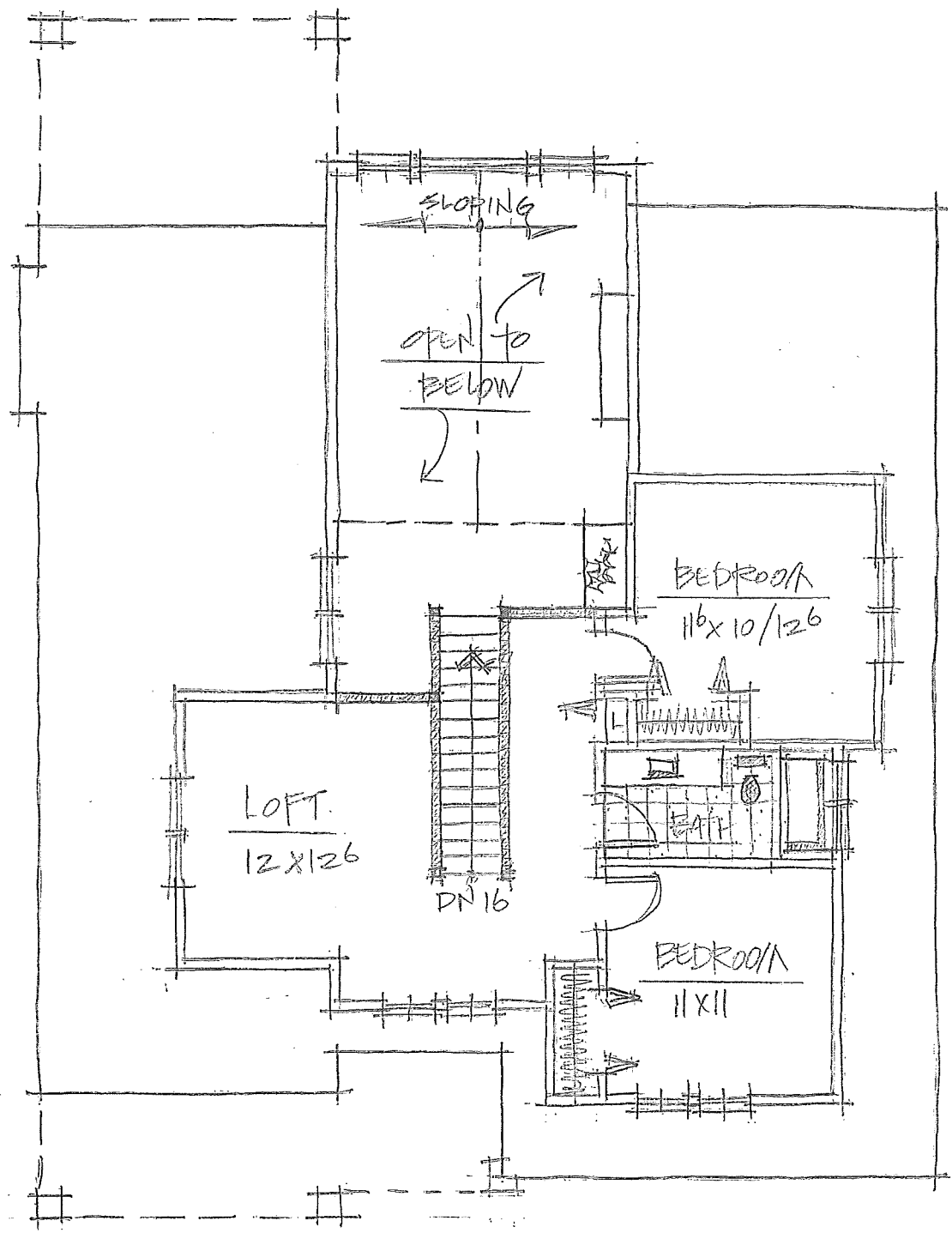
LEFT ELEVATION

FRONT ELEVATION

AQUADEL III - PLAN B2

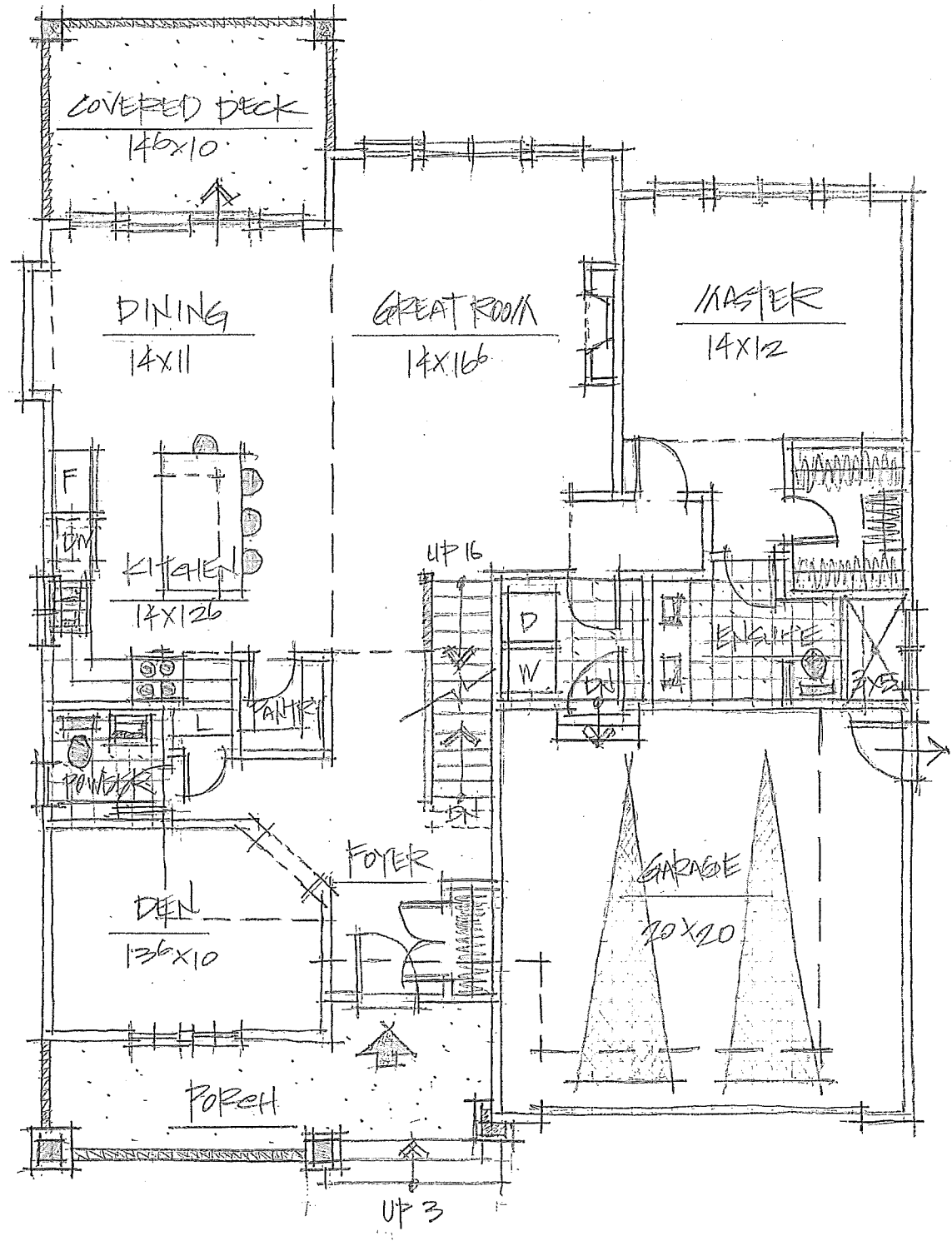


FRONT ELEVATION



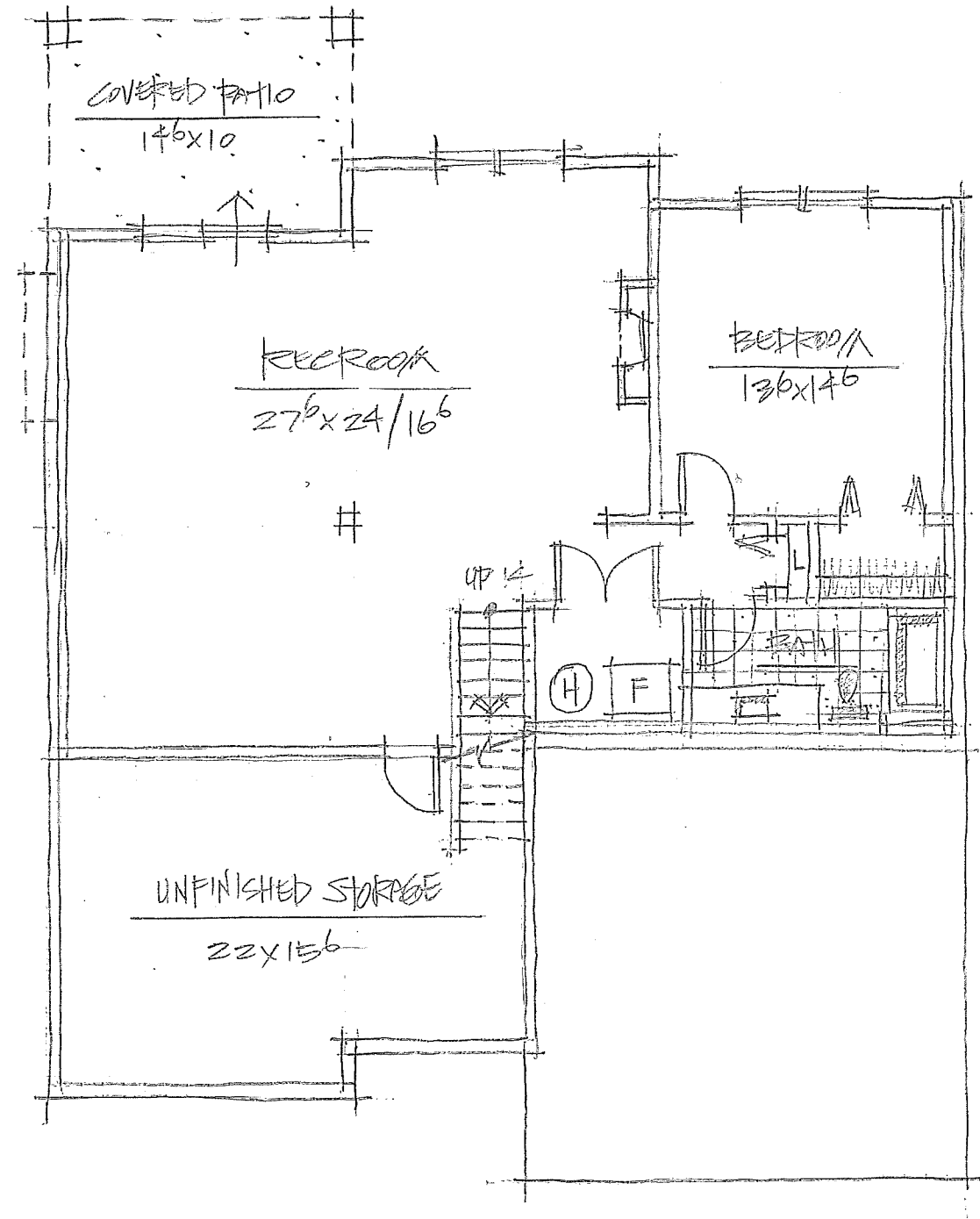
UPPER FLOOR - 640 SQ. FT.

AQUABEL III - PLAN B 43.5' x 48.5' / 57'  
 TOTAL: 2200 SQ. FT.  
 (3335 SQ. FT. INC. FINISHED BASEMENT).



MAIN FLOOR - 1510 SQ. FT.

PLAN B - BASEMENT



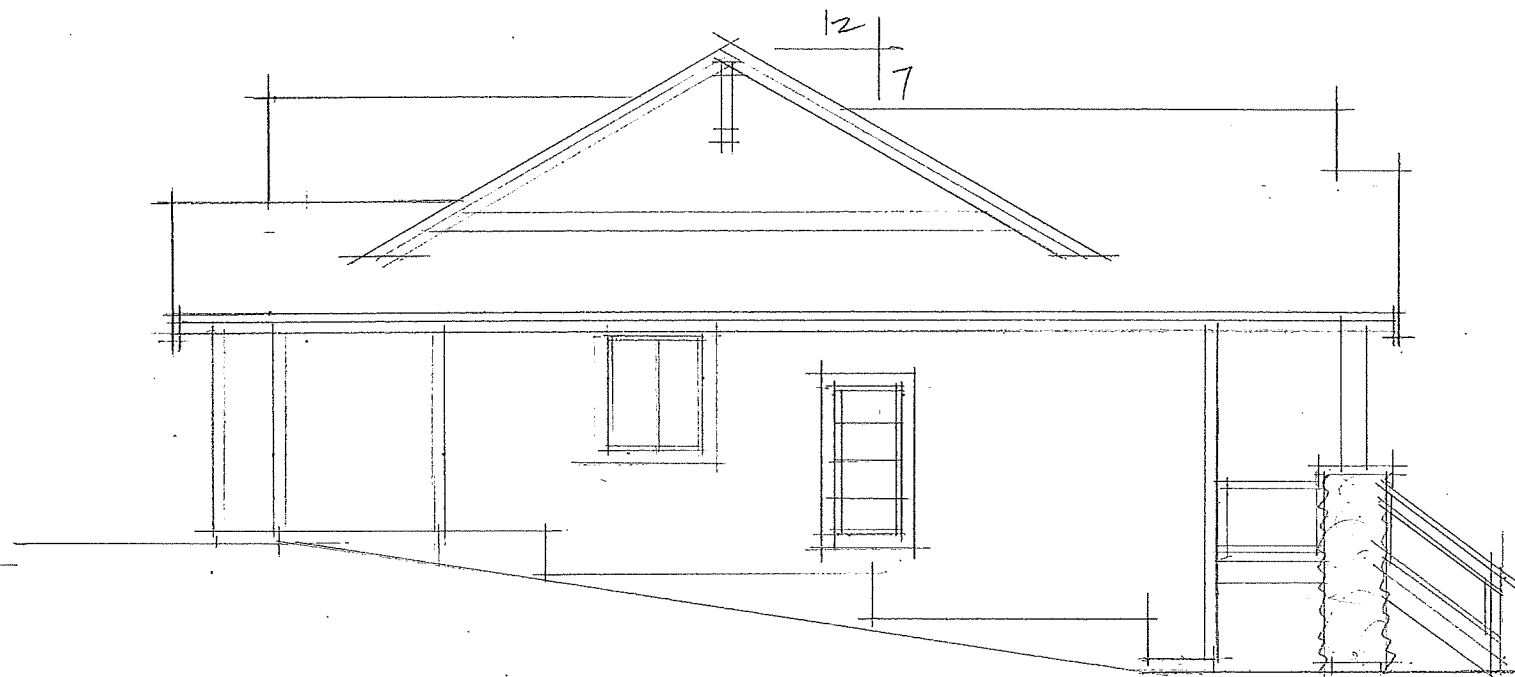
FINISHED - 1135 SQ. FT.  
UNFINISHED - 375 SQ. FT.  
TOTAL - 1510 SQ. FT.



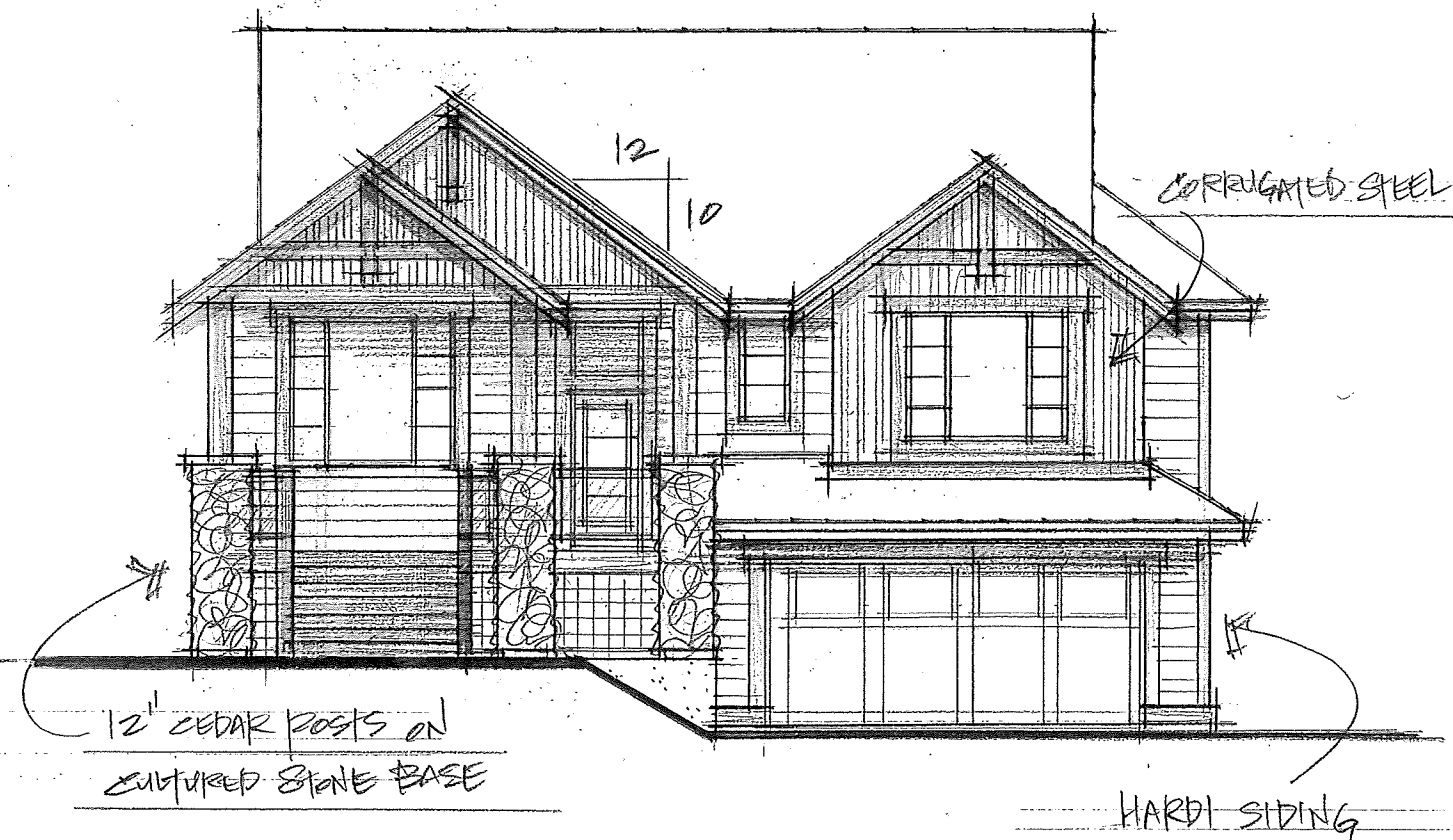
Oct. 1 / 2019

# AQUADEL CROSSING II - PLAN #1

TOTAL: 1600 SQ. FT.



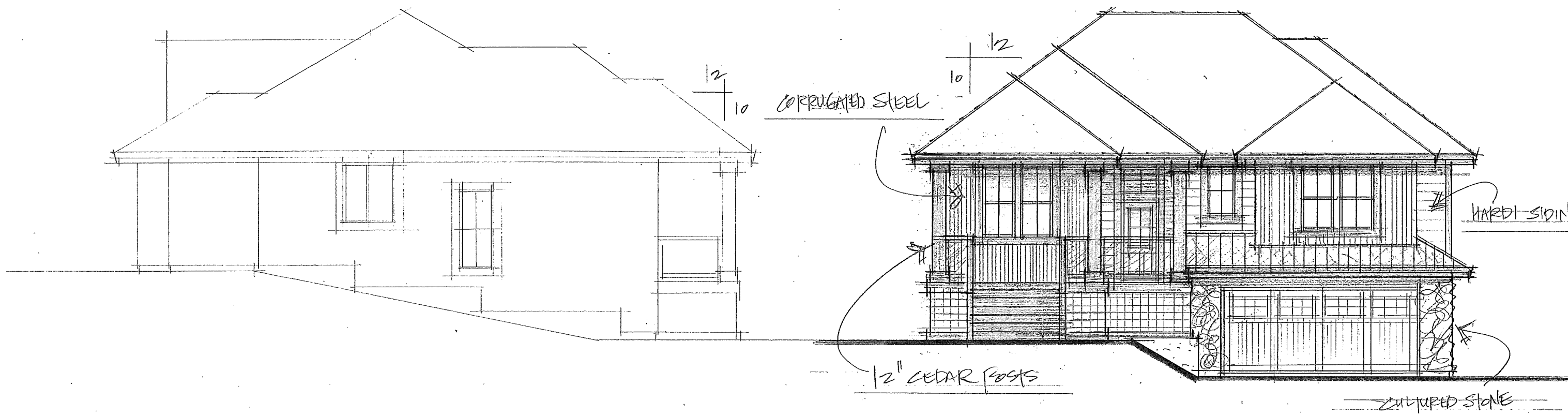
LEFT ELEVATION



FRONT ELEVATION

AQUABEL CROSSING II - PLAN C2

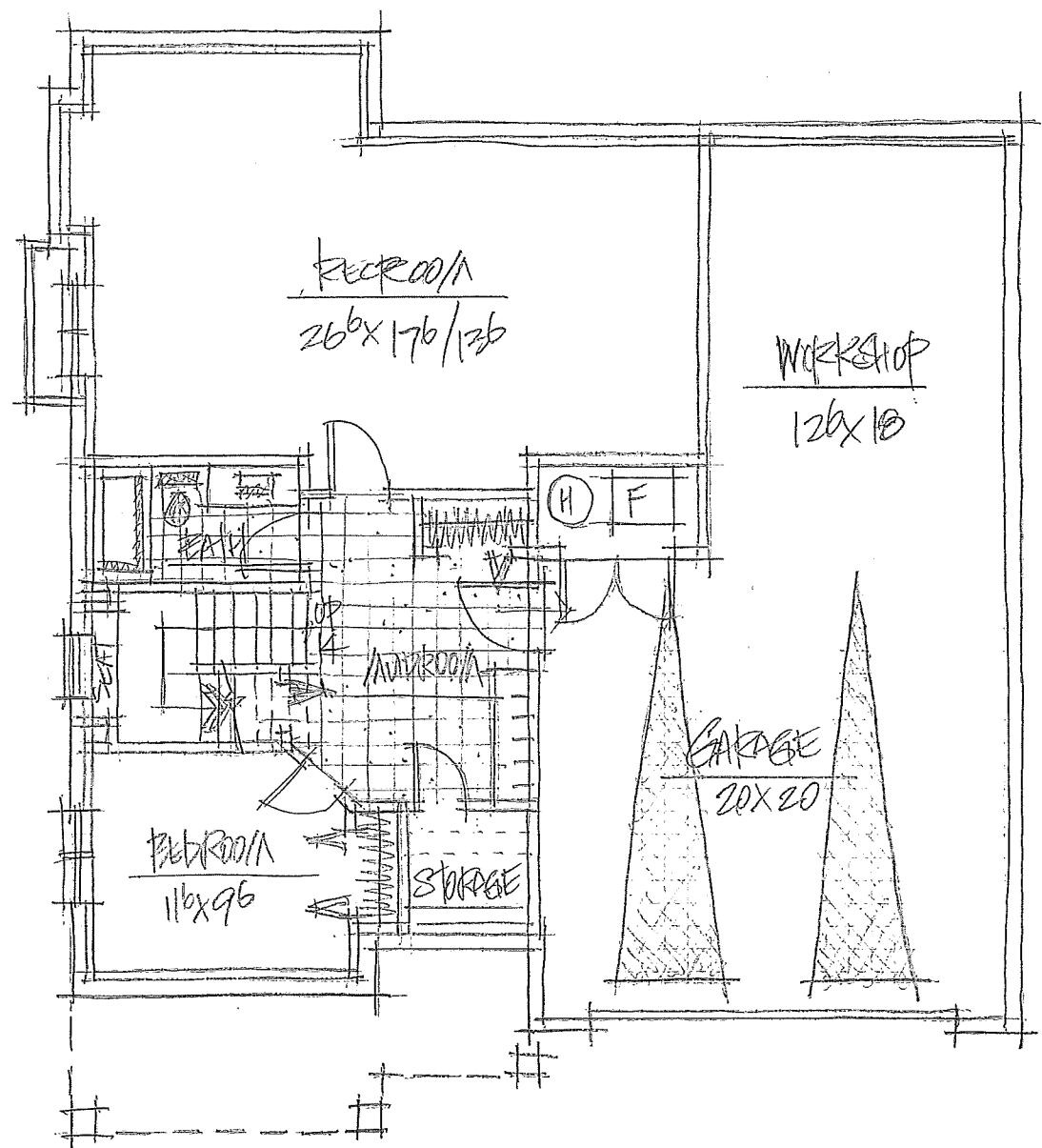
TOTAL: 1600 SQ. FT.



LEFT ELEVATION

FRONT ELEVATION

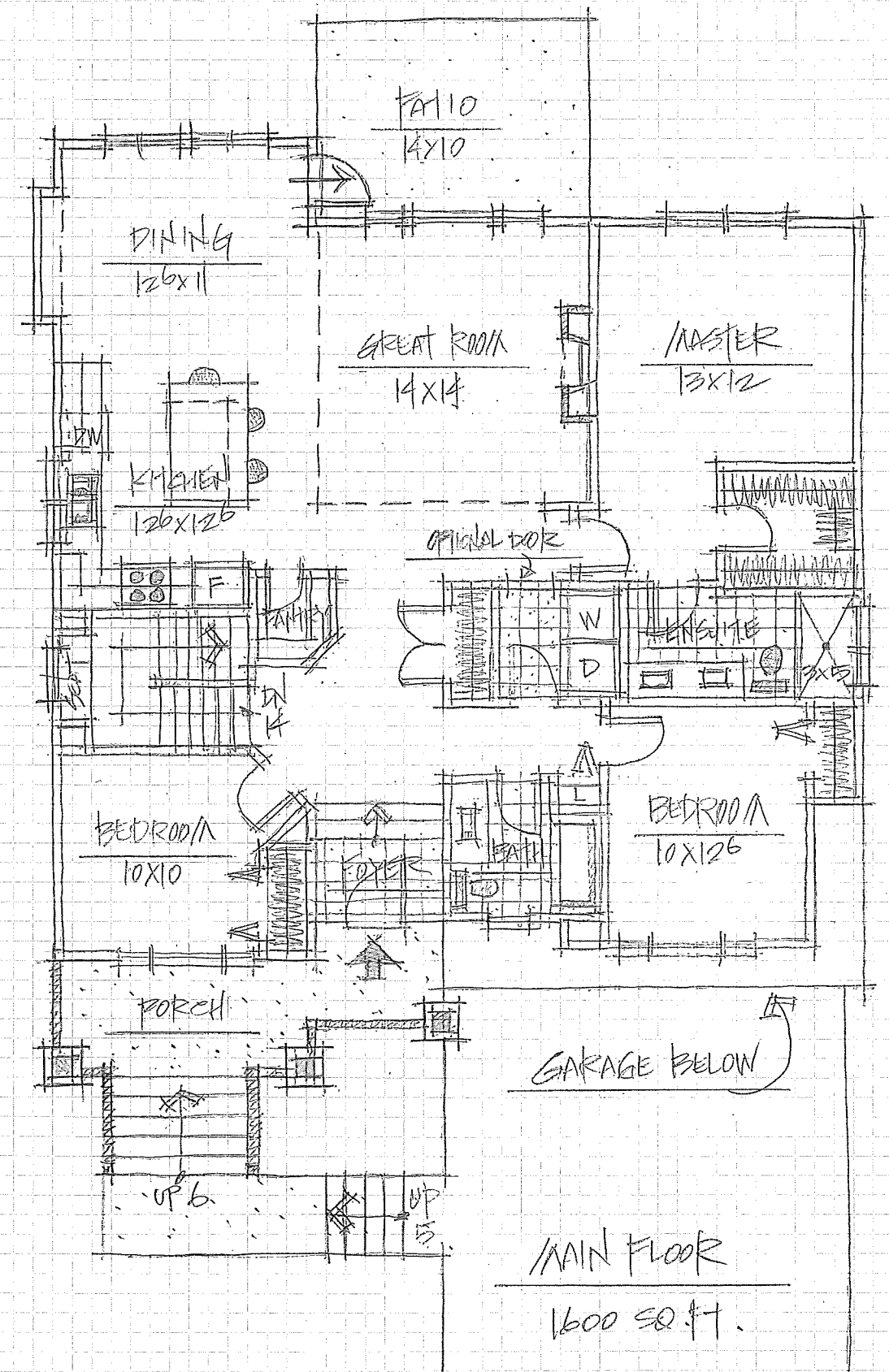
PLAN C - BASEMENT



BASEMENT - 970 SQ. FT.

AQUABEL CROSSING III - PLAN C

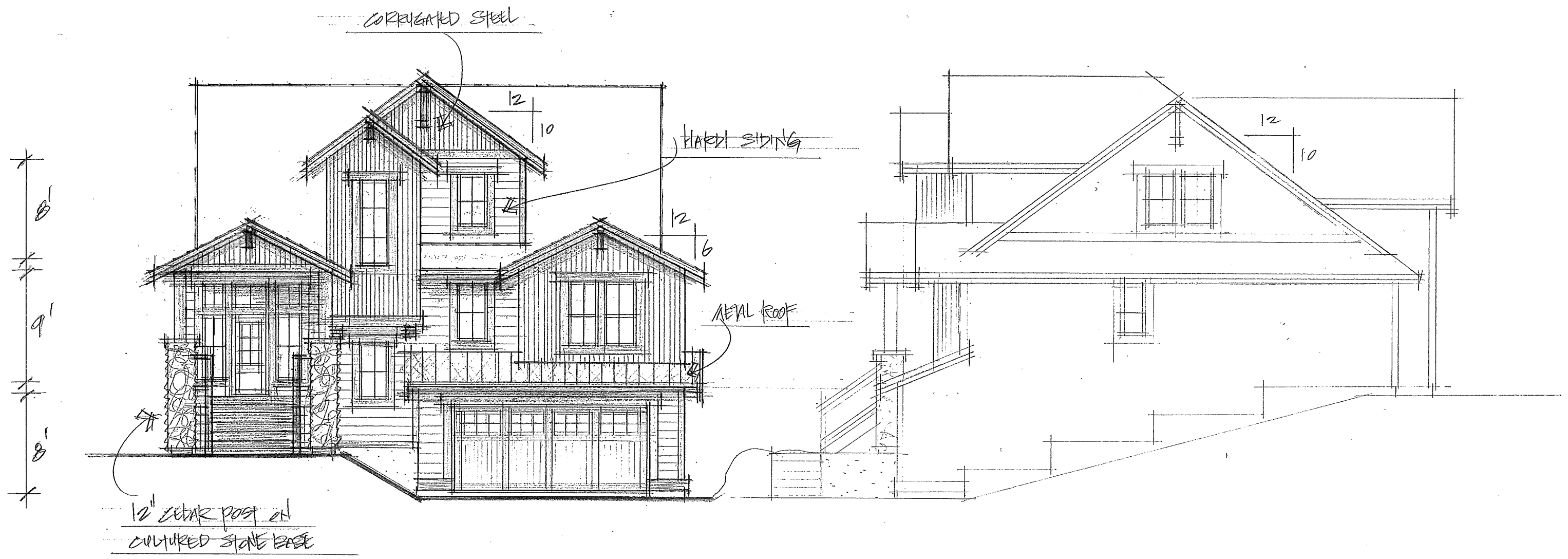
TOTAL: 1600 SQ. FT.



MAIN FLOOR  
1600 SQ. FT.

# AQUADEL CROSSING III - PLAN D1

TOTAL: 2125 SQ. FT.



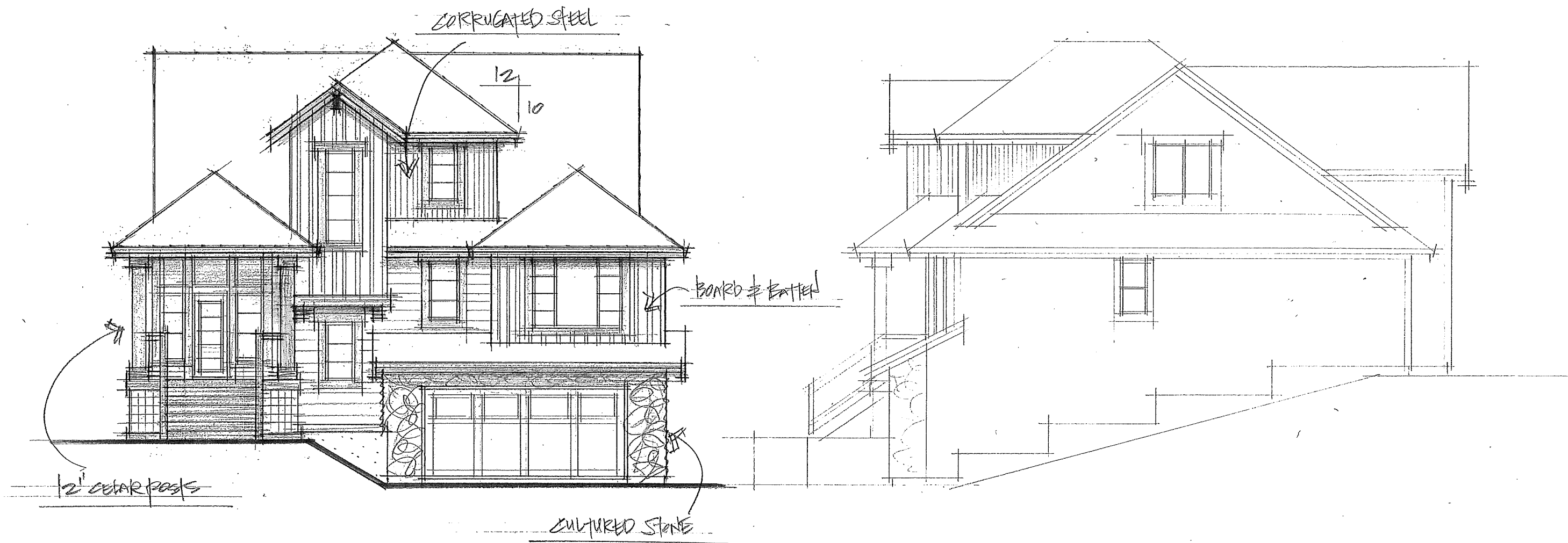
FRONT ELEVATION

RIGHT ELEVATION

OCT. 1 / 2019

# AQUABEL CROSSING II - PLAN #2

TOTAL: 2125 SQ. FT.

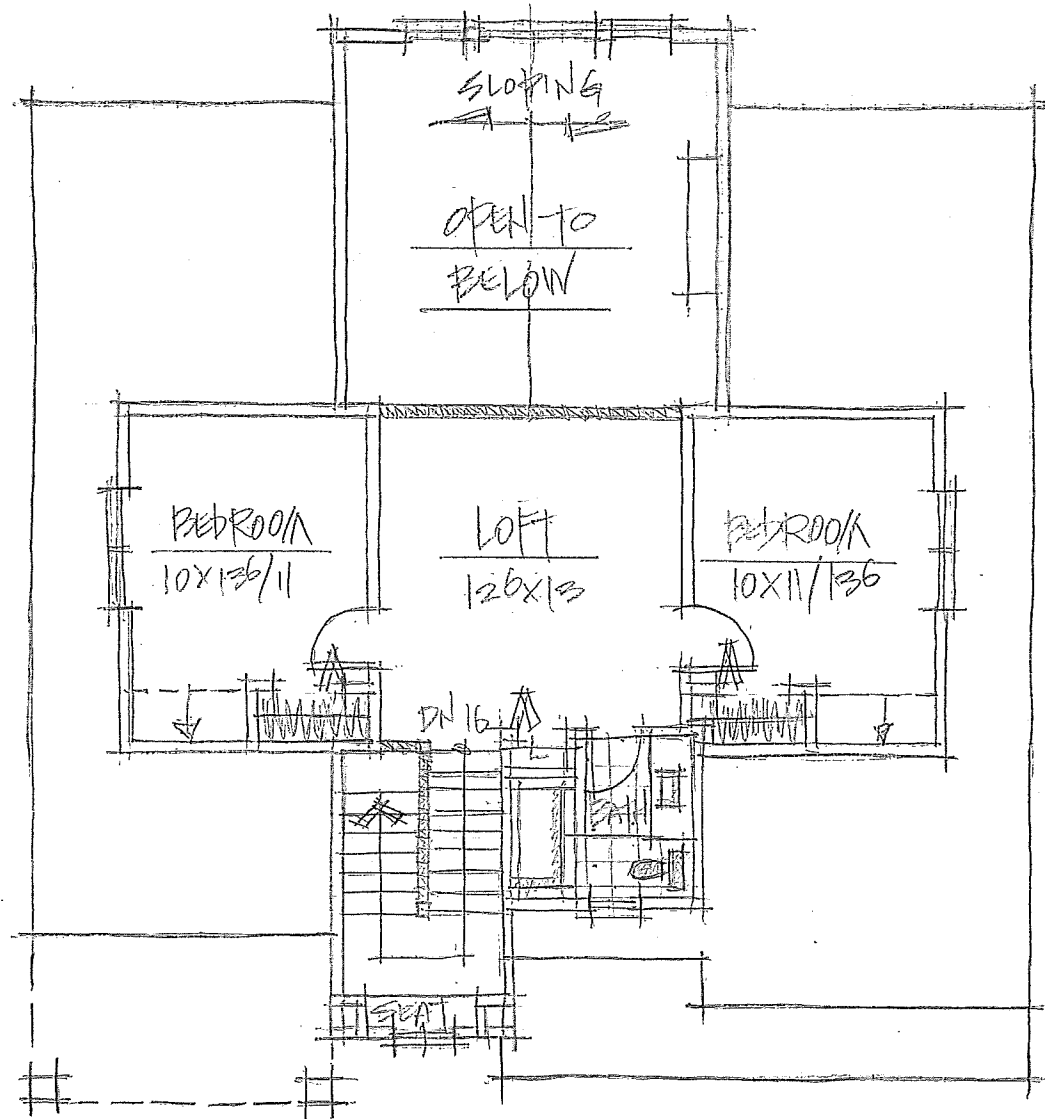


FRONT ELEVATION

RIGHT ELEVATION

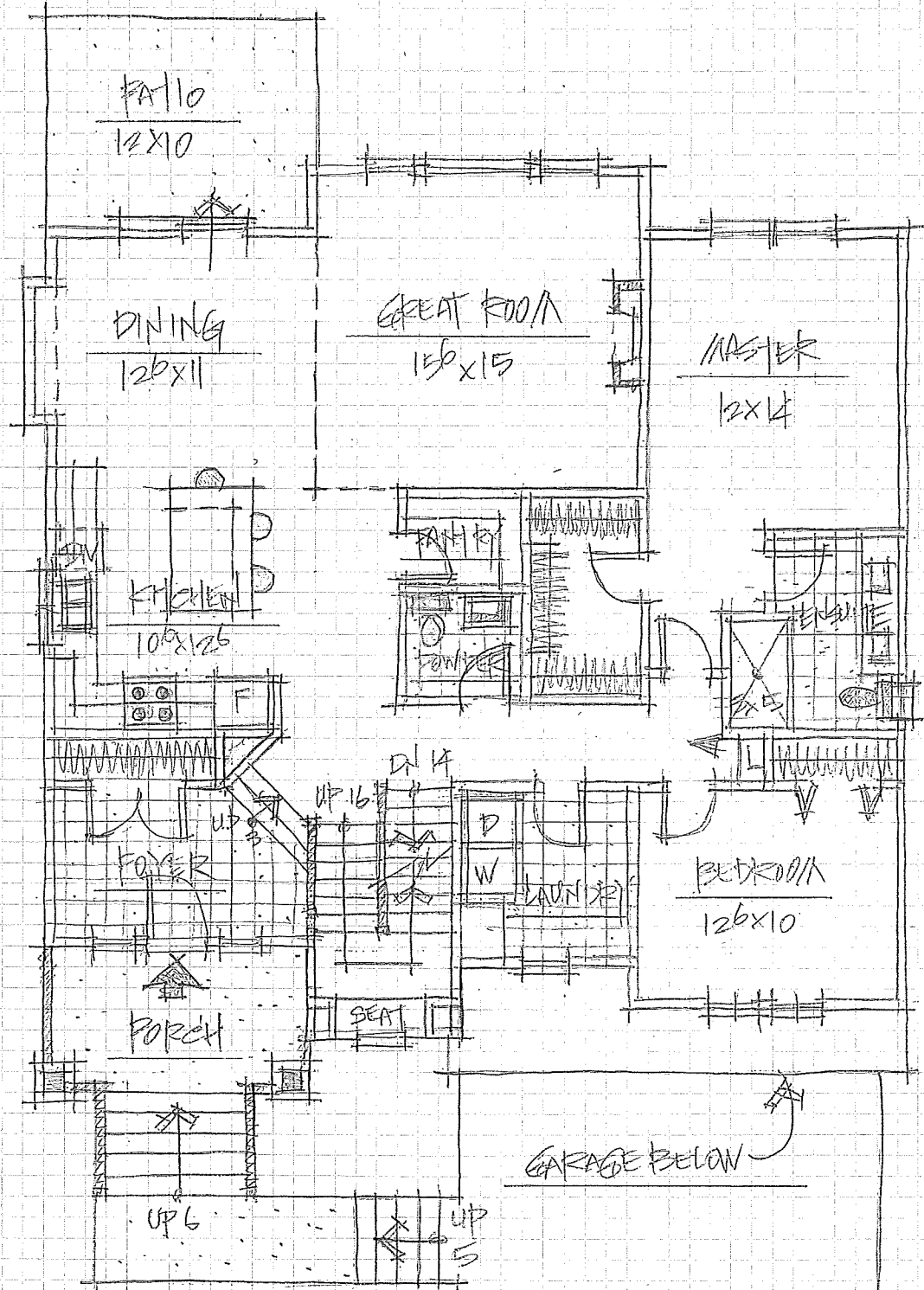
AQUADEL CROSSING II - PLAN D

TOTAL: 2125 SQ. FT.



UPPER FLOOR

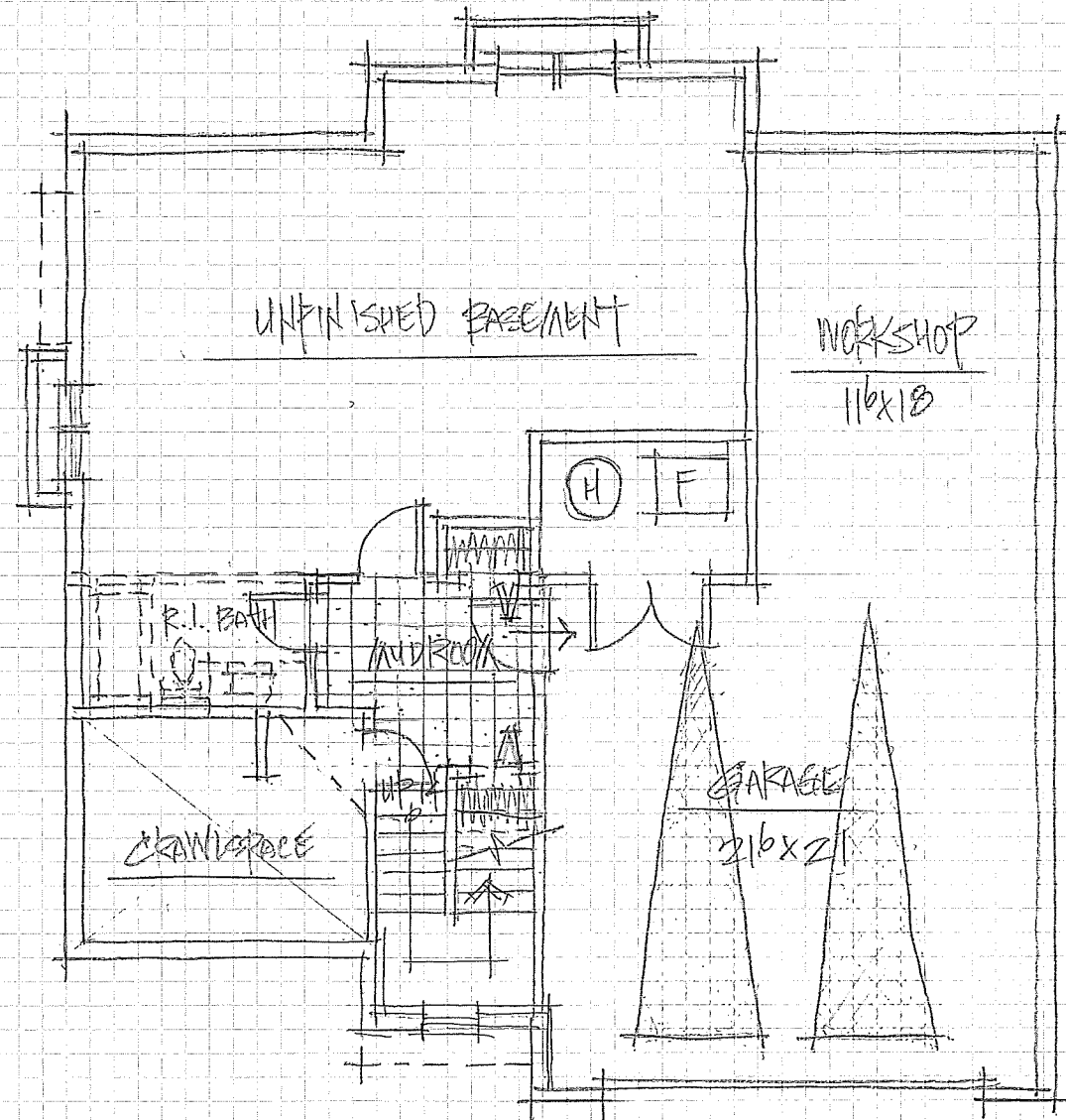
555 SQ. FT.



MAIN FLOOR

1570 SQ. FT.

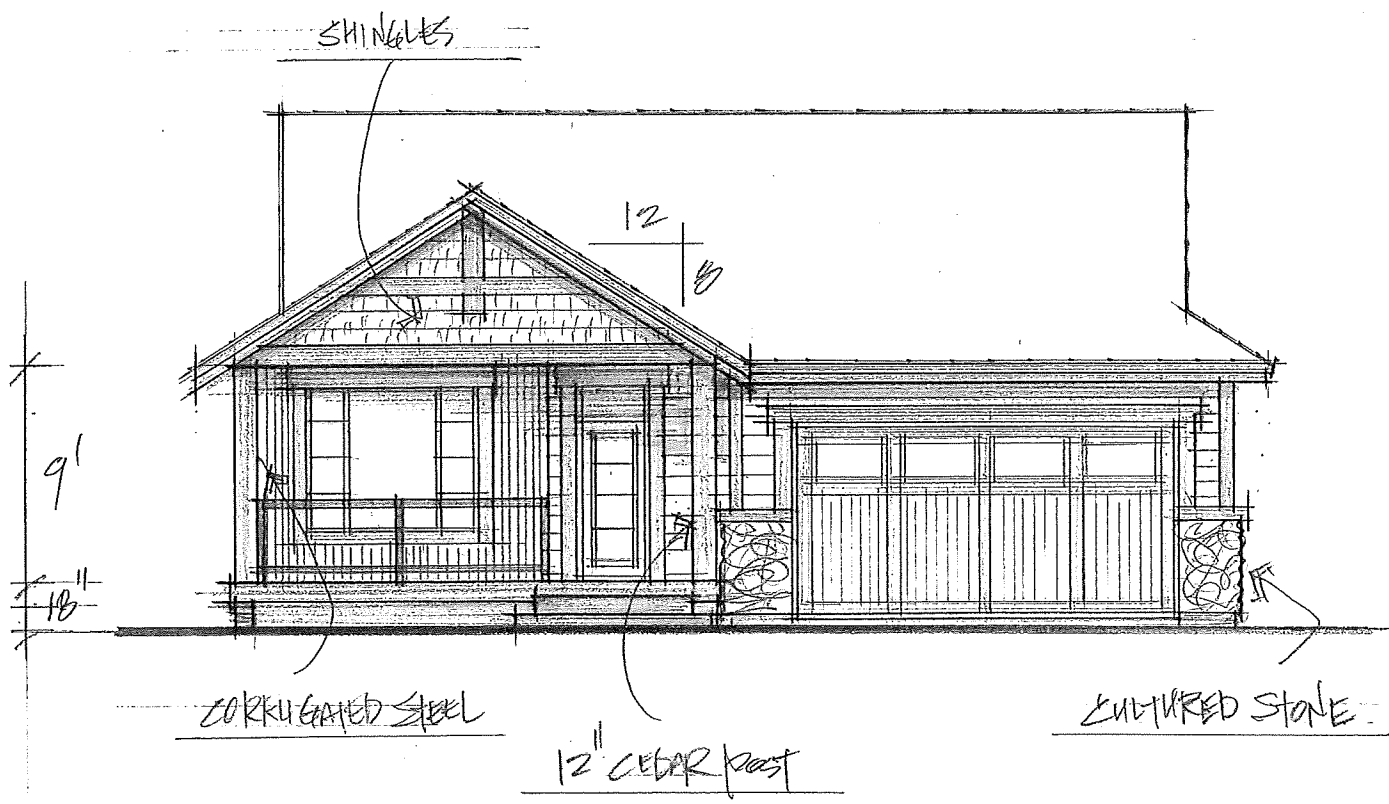
PLAN D - BASEMENT



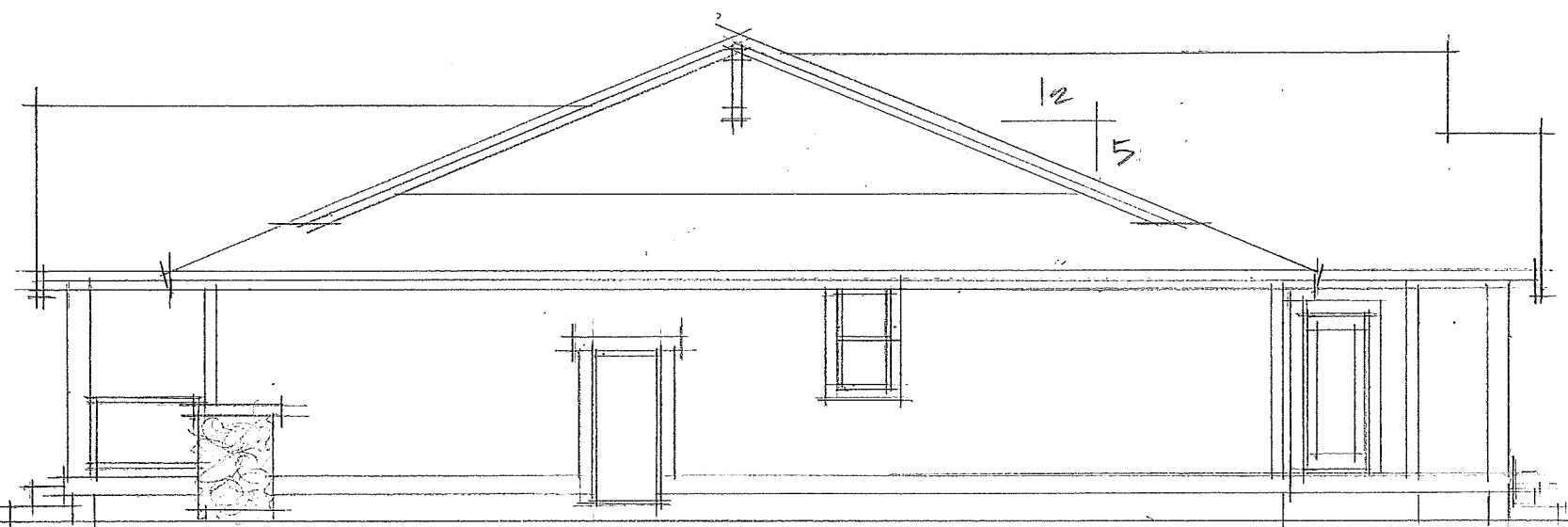
BASEMENT - 940 SQ. FT.

# AQUADEL CROSSING III - PLAN E1

TOTAL: 1600 SQ. FT. (2000 SQ. FT. INC. FINISHED BASEMENT)



FRONT ELEVATION

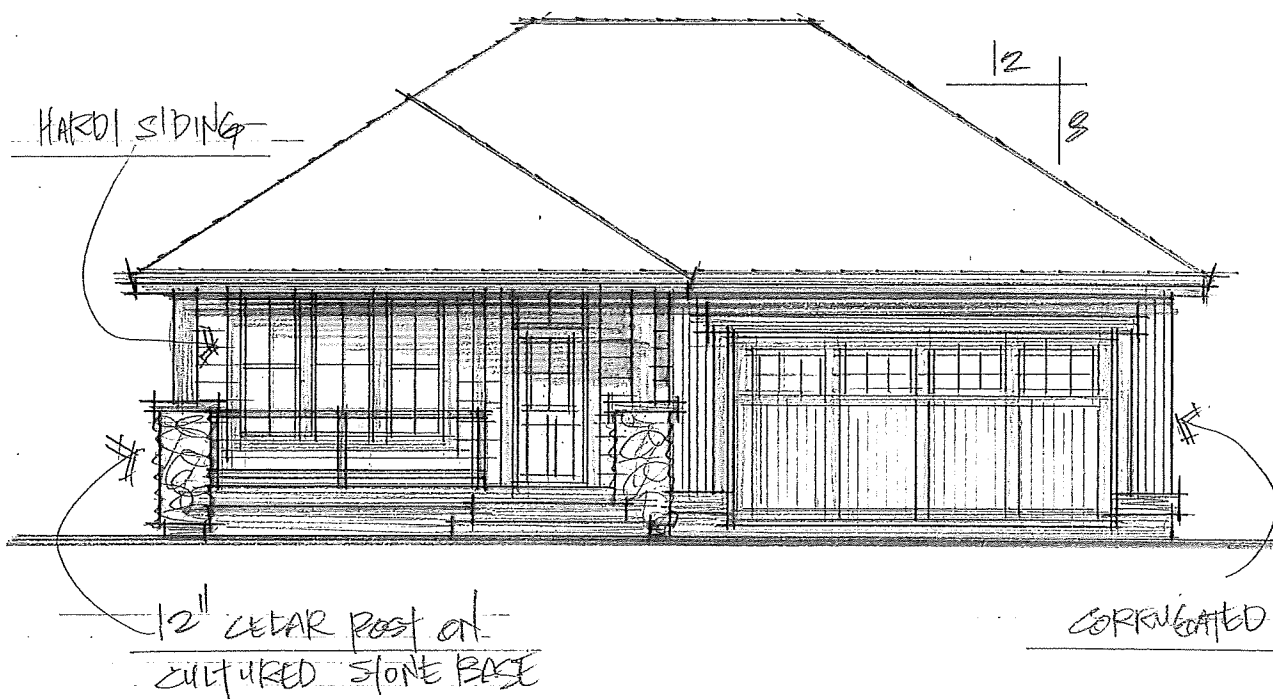


RIGHT ELEVATION

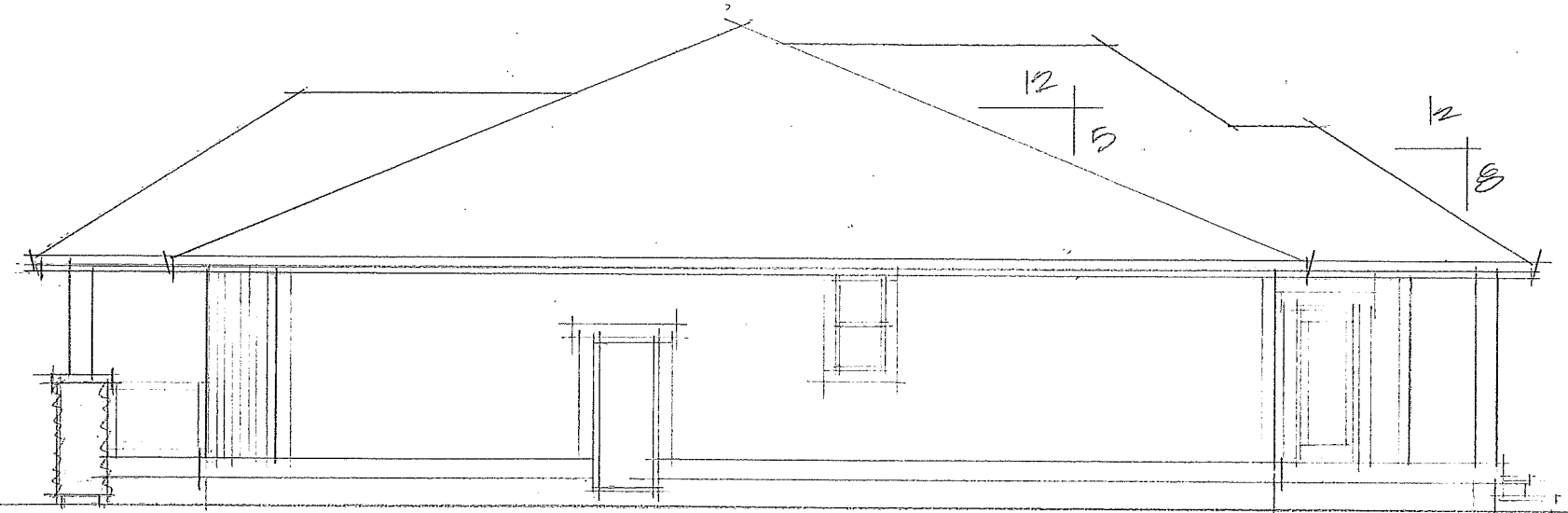


AQUADEL CROSSING II - PLAN E2

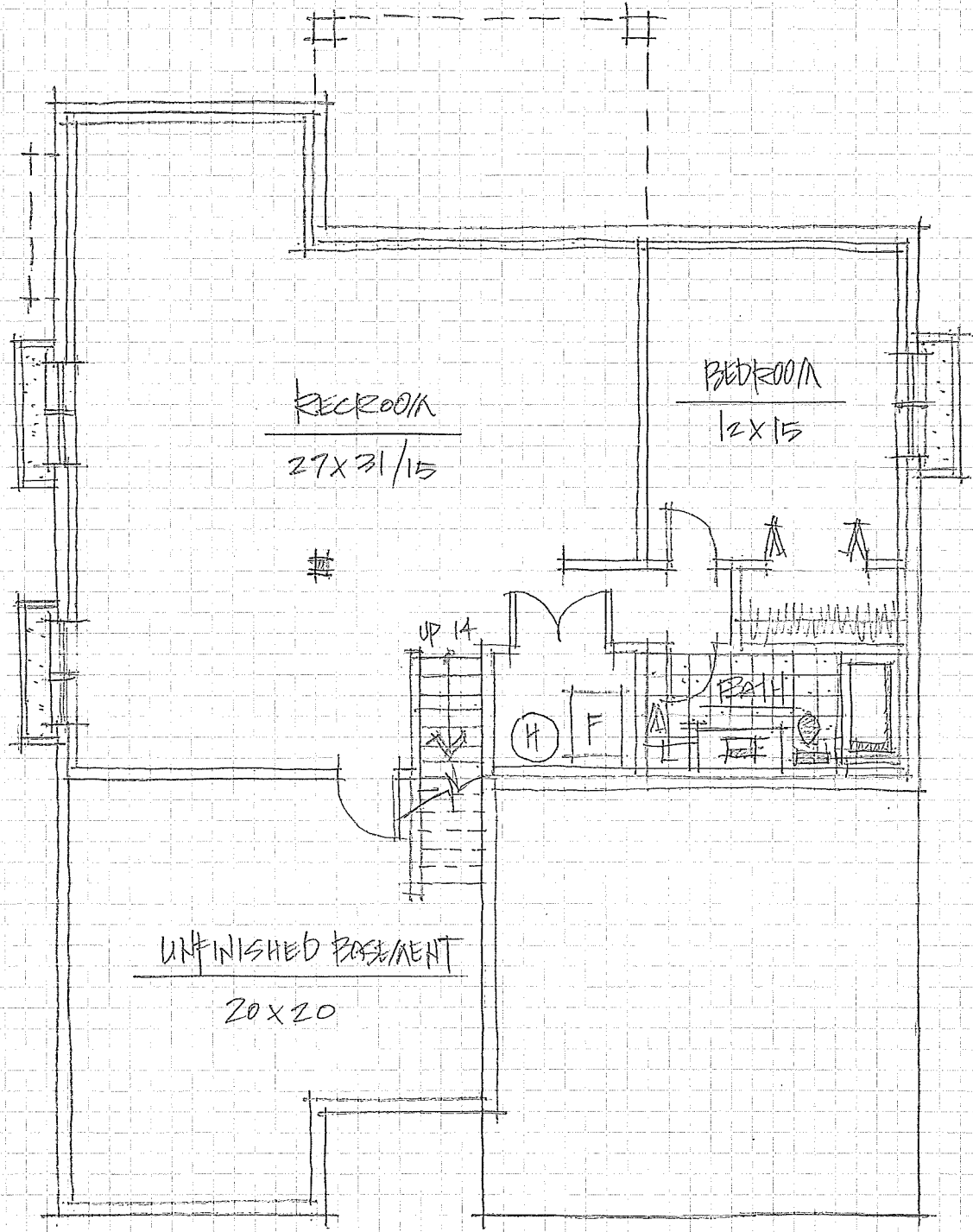
TOTAL: 1600 SQ. FT. (2000 SQ. FT. INC. FINISHED BASEMENT)



FRONT ELEVATION

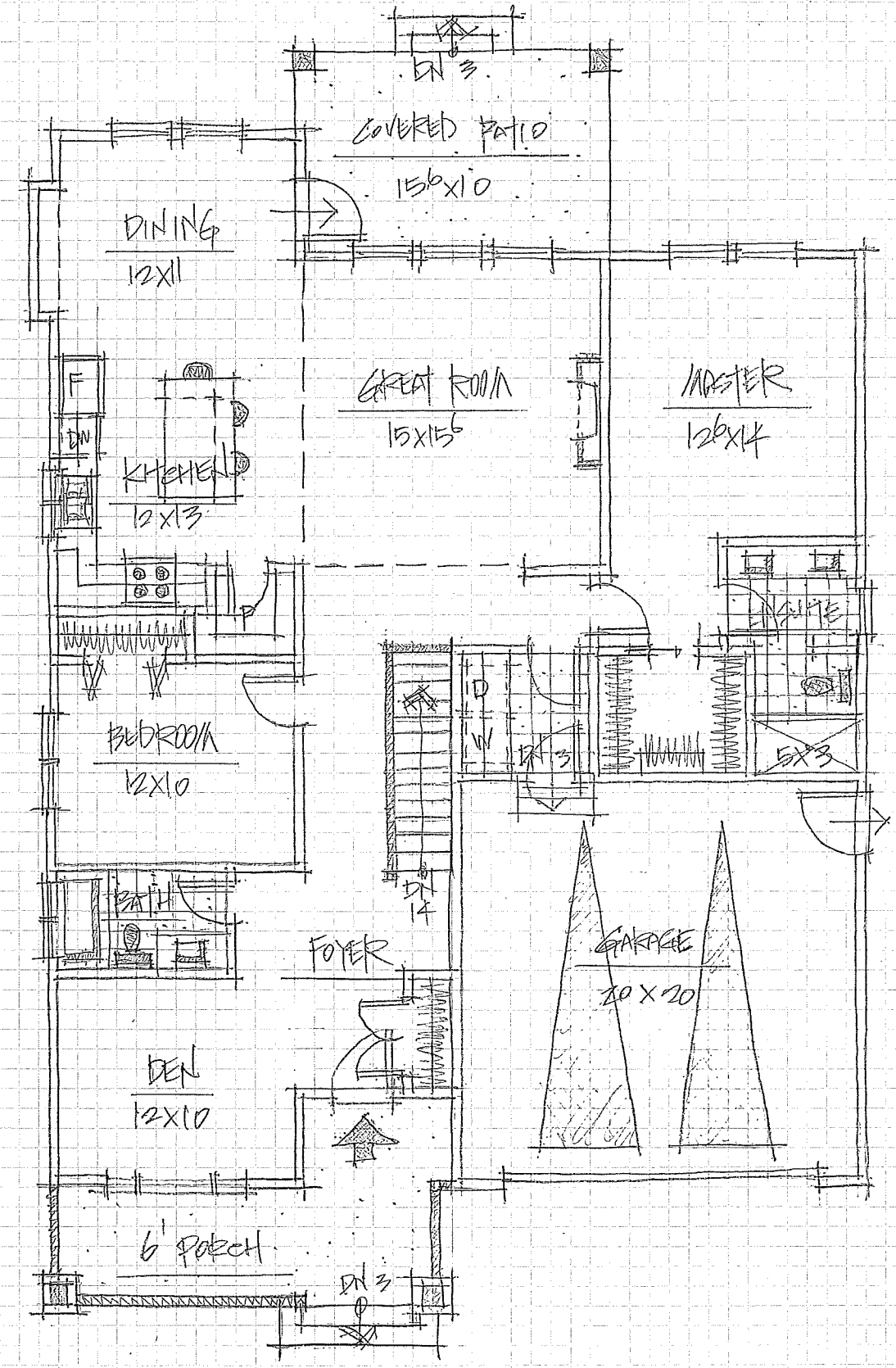


RIGHT ELEVATION



FINISHED BASEMENT - 1200 SQ. FT.  
 UNFINISHED BASEMENT - 393 SQ. FT.  
 TOTAL: 1593 SQ. FT.

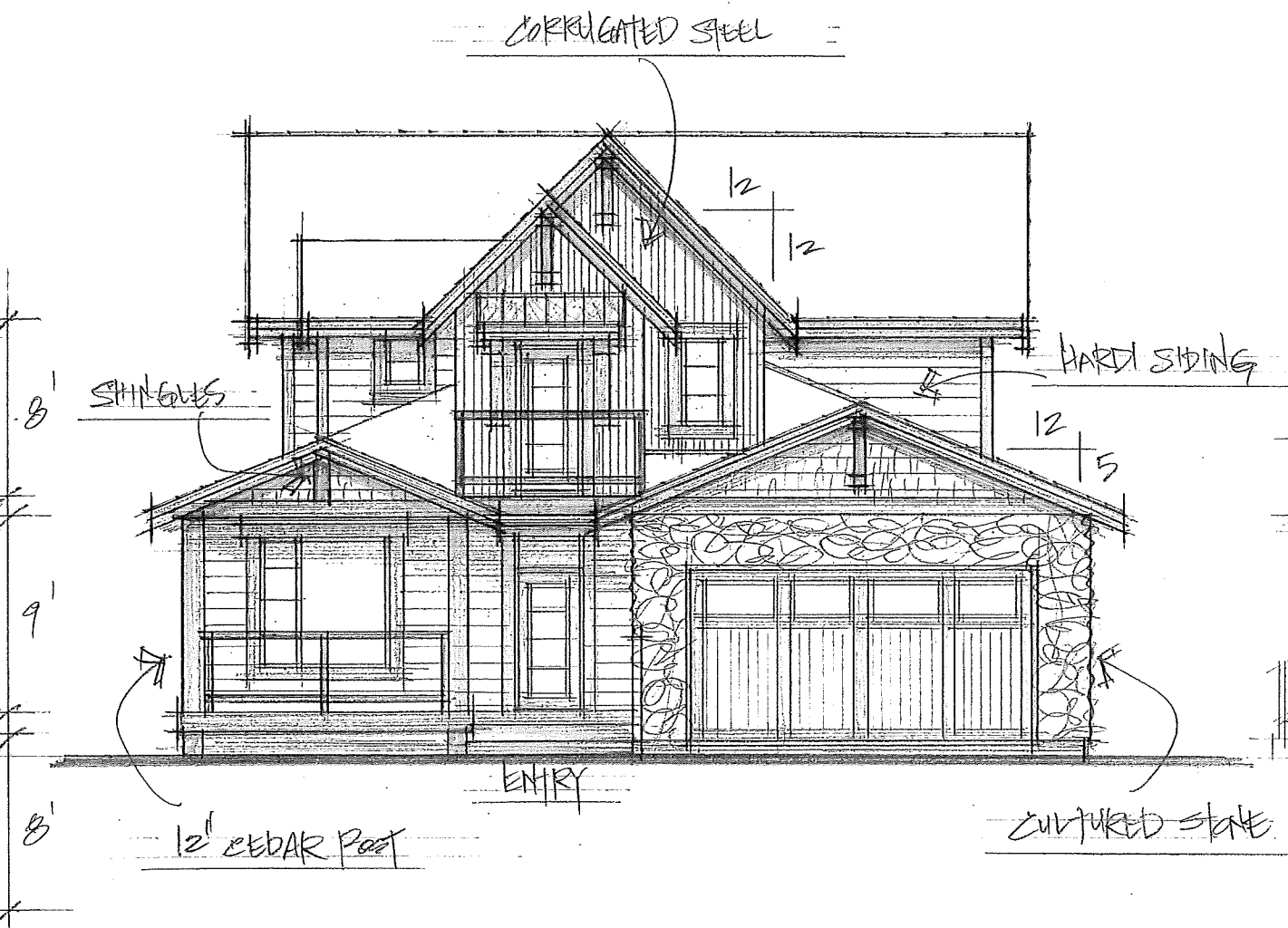
AQUADEL CROSSING II - PLAN E  
 TOTAL: 1600 SQ. FT. (2800 SQ. FT. INC. FINISHED BASEMENT) 41.5' x 53.5' / 63.5'



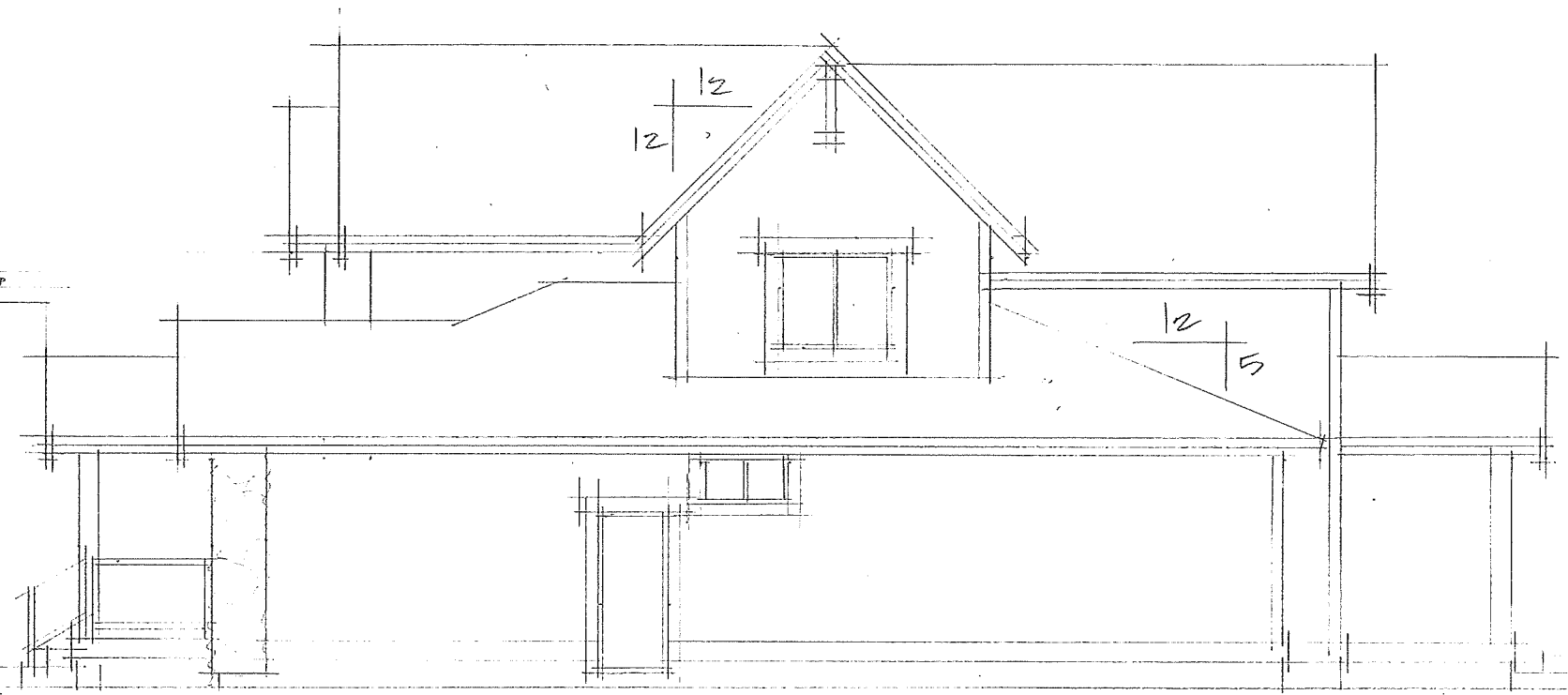
MAIN FLOOR - 1600 SQ. FT.

AQUABEL CROSSING II - PLAN F1

TOTAL: 2185 SQ. FT. (3470 # ING. FIN. BASEMENT)

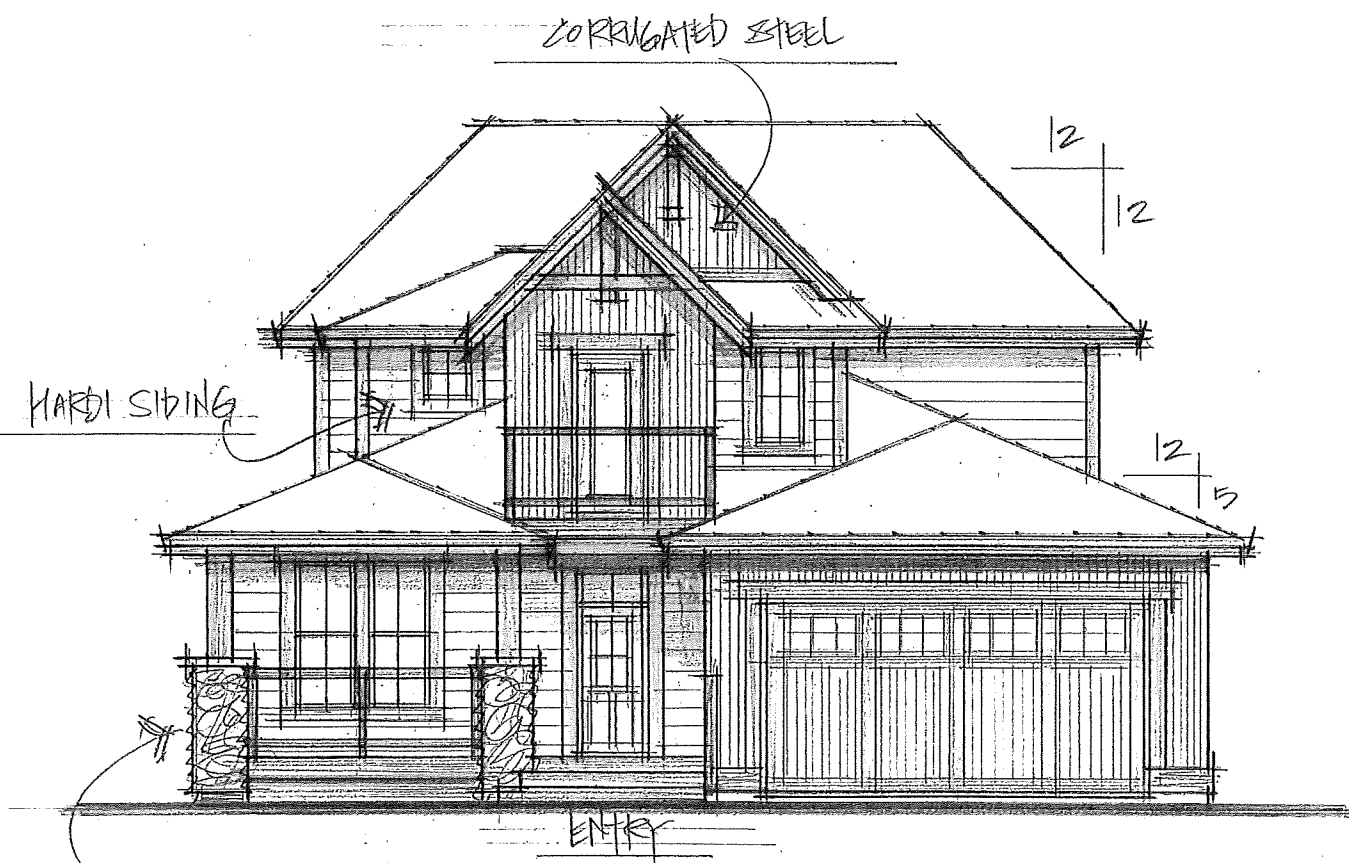


FRONT ELEVATION



RIGHT ELEVATION

# AQUABEL CROSSING III - PLAN F2



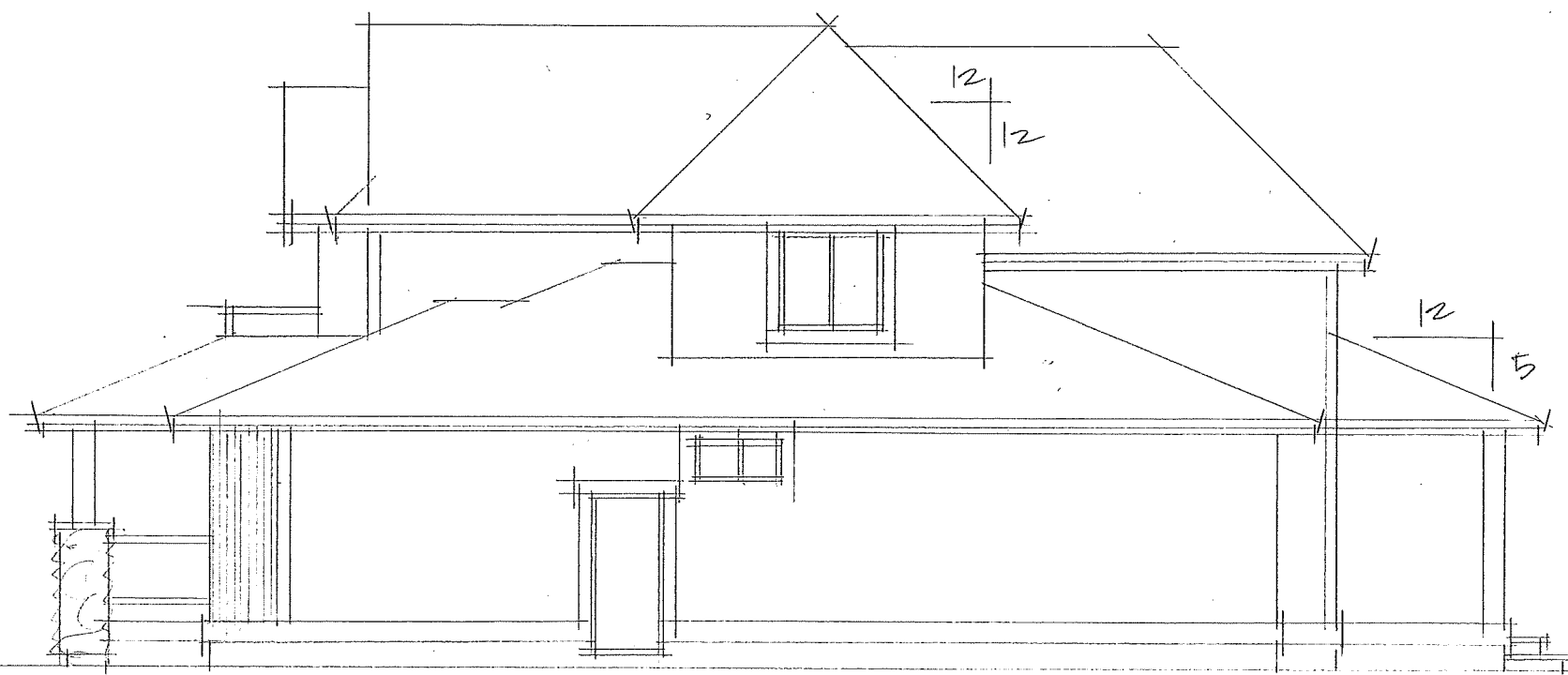
HARD SIDING

CORRUGATED STEEL

ENTRY

12" CEDAR POST ON CULTURED STONE BASE

FRONT ELEVATION

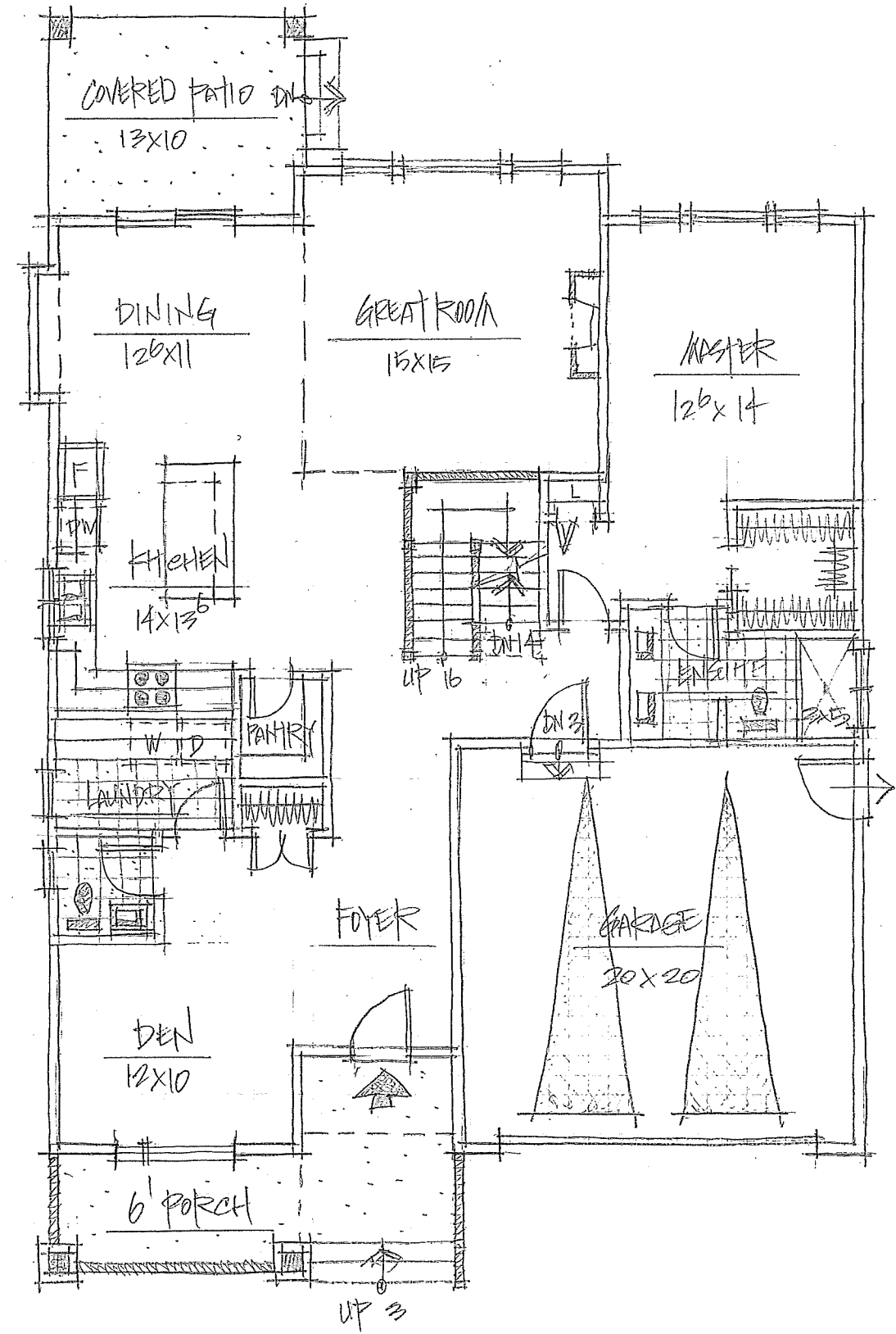
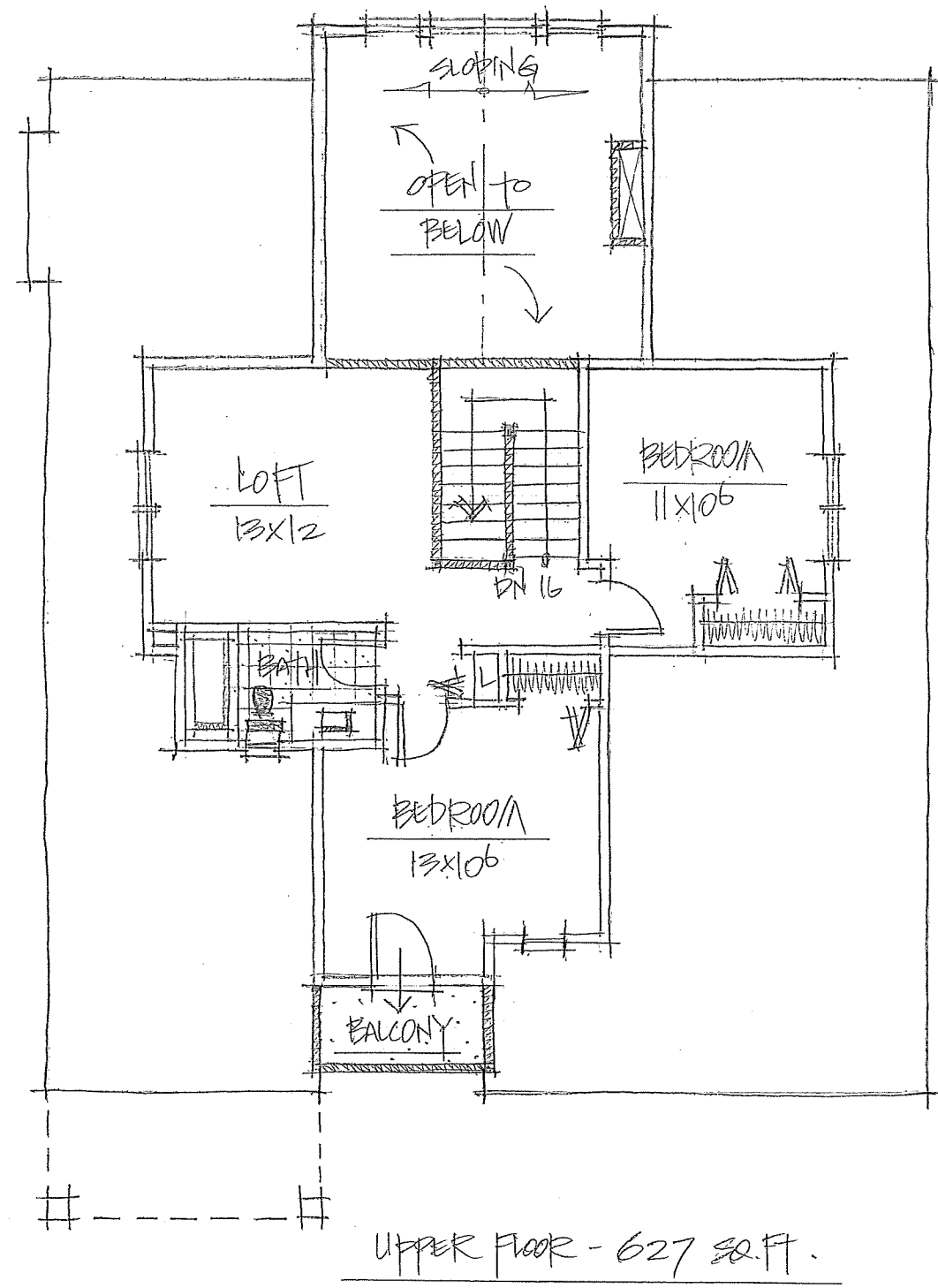


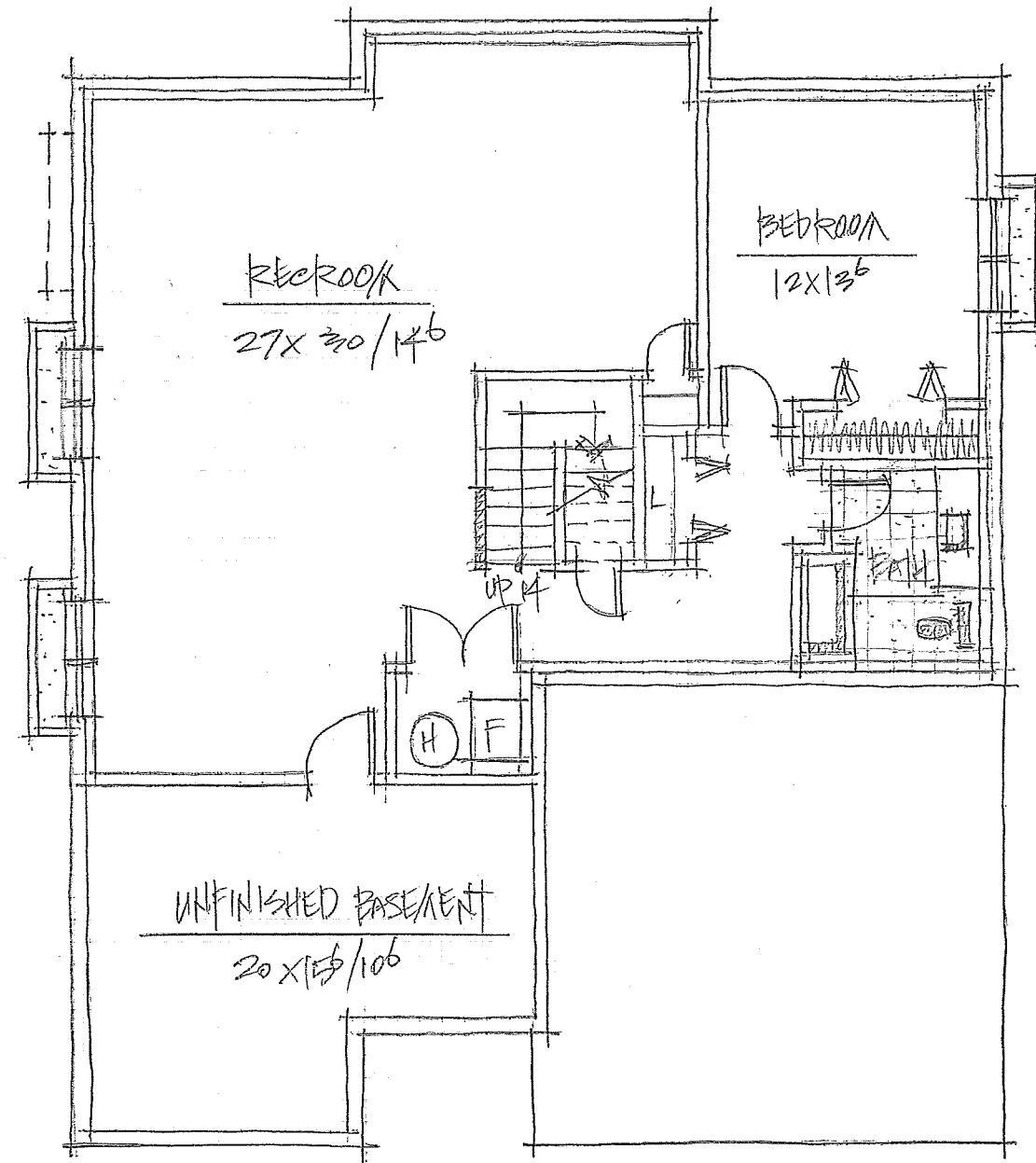
RIGHT ELEVATION

41.5' x 50' / 63.5'

# AQUADEL CROSSING II - PLAN F

TOTAL: 2185 SQ. FT. (3440 SQ. FT. INC. FIN. BASEMENT)





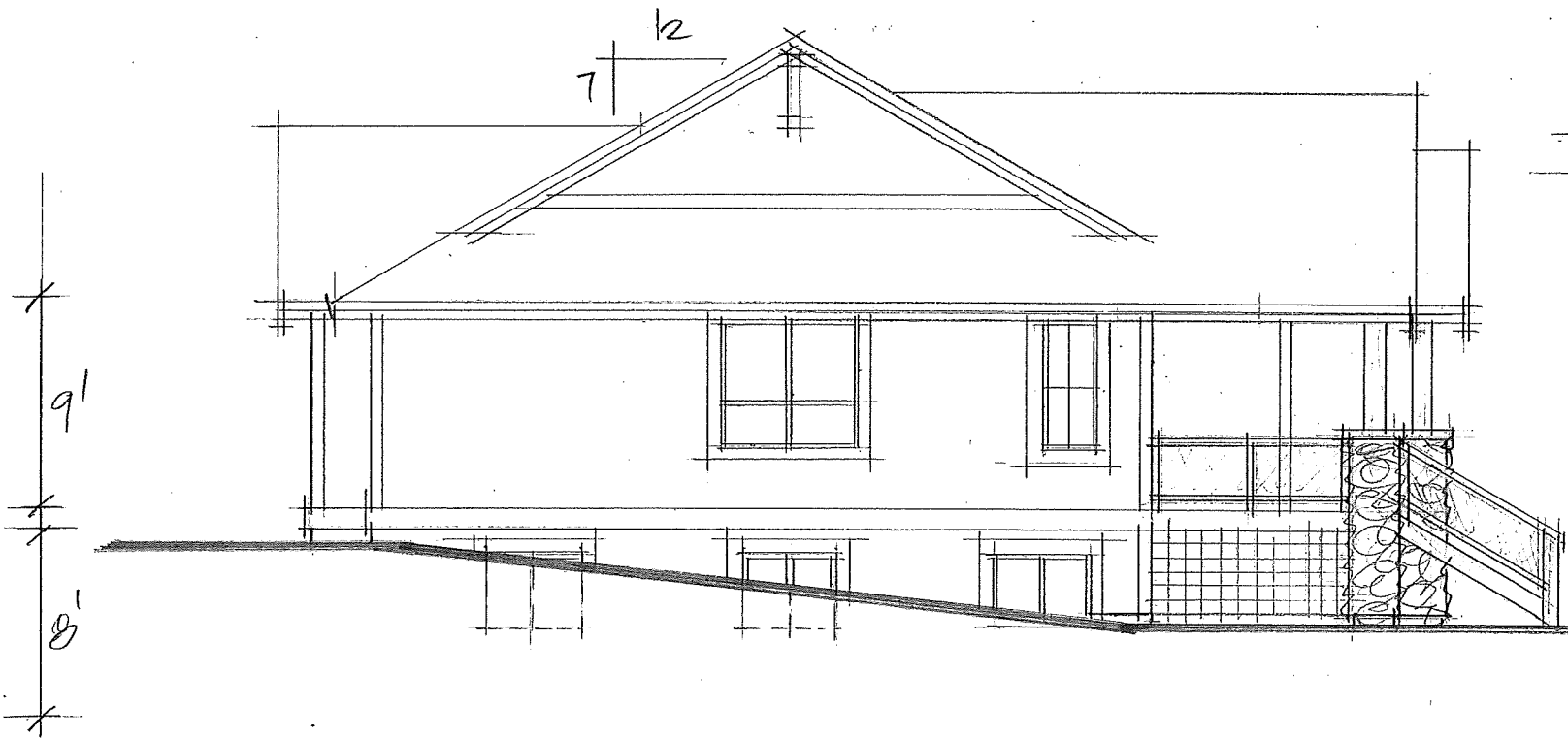
FINISHED - 1255 SQ. FT.  
 UNFINISHED - 296 SQ. FT.  


---

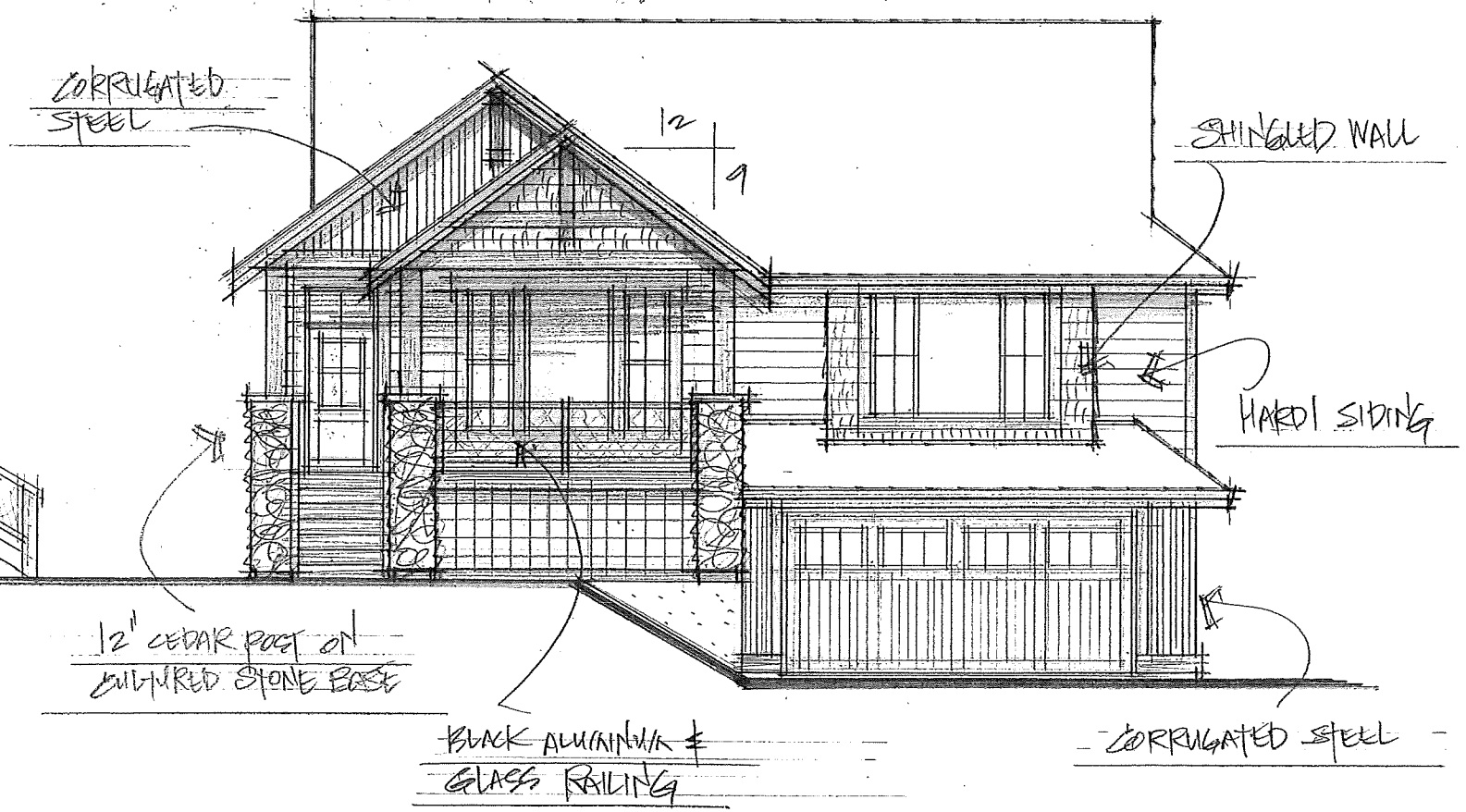
 TOTAL: 1551 SQ. FT.

# AQUABEL CROSSING II - PLAN 41

TOTAL: 1600 SQ. FT.

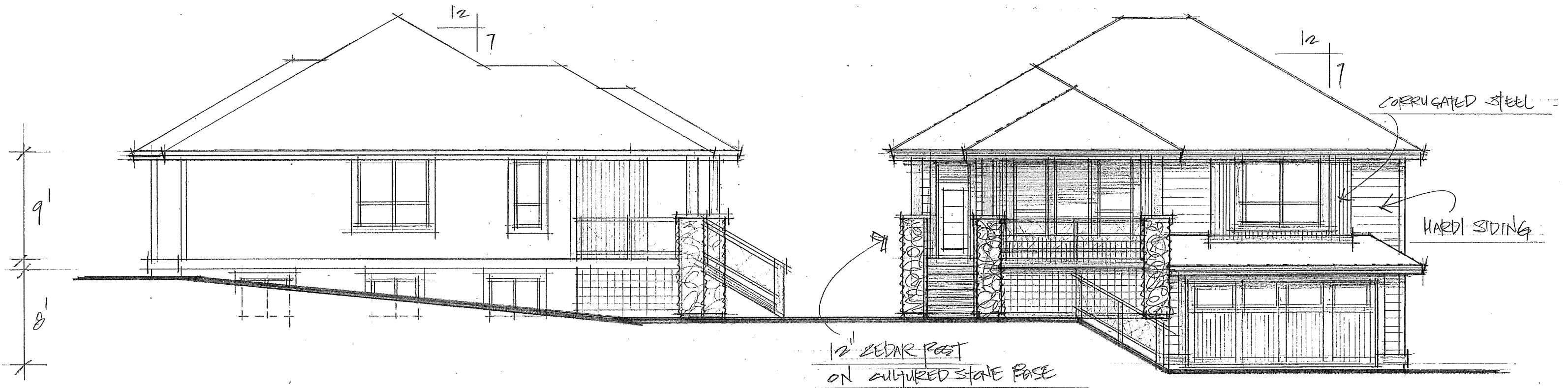


RIGHT ELEVATION



FRONT ELEVATION

AQUADEL CROSSING III - PLAN 62



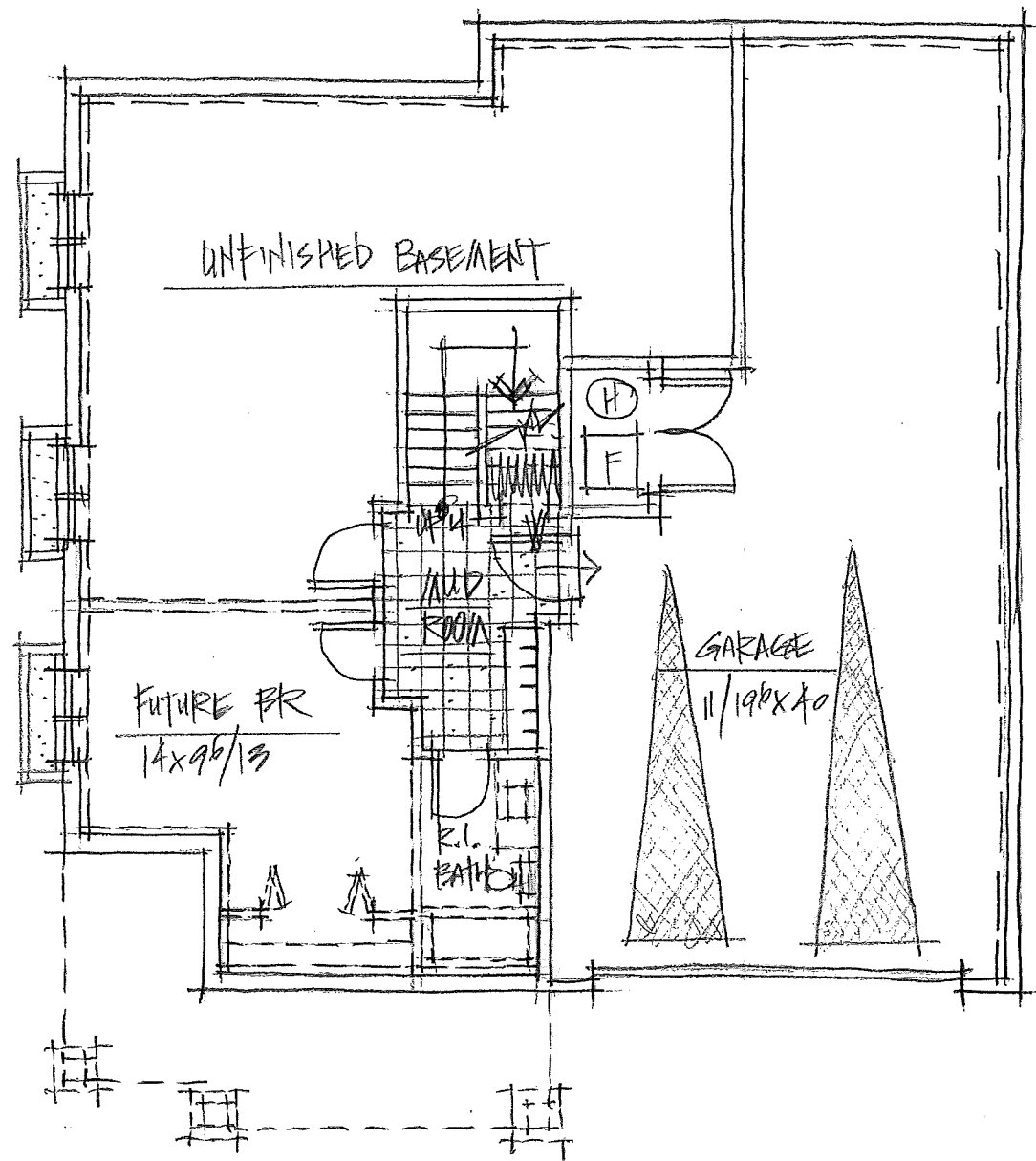
RIGHT ELEVATION

FRONT ELEVATION

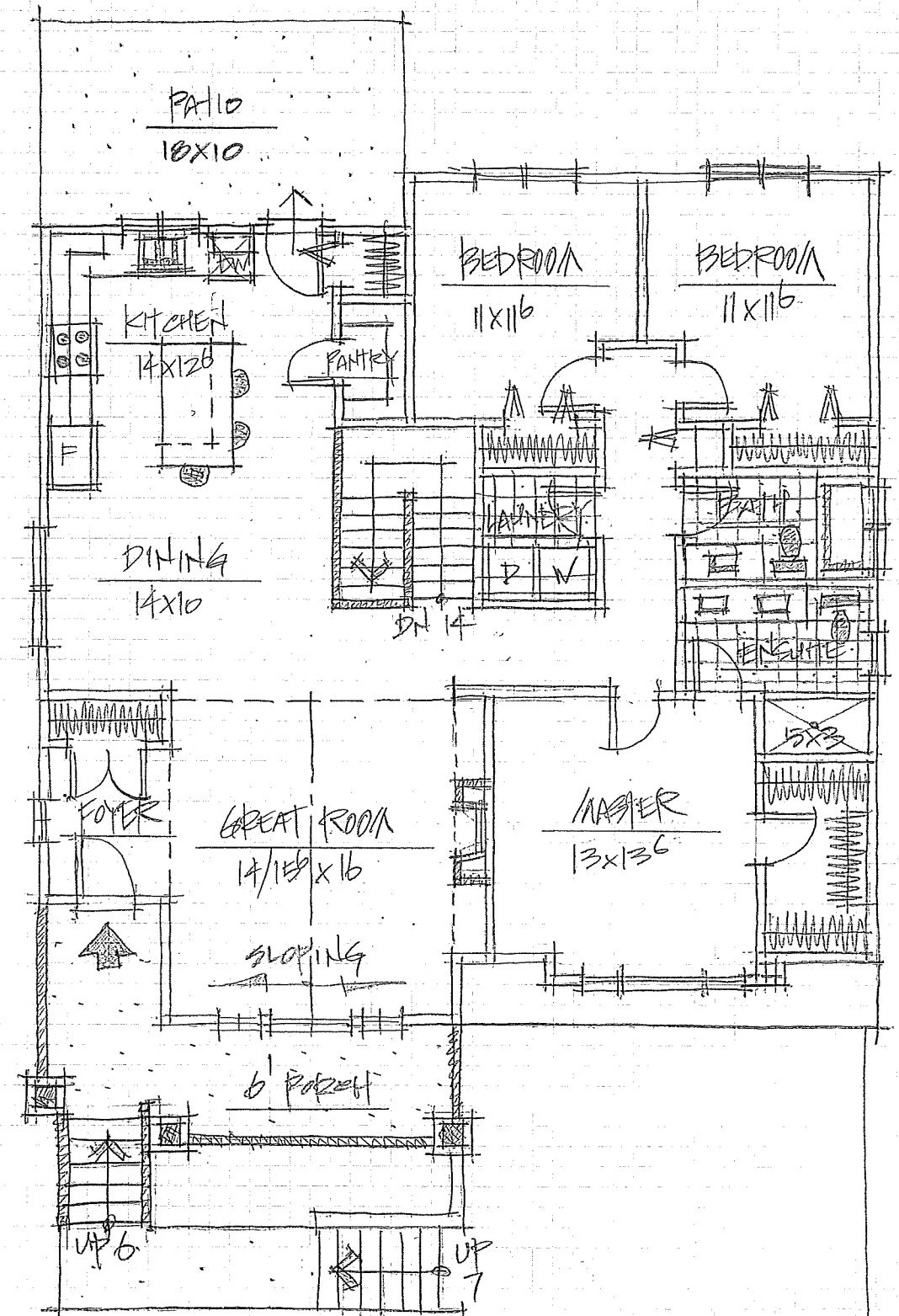


# AQUADEL CROSSING III - PLAN G

TOTAL: 1600 SQ. FT.



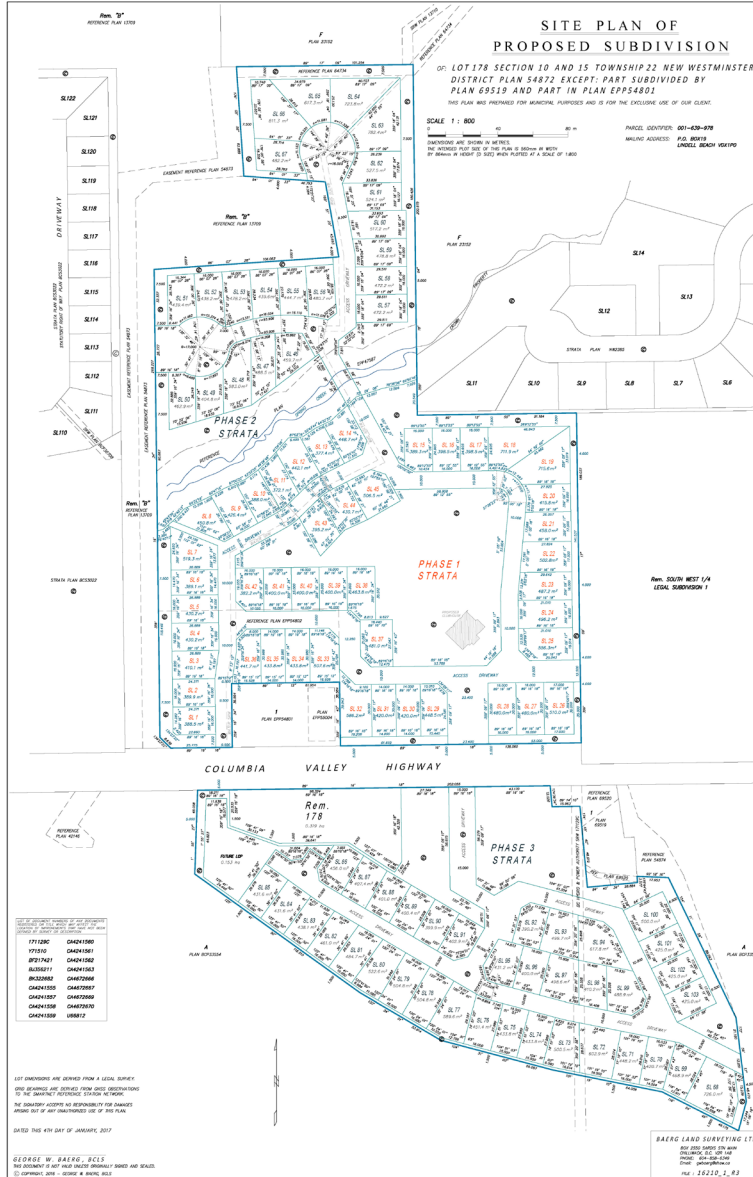
BASEMENT - 965 SQ. FT.





**AQUADEL**  
CROSSING

**Aquadel Crossing Design Guidelines**  
**Phase 3**



Prepared by:  
**Genica Developments &  
Diverse Properties**

Dear Lot Owners,

We would first like to say congratulations on purchasing lots in our second phase of Aquadel Crossing! We look forward to continuing to work with you to achieve the best possible design for your lot and the development.

The information in this document outlines the steps and required procedure for the Design Approval Process for all Single Family Dwellings. Please review the document thoroughly and don't hesitate to contact our office if you require any clarification.

Thank you in advance for your cooperation, and we look forward to seeing your drawings!

Sincerely,

Aquadel Crossing

## Table of Contents

STEP 1: DESIGN REVIEW AND APPROVAL.....	5
STEP 2: SITE REVIEW FOR COMPLIANCE TO DESIGN GUIDELINES.....	6
STEP 3: CHANGES & ADDITIONAL SERVICES (if applicable).....	7
FEES .....	8
DESIGN CONSULTING FEES:.....	8
SITE REVIEW FEES: .....	8
ADDITIONAL DESIGN OR SITE REVIEW FEES: .....	8
BUILDING SCHEME.....	9
SECTION 1 — DEFINITIONS AND TERM .....	10
1.1 Definitions.....	10
1.2 Interpretation.....	11
1.3 Purpose of this <i>Schedule</i> of Restrictions.....	12
1.4 Main Design Objectives and Elements.....	12
SECTION 2 — GENERAL RESTRICTIONS.....	12
2.1 By-law Compliance.....	13
2.2 Preliminary Design Approval.....	13
2.3 Preliminary Site Plan Approval.....	13
2.4 Final Plans and Specifications.....	13
2.5 Changes to Final Plans and Specifications .....	14
SECTION 3 — SINGLE FAMILY LOT RESTRICTIONS .....	14
3.1 Drainage Easements, Rights-of-Way.....	14
3.2 Siting and Setbacks.....	14
3.3 <i>Lot</i> Grading .....	15
3.4 Retaining Walls .....	15
3.5 Tree Preservation .....	15
3.6 Driveways and Sidewalks.....	16
3.7 Landscaping on the <i>Lot</i> .....	16
3.8 Fences, Screens + Gates .....	17
3.9 Address Requirements .....	17
3.10 Final Building Approval.....	17
SECTION 4 - DWELLING DESIGN RESTRICTION.....	18
4.1 Design Repetition.....	18
4.2 Dwelling Size and Types.....	18

4.3	Building Height and Massing.....	18
4.4	Dwelling Design.....	19
4.5	Corner Lot Design.....	19
4.6	Roof Design.....	19
4.7	Roof Overhangs.....	20
4.8	On Site Parking.....	20
4.9	Balconies, Patios & Decks .....	20
4.10	Foundation Exposure.....	20
SECTION 5 - CONSTRUCTION MATERIAL RESTRICTIONS.....		21
5.1	Roofing Materials .....	21
5.2	Fascia Boards .....	21
5.3	Exterior Wall Finish .....	21
5.4	Accent Materials and Trims .....	22
5.5	Windows .....	22
5.6	Front Entry Treatment.....	22
5.7	Chimneys + Roof Vents .....	23
5.8	Corner <i>Lot</i> Treatment.....	23
SECTION 6 - SECONDARY SUITE RESTRICTIONS.....		23
6.1	General.....	23
6.2	Grading.....	23
6.3	Access to Basement Suites.....	23
SECTION 7 - CONSTRUCTION PROTOCOL RESTRICTIONS.....		24
7.1	Appearance During Construction.....	24
SECTION 8 — CONCLUSION.....		24
8.2	Liability.....	24

# HOUSE DESIGN APPROVAL PROCESS

---

It is our mandate to review each Building Scheme so that the overall quality and standard of Aquadel Crossing is maintained. As a result we elected Kevin Jones, i3 Design and Laurel Kellington as our “approving agents” for all building designs at Aquadel Crossing.

Our objective is to work with the lot owner towards the common goal of achieving an optimum home design, best suited to reinforcing the overall character of Aquadel Crossing.

The following outlines the steps of our Design Approval process. These steps in sequence facilitate an efficient and stream-lined approval process.

## **STEP 1: Design Review and Approval** (approx. 1 week turnaround)

After your lot purchase with Aquadel Crossing Ltd, you can begin the process to receive approval of your design from the approving agent. Please submit your preliminary design along with your **Payment of Fee for Design Review to Kevin Jones** (please refer to the following section "Fees" for details). Please note that **no** drawings will be released for Final Design Approval without payment of these fees.

Your design submission can be emailed, couriered or dropped-off to the approving agent for review and approval.

The following information is required to perform our review:

- **SITE PLAN** - Based on the most current Lot Grading Information; drawing must be at an appropriate scale to review siting and relation to adjacent improvements and Golder’s Geotechnical Report.

**Drawing to include:** North arrow, property line dimensions, minimum & proposed setbacks, proposed and existing grades at the four corners of your lot & home, various spot elevations on the site sufficient to determine the relationship of the proposed structures relative to the existing & proposed lot grading, and driveway & walkway locations including surface materials & slope percentage. Also required are locations of any detached or accessory buildings and their Minimum Building Elevation (MBE) in relation to streets as determined by Wedler Engineering. If applicable please indicate locations of any existing trees with appropriate root protection zones, swales, easements, restrictive covenants or right-of-ways.

**Consideration given to:** individual relationship of house with the lot, retention of overall drainage pattern and overall compatibility with neighboring homes (streetscape).

- **FRONT FRONT ELEVATION**

**Drawing to include:** roof pitch(es), finish materials, trims and top of foundation wall, main floor & ridge elevation, proposed and existing grades at the corners of the home.

**Consideration given to:** compatibility of design elements and style, massing (proportion and scale), breaking up of two story massing, entry definition, rhythm of openings (i.e. window patterning), compatibility to overall streetscape and design repetition within the subdivision.

- **FLANKING ELEVATION** - required for all Corner Lots. Design to reflect the Front Elevation in terms of style and treatments.

- **FLOOR PLANS** Basement, Main and Upper Floor Plans are requested, for a better understanding of your house and siting design.

- **Colour Schemes/Material Samples:** To be completed and submitted with samples for approval.

**Submission to include:** All colours proposed for the exterior of the home and any fencing (if applicable), as described in the section "Exterior Specification Sheet." The submission (with colour swatches or samples) must be on standard 8.5x11" page(s). A coloured front elevation may be requested by the approving agent if the proposed scheme requires further clarification.

- **LANDSCAPE PLAN**

**Drawings to include:** Plan view of proposed hard and soft landscape design for the site indicating layout and materials to be submitted at this time. In particular, information on walks, retaining walls, steps, patios, fences, screens, gates, special features, lawns, retained trees and planting is required as well as a plant list indicating proposed plant species, quantities and sizes. All Landscaping requirements will receive final approval during the scheduled Site Inspection.

Please note that we cannot grant approval without submission of ALL of the above mentioned items.

The approving officer will review and comment on your submission. If your submission requires further attention, a re-submission will be required. If Preliminary Approval *Noting Changes* is given, the changes must be incorporated and resubmitted. If no changes are required by the approving agent, you may proceed with Building Permit Application. Compliance deposits must be made with the approving agent prior to building permit application as per the contractual obligations noted in the lot purchase agreements.

## STEP 2: SITE REVIEW FOR COMPLIANCE TO DESIGN GUIDELINES

### Final Approval of Home & Landscaping and Subsequent Release of Compliance Deposit

After you have received Building Permit and your home and landscaping are complete, please contact the approving agent to request a Site Review for Design Compliance. Successful completion of this review will be required prior to obtaining Final Building Approval.

The following describes our Site Review for Design Compliance:

- Site Reviews are scheduled once a week, and are most effectively and efficiently performed without the presence of other parties.
- Our review is of the exterior of your home including landscaping.
- A letter summarizing the results of the review will be emailed to you. Nonconforming items listed in the letter will require an additional Site Review and/or photographic evidence of compliance.
- Once our office finds that your house and landscaping conform to the approved design and meet the intent of the Building Scheme, **we will call the FVRD to schedule your Final Occupancy Inspection, and will release the compliance deposit.**

## STEP 3: CHANGES & ADDITIONAL SERVICES (if applicable)

- **Changes & Additional Services:** ANY changes made to the approved plans including landscaping shall be approved by the Approving Agent prior to installing such changes. Any service beyond what is allocated in the contract (described herein **Step 1**) including additional site inspection and work done after receiving our Design Approval, will be charged out at the applicable hourly rates noted in the following '**FEE for changes...**' section.

- **Changes to Working Drawings:**

Review the change(s) to ensure continued conformance to Building Scheme. Fax or email your proposal identifying the requested change(s) to our office.

Depending on the nature of the change(s), we will advise you how to best prepare your Working Drawings for additional approvals.

- **FEES for changes to Working Drawings & Additional Services:** Minimum \$100.00 flat rate fee plus \$100.00 per hour after the first hour + GST; these fees are due and payable prior to issuance of approved drawings.
- **Printing:** Charges will apply for any required printing; an additional administration fee may also apply.



This document has been written to inform you of our Design Approval process and hereby clarify our services. We aim to process your submissions as efficiently as possible; however, our approximated turnaround time may vary due to our workload.

## FEES

The following Design Consulting Fees will be the responsibility of the builder or lot purchaser as part of the review and approval of building plans through Aquadel Crossing Ltd and are due and payable with the submission of the preliminary plans. We accept cash or cheque (made payable Laurel Kellington Interiors) **GST is in addition** to the fees quoted below.

### DESIGN CONSULTING FEES:

Single Family Residential Lot \$250.00/unit

### SITE REVIEW FEES:

Single Family Residential Lot \$150.00 + GST

### ADDITIONAL DESIGN OR SITE REVIEW FEES:

Please note that **additional preliminary reviews, reviews for changes during construction, or deficiency reviews after the completion of construction** will be billed at the hourly rate of \$100.00 + GST:

All disbursements (including but not limited to photocopies and courier services) will be in addition to the fees noted above and include a handling charge of 10% for such expenditures.

## **BUILDING SCHEME**

### **Single Family Homes at AQUADEL CROSSING**

Developer: Aquadel Crossing Ltd  
Contact: Lynda Raymer  
Tel: (604) 793-4040

Approving Agent: Kevin Jones  
Tel: 604 799 1772

# NEW SINGLE FAMILY HOMES DESIGN GUIDELINES

---

## SECTION 1 — DEFINITIONS AND TERM

### 1.1 Definitions

In this Schedule:

- a) **"Accessory Dwelling Unit"** means a Secondary Suite or a Coach House;
- b) **"Basement Entry Dwelling"** means a residential building which has two floors with the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room located on the upper floor and the foyer and optional bedrooms and/or a bathroom located on the lower floor. Unlike a Two-Storey Dwelling, a Basement-Entry Dwelling is completely self-contained on the upper floor;
- c) **"Bungalow Dwelling"** means a residential building which may have a basement as long as only one floor is visible from the road and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room are on that floor visible from the road;
- d) **"Aquadel Crossing" or "Aquadel"** means Aquadel Crossing Ltd.
- e) **"FVRD"** means the Fraser Valley Regional District;
- f) **[intentionally deleted]**
- g) **"Construct"**, and any variation of that term, means to Construct, improve, install, affix, place, or alter, or permit construction, Improvements, installation, affixation, placement or alteration;
- h) **"Consultant"** means approving agent, Laurel Kellington Design or an architect in good standing with the Architectural Institute of British Columbia or an individual or firm appointed by Aquadel to administer this schedule in the event Laurel Kellington fails, refuses or is unable to act, or if the Developer / homeowner's association fails to appoint a replacement within 30 days of notification in writing of any such even, then Consultant means an architect in good standing with the Architectural Institute of British Columbia who is appointed by the registered owner for the applicable Lot;
- i) **"Developer"** means the registered Owner(s) of the Fee Simple Lots as of the date this Schedule is registered in the Land Title Office;
- j) **"Final plans and specification"** mean the plans, specifications and other information stamped by the *consultant* as specified in Section 2.4 of this *schedule*;
- k) **"Improvements"** means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a Lot;
- l) **"Lot"** means each Lot identified in either the Form 35 or the Form C to which this Schedule is attached and any portions or portion of such Lot which may be

subdivided or consolidated whether by subdivision plan, strata plan or otherwise and "Lots" means the aggregate of them;

- m) "Owner"** means the registered Owner of the Fee Simple Lot or leasehold estate of a Lot;
- n) "Person"** means any individual corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the Owner of a Lot and the Developer;
- o) "Schedule"** means this Schedule of restrictions and any appendices attached (if any);
- p) "Split Level Dwelling"** means a residential building where the upper floor does not completely cover the lower floor and where the upper floor is limited to bedroom use only. Living areas such as the kitchen, dining room, and living room are generally confined to a floor at a lower level, offset from the upper floor (this is the "split" portion). Directly below the upper floor is a floor which often contains the family room, the utility room, the mechanical room and may contain some unfinished basement area;
- q) "Street Furniture"** includes but is not limited to: benches, garbage and/or recycling receptacles, mailboxes, streetlights, service boxes, and any other permanent landscape features; and
- r) "Two-Storey Dwelling"** means a residential building with a minimum of two floors where bedrooms are limited to the upper floor and living areas such as the kitchen, dining room, living room and only one bedroom (if any) are exclusive to the lower floor.

## 1.2 Interpretation

The following provisions apply to this *schedule*:

- (a) the sections, headings, and table of contents are for convenience only, and are not for use in interpreting, defining, or limiting the scope, extent, or intent of this *schedule*;
- (b) unless otherwise specified, words importing the singular include the plural and vice versa, and words importing gender include all genders;
- (c) this *schedule* will be governed by, and is to be enforced, construed, and interpreted in accordance with the laws of British Columbia;
- (d) each provision of this *schedule* is several, and if the whole or part of any provision is invalid, illegal, or unenforceable, it will be deemed severed from this *schedule*, and this *schedule* will otherwise continue to be enforceable to the fullest extent permitted at law or at equity;
- (e) in the event of a conflict between a statute, by-law, order, regulation or agreement such as a restrictive covenant and this *schedule*, the statute, by-law, order, regulation or agreement such as a restrictive covenant supersedes this *schedule*; for any term not defined herein, it has the same definition as in the *FVRD Zoning By-law*, and in particular amended subsequent to the date of registration of this *schedule* in the Land Title Office;
- (g) in the event of any conflict between the *FVRD* and the initial *consultant*, the *FVRD* position shall supersede the *consultant's* position in order to comply with the *Local Government Act*;
- (h) in the event the initial *consultant* fails, refuses or is unable to act, or the *developer* fails to appoint a replacement, then *consultant* means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home

Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the registered owner for that *lot* and is approved by the *FVRD* in writing;

- (l) this *Schedule* shall have no further force and effect after twenty (20) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the effluxion of this time; and this *Schedule* shall be adopted by the Homeowner's Association for the Aquadel Crossing community, when the Developer completes sale of the lots.

### 1.3 Purpose of this *Schedule* of Restrictions

The purpose of this *schedule* is to restrict the construction of *improvements* on the *lots* so as to enhance and maintain design quality to ensure that *improvements* on the *lots* are compatible with the existing or emerging residential character. Nothing in this *schedule* diminishes an *owner's* right to enforce these restrictions as against any other *owner*.

### 1.4 Main Design Objectives and Elements

The restrictions contained in this *schedule* are based on The Aquadel Crossing master plan. A *person* will not *construct improvements* except in adherence to the design objective and main design elements to fulfill these objectives. The design objective and main design elements are as follows:

Objective:

- to create a distinctive, high quality community showcasing significant architectural and landscape design;
- to create a diverse choice of housing opportunities to encourage a broad range of age groups and income levels;
- to encourage a high standard of built and natural environment;
- to promote sustainable designs that respect and complement the natural characteristics and grading of the site;
- to create an identifiable neighbourhood theme which responds to the site's location

Elements:

- Country Style Contemporary Architecture dwellings and details (including Shingle Style, Cape Cod, Craftsman, and other neo-traditional styles with cottage detailing);
- balanced massing and proportion and clean lines/details;
- To introduce streetscapes that reflect the importance of the pedestrian through front porches and well identifies entries which do not dominate the front elevation in scale;
- lowered massing through design elements on the front elevation;
- well articulated and complete landscaping which reinforces the theme and character of the development;
- well articulated elevations on all sides of the dwelling, with design elements that reflect those incorporated on the front elevation; and
- An country style contemporary theme and character throughout the development.

The consultant, notwithstanding has the right to approve or reject submissions and approve or reject any clause stated here in this *Schedule of Restrictions*.

## SECTION 2 — GENERAL RESTRICTIONS

For all of the subsections in Section 2, a *person* must not *construct improvements*, or develop the *lot* before, during or after construction of the *improvements*, unless:

## 2.1 By-law Compliance

That *person* complies with all statutes, by-laws, orders or regulations as amended from time to time and in particular amended subsequent to the date of registration of this *schedule* against the *lots* in the Land Title Office, of the *FVRD* or other government body having jurisdiction with respect to the construction of *improvements*.

## 2.2 Preliminary Design Approval

- (a) that *person* delivers to the *consultant*, a submission for preliminary design approval in the form of an elevation concept/character sketch and floor plan(s) and on which that *person* has indicated the subdivision, the *lot* number, their name, address, and telephone numbers; and
- (b) the *consultant* will accept the submission provided it substantially complies with this *schedule*.

## 2.3 Preliminary Site Plan Approval

- (a) that *person* delivers to the *consultant* a preliminary site plan, at a scale of 1:100 (metric), or 1/8"=1'-0" (imperial) that indicates the location and exact shape of the proposed foundation and driveway for *improvements*, taking into consideration the slope of the driveway, retaining walls (if any), existing trees (if any), easements and swales (if any), *street furniture* (if any); and
- (b) the *consultant* will accept the preliminary site plan provided it substantially complies with the *schedule*.

## 2.4 Final Plans and Specifications

- (a) that *person* delivers to the *consultant* *final plans and specifications* including, without limitation:
  - (i) a **site plan**, at a scale of 1:100 (metric) or 1/8"=1'0" (imperial), indicating the exact location of the *improvements* on the *lot*, all grading, front, rear, and side yard setbacks, north arrow, driveway, sidewalks, fences, retaining walls (if any), *street furniture* (if any) concrete steps, swales, easements, rights-of-way, all trees to be retained, replaced and removed, and other information reasonably required by the *consultant* and/or the *City*;
  - (ii) **exterior elevations** at a scale of 1:50 (metric) or 1/4":1'0" (imperial), indicating overhangs, trim, window styles, finishing materials, the proposed and existing grades at each corner of the *improvements*, main floor elevation, the top of foundation elevation, and the ridge elevation;
  - (iii) **floor plans** at a scale of 1:50 (metric) or 1/4":1'0" (imperial) which must match the exterior elevations and minimum basement elevations (where applicable);
  - (iv) a **landscape plan**, at a scale of 1:100 (metric) or 1/8"=1'0" (imperial), illustrating proposed hard and soft landscape design including walks, retaining walls, steps, patios, fences, screens, gates, special features, lawns, retained trees and planting, and including a plant list indicating species, quantities and sizes and any replacement trees required by the *consultant*, and
  - (v) **colour scheme & samples of exterior finishing materials** required by the *consultant*.
- (b) the *consultant* accepts the *final plans and specifications* by stamping them with the following text "Reviewed for Conformance with Design Guidelines", and by signing the *final plans and specifications* with the following information in clear print:

*Consultant*

Signature:

Address:

Phone:

Date:

and

(c) the *consultant* has completed a checklist, as included in the Design Guidelines, to ensure the *final plans and specifications* comply with this *schedule*, which checklist must be submitted to the *FVRD* with the *consultant's* written approval of the *final plans and specifications* together with the building permit application for review and acceptance by the *FVRD*.

## 2.5 Changes to Final Plans and Specifications

The *consultant's* written approval regarding proposed substantial changes to the *final plans and specifications* must be submitted to the *FVRD* for the approval pursuant to their Building By-law, as amended, with the request for the approval of such changes.

## SECTION 3 — SINGLE FAMILY LOT RESTRICTIONS

For all of the subsections in Section 3, **a person must not construct improvements, or develop the lot before, during or after construction of the improvements, unless:**

### 3.1 Drainage Easements, Rights-of-Way

(a) established overland flows and/or underground storm sub-surface systems are maintained in accordance with completed swales and the grading of the site prior to construction of *improvements*.

### 3.2 Siting and Setbacks

- (a) that *person* sites the *improvements* in accordance with the *lot's* natural characteristics and neighbouring *improvements*, as determined by the *consultant* in relation to the over-view or over shadowing of neighbouring *lots* and *improvements*;
- (b) that *person* orients the *improvements* in accordance with the *lot's* natural characteristics as determined by the *consultant*;
- (c) the siting and setbacks of the *improvements* comply with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (d) that *person* considers all requirements of restrictive covenants, existing trees, easements, and rights-of-way;
- (e) that *person* identifies the locations of any right-of-ways, existing trees, restrictive covenants, easements;
- (f) that *person* complies with setbacks and zoning requirements of the *FVRD*,
- (g) that *person* has verified that the physical location of driveway and curb let downs, cable service boxes, electrical boxes, mailboxes and streetlights does not conflict with the design or location of the *improvements*; and
- (h) to reduce the emphasis on and massing of the garage in front-loaded *improvements*, garage faces are to be a minimum of 6.0m from the front lot line with porch or entry elements pulled closer to said front lot line.

### 3.3 Lot Grading

- (a) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lot(s)* which has been reviewed by the *consultant* and accepted by the *FVRD*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *FVRD* and grade elevations in respect of that *lot*;
- (b) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *FVRD*, which *lot* grading plan will be available from the *FVRD*; and
- (c) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

### 3.4 Retaining Walls

- (a) there are no retaining walls, unless natural site conditions necessitate their use as determined by the *consultant*; a retaining wall in the front/flanking yard is no more than 0.6m [2.0 feet] in height; the maximum height of a retaining wall in the side or rear yard is no more than 1.2m [4.0 feet] except for retaining walls below existing grade such as concrete stairwells or covered patios under sundecks, which will be approved at the discretion of the *consultant*
- (b) retaining walls are constructed, or faced with, indigenous rock or river rock; or constructed of cast concrete, residential-scale concrete modular units, or treated timber;
- (c) a retaining wall that faces the street, if permitted, is screened with landscaping;
- (d) details of retaining walls are to be submitted prior to construction for the approval of the *consultant* in terms of materials, treatment, location, height and overall coordination with the landscaping and *improvements* and is to be approved by the *FVRD*; and
- (e) retaining walls are in the colour range of natural earth and grey tones with optional muted accents.

### 3.5 Tree Preservation

- (a) the building footprint and design must meet tree protection setbacks as shown on the Tree Management Plan except if that person complies with guidelines for tree protection and root pruning and obtains prior approval from the consultant;
- (b) fence standards: temporary tree protection must be implemented and maintained throughout the construction period. A fence must be erected as per the requirements of the consulting arborist, as located on the Tree Management Plan. The area inside the protection fence is not to be accessed by equipment, vehicles or personnel, and no storage of construction materials, soil or waste is allowed;
- (c) that person does not cut down or remove from the lot any existing trees, including those identified as trees to be preserved on the Tree Management Plan (included as Appendix I), and those planted on the lot by the Builder and Aquadel Crossing Ltd as designated as replacement trees, except if that person:
  - (i) obtains a written permission from the consultant;
  - (ii) in respect of any tree identified on the Tree Management Plan, obtains a written recommendation by an International Society of Arborist, Certified Arborist, or other tree specialist approved by the consultant, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the consultant; and
  - (iii) replaces any removed tree with a replacement tree which is a minimum of 3 metres [10.0 feet] tall if coniferous, or 5 centimeters [2.0 inches] caliper if deciduous, and meets all the requirements of the latest edition of the "British Columbia Landscape Standard" published jointly by the British Columbia Society of Landscape Architects, and the British Columbia Nursery Trades Associates.



### 3.6 Driveways and Sidewalks

- (a) only the following construction materials for the driveway and sidewalks are used: permeable pavers, brick/concrete unit pavers, broom finish concrete, exposed aggregate concrete or stamped concrete. Gravel is not a permitted construction material for driveways or sidewalks;
- (b) front entry pathways must be precast stepping stones, brick/concrete unit pavers, broom finish concrete, flagstone or other materials approved at the discretion of the *consultant*; s;
- (c) the location of the driveway maintains open space and avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales;
- (d) the width of the driveway is a maximum of 6m (20') wide at the street to the front setback line, unless approved by the *consultant*; and
- (e) if the driveway and front entry sidewalk are located in the same yard, the front entry sidewalk material must be the same as or complementary to that used for the driveway, at the discretion of the design consultant; the secondary sidewalk material must not differ from that used for the driveway until the point at which it is not visible from the street.

### 3.7 Landscaping on the Lot

- (a) that *person* installs the landscaping in accordance with the requirements of the latest edition of the "British Columbia Landscape Standard" published jointly by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association, and complies with the other requirements in this section;
- (b) that *person* submits a landscape layout as specified in Section 2.4 (a)(iv), including all landscaping requirements outlined in this section, approved at the discretion of the *consultant*;
- (c) that *person* considers the theme and character of the overall development (river, seaside cottage) when composing a complementary landscape layout;
- (d) that *person* composes a layered landscape which features plant materials that contrast and complement in size, texture and colour;
- (e) that *person* considers each plant species cultural requirements including drought tolerance, shade tolerance and hardiness when composing a landscape layout;
- (f) that *person* incorporates low water requirement landscaping; any installed automatic irrigation system includes a rain sensor and high efficiency irrigation heads;
- (g) that *person* installs one tree in the front yard and one tree in the backyard with a 5cm (2.0 inches) minimum caliper if deciduous with a single trunk, or 2.4 metres (8.0 feet) minimum height if coniferous or multi-trunked deciduous; lots over 450 square metres [4844 square feet] require a total of three (3) trees per lot; ultimate size, form and planting location of trees to be the selection criteria;
- (h) that *person* installs deciduous trees in south facing backyards in a location to allow for shading of the *improvement* in the summer and passive solar heat gain in the winter;
- (i) that *person* landscapes all street fronting yard areas, with a minimum of 20% planting beds;
- (j) that *person* installs a minimum of 10 shrubs (2 gallon pot size minimum) and 5 shrubs (5 gallon pot size minimum) in the front yard; native plants are encouraged; additional groundcovers are acceptable; ultimate size and form of species to be selection criteria;
- (k) that *person* incorporates a portion of the required shrubs as broadleaf evergreen shrubs to create year-round structure in the landscape;

- (l) that *person* incorporates a portion of the required shrubs as flowering deciduous shrubs that provide seasonal change and/or winter interest; additional planting of perennials is encouraged;
- (m) that *person* installs adequate growing medium (topsoil) prior to planting to depths suitable for each type of plant material in accordance with the "British Columbia Landscape Standard";
- (m) that *person* installs a minimum depth of 50mm (2 inches) of composted black mulch on all planting beds subsequent to planting; coarse un-composted bark mulches are not permitted;
- (n) that *person* does not create a solid boundary separation in the form of hedging or other plant material in the front yard between neighbouring properties;
- (o) that *person* completes the front/flanking yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (p) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection; and
- (q) fence design, location, height, and materials are to be approved by the *consultant*.

### 3.8 Fences, Screens + Gates

- (a) fence, gate, or screen design and detail shall respond to the architectural style and theme of the neighbourhood;
- (b) fences, screens and gates shall be constructed of wood;
- (c) fence, screen & gate design, must conform to the following height, location, and material restrictions:
  - (i) the maximum height of an interior side yard or rear yard fence is no more than 6 feet;
  - (ii) the maximum height of a front or exterior side yard fence is 1.0 metres (3.3 feet);
  - (iii) front and exterior side yard fences are required to be set back 1.0 metre (3.3 feet) from the front face of the building unless otherwise approved by the *consultant*. Front yard & exterior side yard fences shall be of picket type construction (i.e. not solid); Front yard fencing is not permitted
  - (iv) colours: front yard or exterior side yard (picket type) fences, screens or gates shall be solid stain, of the same palette utilized in the architectural trim or body of the residential buildings or amenity/accessory building, or coated with natural transparent stain. Rear and interior side yard fences shall be the same as above, left to weather or coated with natural transparent stain, approved at the discretion of the *consultant*; and

### 3.9 Address Requirements

- (a) All are required to be addressed on the front of homes in a location and size that is visible for emergency vehicles to identify the homes in the event of an emergency.

### 3.10 Final Building Approval

- (a) the *consultant* will perform a final site inspection to review/approve guideline conformance after the house and front/flanking yard landscaping are completed;
- (b) At the discretion of the *consultant*, the Developer shall not receive a Final Building Approval from the FVRD until all the requirements of the Design Guidelines are met.

## SECTION 4 - DWELLING DESIGN RESTRICTION

For all of the subsections in Section 4, a person will not *construct improvements*, or develop a *lot* before, during or after construction of the *improvements*, unless:

### 4.1 Design Repetition

The exterior design of the single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed dwelling on a *lot* in the proposed development within four *lots* measured from the closest *lot* lines (XABCX). It is deemed to have similar exterior design to an existing dwelling when:

- (a) the front/flanking elevation(s) designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (b) the front/flanking elevation designs are a mirror image to each other, with or without any variation in architectural details.

### 4.2 Dwelling Size and Types

The size and type of the dwelling must meet all of the requirements pertinent to the bylaws of the FVRD

### 4.3 Building Height and Massing

- (a) the building height and massing of the *improvements* does not create a canyon effect as determined by the *consultant* in relation to the open space between the *improvements* above the first-storey;
- (b) the building height and massing for *improvements* on the subject *lot* are to be compatible with the *lot* grading plan;
- (c) the building height and massing for *improvements* on the subject *lot* are to be compatible with the building height and massing of the *improvements* on adjacent *lots*, as determined by the *consultant* in relation to roof design and transition in building height;
- (d) two-storey massing is reduced on the front/flanking elevation(s), if applicable, by recessing the upper floor wall line from the lower and/or by the use of roof skirts at the floor line of the upper floor level and/or the introduction of a porch or veranda, as determined by the *consultant*;
- (e) two-storey massing is broken up with horizontal baseboards, trim boards and/or roof skirts, as determined by the *consultant*;
- (f) one-storey single family dwellings ('ranchers' or 'bungalows') have massing that is proportional and appropriately articulated, as compared to two-storey improvements, as determined by the consultant;
- (g) overall balance and massing is in character with the dwelling style, and suits the scale and proportion of the elevation(s) of the dwelling, approved at the *consultant's* discretion; and
- (h) the incorporation of living spaces within the roof form ("half-storey") is encouraged. Efforts should be made to bring the main roof eave to one-storey on the front/flanking elevation(s).
- (i) Second storey walls must be shouldered or recessed back from the first-floor exterior walls for maximum articulation of the exterior

- (j) Habitable square footage of the second floor cannot exceed 60% of the main floor space  
OR Habitable square footage of the second floor cannot exceed 50% of the main floor space plus attic trusses over the garage

#### 4.4 Dwelling Design

- (a) in accordance with the section on design repetition, the design of the single family dwelling is substantially as follows unless approved at the discretion of the *consultant*
- (i) in a two-storey *improvement*, the majority of front elevation is setback at the upper level, broken by a lower eave line (roof skirt, porch, etc.), and for wood detail. Covered porches are highly encouraged;
  - (ii) rooflines/elements are a mix of hips and gables; style specific rooflines which fit the character of the adjacent *improvements* will be considered for acceptance;
  - (iii) garages will be a maximum of two cars attached or detached, unless the site allows for an accessory dwelling unit-in such a case, the detached garage can be a maximum of three cars to accommodate a coach house above; and
  - (iv) exterior finishes will be as specified in Section 5.

#### 4.5 Corner Lot Design

- (a) one-storey elements comprise a minimum of 20 percent of the width of the front/flanking street elevations of the single family dwelling, or a proportion approved by the *consultant*
- (b) the design achieves the objective of creating corner *lot* open sky views and does not create an abrupt end to the streetscape, as determined by the *consultant*;
- (c) the front entrance faces one street and the garage faces the other street, design provides significant detailing on both the front and flanking elevations of the dwelling as determined by the *consultant*; and
- (d) feature element(s) of the single family dwelling encourage a gentle transition of the streetscape, as determined by the *consultant*.

#### 4.6 Roof Design

- (a) General
- (i) the *improvements* have a varied roof form and design as determined by the *consultant* in relation to adjacent *improvements*;
  - (ii) the roof design reduces upper floor massing as determined by the *consultant*
  - (iii) the roof design is consistent with the intended style and suits the character of the *improvement* and each roof element complements the overall design, approved at the discretion of the *consultant*;
  - (iv) roof elements as features on the front/flanking elevation(s) are approved by the *consultant*; and
  - (v) gable roofs have sufficient detailing approved by the *consultant*.
- (b) Pitch
- (i) one-storey single family dwellings ('ranchers' or 'bungalows'), must have a minimum 8:12 roof pitch, unless otherwise requested or approved by the *consultant*,

- (ii) dwellings more than one-storey must have a minimum roof pitch of 6:12 and maximum roof pitch is 14:12, and the roof pitch is constant on any one elevation, unless otherwise requested or approved by the *consultant*, and
- (iii) different roof pitches on the same elevation are considered for specific styles at the discretion of the *consultant*.

## 4.7 Roof Overhangs

- (a) roof overhangs shall be determined based on the architectural style of the *improvements*, as determined by the *consultant*.

## 4.8 On Site Parking

- (a) the parking structure is limited to a maximum two vehicle attached garage or as per Section 4.4 (a) (iii), unless otherwise approved by the *consultant*;
- (b) detached parking structures will be considered on a site-specific basis and must be approved by the *consultant* prior to construction;
- (c) the parking structure is equipped with vehicular entrance doors that close, and are constructed of wood or a material with a wood-grain textured finish;
- (d) the design of the garage door(s) shall have raised panels, details or decorative features with glazing, and shall be painted or stained to match the body or trim colour of the *improvements* or the front entry doors, as approved by the *consultant*,
- (e) the distance between the top of the garage door and the soffit line does not exceed 0.6 metre [2.0 feet] in height for hip rooflines, or to a horizontal trim band for gable rooflines, unless approved by the *consultant*, or has detailing approved by the *consultant*,
- (f) garage doors do not exceed 8'-0" in height;
- (g) covered parking does not accommodate oversize vehicles unless approved by the *consultant*; and
- (h) the parking structure is constructed in the similar style, roof pitch, finish material(s) and colour scheme, as the single family dwelling, unless approved by the *consultant*.

## 4.9 Balconies, Patios & Decks

- (a) rear balconies on the second floor of the dwelling unit do not exceed 3.6 metres [12.0 feet] in depth, measured parallel to the rear of the dwelling unit;
- (b) projections of rear balconies on the second floor of the dwelling unit into the required rear yard setback do not exceed 0.6 metres [2.0 feet]; and
- (c) on the fronts and exterior side yards of *improvements*, covered porches and second floor balconies are encouraged.

## 4.10 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.3 metre [1.0 foot] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grades of the *lot* or is architecturally treated or painted to match the adjacent body or trim colour as approved at the discretion of the *consultant*.

## SECTION 5 - CONSTRUCTION MATERIAL RESTRICTIONS

For all of the subsections in Section 5, *a person must not construct improvements, or develop the lot before, during or after construction of the improvements, unless:*

### 5.1 Roofing Materials

- (a) General:
  - (i) only the following roof materials are used: high profile duroid shingles, cedar shakes/shingles and metal roofing;
- (b) Colour:
  - (i) roof colour must complement body colour, as approved by *consultant*;
- (c) Skylights:
  - (i) skylights which are bubble style are not permitted on street facing elevations;
- (d) Soffits:
  - (i) wood or vinyl (invisivent) only, painted in a colour which complements the body colour, as determined by the *consultant*.

### 5.2 Fascia Boards

- (a) wood fascia boards are required;
- (b) fascia boards and barge boards are fully finished on all exposed sides; and
- (c) fascia boards and barge boards are a minimum dimension of 2"x10" nominal.

### 5.3 Exterior Wall Finish

- (a) General:
  - (i) the primary material used on other faces of the *improvement* is used on the front/flanking elevation(s) of the *improvement*, as approved by the *consultant*;
  - (ii) an accent material is to be used on the front/flanking elevation(s);
  - (iii) the use of materials is consistent with the intended style and suits the character of the *improvement*, approved at the discretion of the *consultant* and
  - (iv) false front treatment and over-embellishment of the front facade is avoided.
- (b) Materials
  - (i) only the following cladding/accent materials are used: cedar wall shingles and siding, and cementitious wall shingles and siding (Hardi) and stone/cultured stone in a river rock profile; corrugated metal and other accent materials may be approved at discretion of the *consultant*.
- (c) Colours
  - (i) All colours will be approved at the discretion of the consultant; Colours for cedar siding/shingles, and cementitious siding/shingles should harmonize with the surrounding landscape; natural transparent stain with neutral trims and bold and bright accents, or bold and bright colours with complementary accents and trims are encouraged but not exclusively approved; trim, fascia, entry and garage doors and roof colour shall complement the siding colour, approved at the discretion of the consultant; gutters, soffits and downspouts shall complement trim and body colour, approved at the discretion of the consultant; if cedar siding is used it must

be coated in a solid, semi-transparent or transparent stain; only the following range of colours for stone or brick accents are used: earth and grey tones with muted accents unless approved by the consultant; and adjacent homes (in any direction) do not use the same colour scheme unless approved by the *consultant*.

## 5.4 Accent Materials and Trims

- (a) accents such as stone or wall shingles on the front/flanking elevation(s) shall turn the corner and extend to a vertical break in the return wall such as a chimney or wall projection, except where a return is designed to simulate a column, in which case the return shall be at least equal to the width of the column face, approved at the discretion of the *consultant*
- (b) stone, if used as accent, shall preferably be located at the base of the wall face, as approved by the *consultant*;
- (c) stone on the street face(s) is used only if the colour, pattern, and texture are compatible with the siding as determined by the *consultant*;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) doors and windows on the front/flanking elevation(s) have a min. 6" wood trim, with additional detailing to compliment the overall style of the *improvements*;
- (f) a continuous horizontal wood/cementitious base trim at the main floor elevation is used on all elevations unless approved at the discretion of the *consultant*;
- (g) all trim and corner trim to be wood/cementitious material;
- (h) all trim elements indicated on the *final drawings and specifications* are applied to the *improvement*, unless approved at the discretion of the *consultant*; and
- (i) mortar, where exposed, shall be grey or an earth tone as determined by the *consultant*

## 5.5 Windows

- (a) large windows should be made up of individual glazing units surrounded by 6" trim;
- (b) window openings on the front/flanking elevation(s) are of a consistent geometrical shape with the exception that a main feature window on the lower floor may be of a different shape providing, in the opinion of the *consultant*, that the feature window shape contributes to both the interest and consistency of the overall theme;
- (c) there are no basement windows on the front/flanking elevation(s) except to complement unique site grading as determined by the *consultant* or unless required by the B.C. Building Code;
- (d) where basement windows are unavoidable on the front/flanking elevation(s), they must be screened with substantial landscaping; and
- (e) window frames are constructed of vinyl, fibreglass or wood, unless otherwise approved by the *consultant*.

## 5.6 Front Entry Treatment

- (a) the front entry or entry element is in scale and proportion with all other elements on the front façade;
- (b) the front entry door includes a double or single door(s) painted or stained to complement or contrast the dwelling and shall have raised panels, details or decorative features with glazing, sidelight, and/or clerestory;
- (c) the front entry doors shall be constructed of insulated metal, fiberglass, or wood; and

- (d) the entry faces the street directly in front of the dwelling, unless specifically approved by the *consultant*.

## 5.7 Chimneys + Roof Vents

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation;
- (b) the single family dwelling does not include cantilevered chimney chases (including direct vent fireplace with framed chases) if such chases are visible from the street or otherwise, except if determined otherwise by the *consultant*;
- (c) interior chimneys are enclosed in a chase to match the body of the house and capped if placed on the front roof slope and is more than 0.46 metres [1.5 feet], unless approved by the *consultant*,
- (d) chimneys have detailing, such as corbelling, recessing, and a distinctive cap; and
- (e) roof vents are to be placed on rear roof slopes or another location with limited visibility, or are painted to match the roof colour if visible from the street.

## 5.8 Corner *Lot* Treatment

- (a) the exterior treatment of the flanking street side of the single family dwelling is the same as the front street side; and
- (b) the exterior treatment of the flanking street side of the dwelling creates a gentle transition to the end of the streetscape.

# SECTION 6 - SECONDARY SUITE RESTRICTIONS

## 6.1 General

- (a) Any proposed Accessory Dwelling Unit (ADU):
  - (i) must conform to the FVRD Zoning Bylaw restrictions and,
  - (ii) be approved by the *consultant*.
- (b) Application for ADU must be made at the time of Building Permit submission; and
- (c) ADU's shall be permitted only on lots with a minimum rear lot width of 13.4 metres [44 feet].

## 6.2 Grading

The approved Grading/Drainage Plan must be maintained. Phase 1 and 2 lots will not allow for daylighting basement suites and, therefore, will not be approved.

## 6.3 Access to Basement

Stairs to the basement (Phase 3 only) shall not be approved unless improvements are located on a lot which permits secondary suites. If lot permits secondary suite, stairs and doors must be located in the side yards. No rear yard access will be approved.



## SECTION 7 - CONSTRUCTION PROTOCOL RESTRICTIONS

For all of the subsections in the preceding Sections, *a person must not construct improvements, or develop the lot before, during or after construction of the improvements, unless:*

### 7.1 Appearance During Construction

- (a) at all times during the course of construction and the subdivision marketing process, that Person does not permit the Lot and all adjacent sidewalks, curbs and streets, to be other than clean, orderly and free of debris;
- (b) all efforts must be made to recycle applicable materials during construction;
- (c) within 30 days after substantial completion of the exterior of the Improvements, that Person does not allow any debris to remain on or about the Lot;
- (d) there is no burning of garbage on the Lot; and
- (e) there is no washing of concrete residue into the storm sewer.

## SECTION 8 — CONCLUSION

### 8.1 Severability

If any provisions herein are determined to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part thereof.

### 8.2 Liability

The *consultant* reviews the home plans for general streetscape aesthetics, and general conformance with this schedule, but does not review the plans for conformance with the British Columbia Building Code, or Zoning Bylaws, and therefore assumes no responsibility for compliance of same.

The *developer* and *consultant* rely on the information provided by the Home Designers, Builders, Surveyors, and Engineers, and therefore assume no responsibility for damages arising as a result of the provision of inaccurate information.

Nothing contained within these guidelines shall impose any liability on the *developer* or *consultant* for damages resulting from structural defects in any structure erected on any lot with approval, nor any responsibility in connection with the site selected for any structure by any subsequent owner or for the determination of lot boundaries.






103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR FRONT DOOR LIGHTING & NUMBERS

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
GALAXY LIGHTING CAST ALUMINUM MARINE LIGHT WITH GUARD - SATIN ALUMINUM WITH FROSTED GLASS CP ITEM #305014SA	OUTDOOR LANTERN MARINE LIGHT	
HUBBARDTON FORGE ERLNMEYER LARGE OUTDOOR SCNCE BASE ITEM #307715 CONFIGURED ITEM #307715-08-ZM349 FINISH BURNISHED STEEL - 08 CLEAR GLASS (ZM) INCANDESCENT LAMPING	LARGE OUTDOOR SCNCE	
TAYMOR 4" MODERN STYLE SOLID BRASS HOUSE NUMBERS SKU: 27-PMSN40 SATIN NICKEL FINISH	EXTERIOR HOUSE NUMBERS	
	HOUSE NUMBER LOCATION ON EXTERIOR WALL CORNER	



(<http://www.hebronbrick.com>)

Call us: 701-232-0781

## Bootlegger



[← Browse More Brick Colors \(/products/\)](/products/)



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 1

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 7655 STAMPED CONCRETE	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 6208 PEWTER GREEN	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS REGENT GRAY	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 2

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 7018 DOVETAIL	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 6089 GROUNDED	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 3

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 0038 LIBRARY PEWTER	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7625 MOUNT ETNA	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS BUCKSKIN	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	




103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 4

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 6173 COCOON	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7639 ETHEREAL MOOD	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 5

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 9171 FELTED WOOL	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7674 PEPPERCORN	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS STONE GRAY	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	






103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 6

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 7622 HOMBURG GRAY	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 2826 GREEN STONE	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 7

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 9114 FALLEN LEAVES	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7652 MINERAL DEPOSIT	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 8

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7048 URBANE BRONZE	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	




103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 9

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 6149 RELAXED KHAKI	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 6005 FOLKSTONE	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 10

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 7549 STUDIO TAUPE	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS TAN	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 11

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 9126 HONED SOAPSTONE	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7060 ATTITUDE GRAY	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	
SHERWIN WILLIAMS SW-3518 HAWTHORNE	STAIN	



103 - 8645 Young Road, Chilliwack, B.C. V2P 4P3  
 T: 604.798-3331 E: designlk@shaw.ca

## EXTERIOR SPECIFICATION SHEET - SCHEME 12

PROJECT: \_\_\_\_\_

LOT NO: \_\_\_\_\_

MANUFACTURER / NAME	ITEM	SAMPLE
SHERWIN WILLIAMS SW 7505 MANOR HOUSE	PRIMARY EXTERIOR COLOUR	
SHERWIN WILLIAMS SW 6385 DOVER WHITE	GENERAL TRIM COLOUR	
SHERWIN WILLIAMS SW 7546 PRAIRIE GRASS	FRONT DOOR COLOUR ADDRESS WALL PLAQUE	
KETTLE VALLEY GRANITE RUSTIC LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
KETTLE VALLEY GRANITE URBAN LEDGESTONE K2 STONE	ROCK (SIZE DEPENDING ON PLAN CHOSEN)	
BP - YUKON SP COLOUR - BROWNTONE	ASPHALT SHINGLES	
WESTFORM METALS DARK BRONZE	METEL ROOF (IF REQUIRED)	
WESTFORM METALS GALVALUME	METAL SIDING (IF REQUIRED)	
STARLINE WINDOWS RIDEAU BROWN	WINDOW COLOUR	



















15 July, 2020

File Ref: C16-5365/C

Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

Attention: David Bennett MCIP, RPP, Planner II

**Reference: Aquadel Phase III – 1859 Columbia Valley Road  
Civil Grading Rationale**

Further to our site meeting on July 13, 2020 we herewith provide you with the engineering rationale and principles on which the Lotgrading Plan as submitted to the Regional District is based.

The site and lot grading component of the civil design for Aquadel Phase 3 needs to be approached in a different manner than the design for Phase 1 and 2. Phase 3 is unique due to the proximity to the steep mountain slope and associated rockfall hazard. As indicated in the July 29, 2015 Geotechnical Hazard Assessment Report by Golder Associates the hazard mitigation prescribed for this parcel consists of a rock fall catchment berm or ditch along the clearly defined toe of the existing mountain. This mitigation work runs along the full length of the south property line of the development.

Further geotechnical design recommendations provided by Geopacific Engineering call for a rock fall barrier with a minimum height of 1.5m and a cross-sectional catchment capacity of 3.5 cubic meter of debris per running meter. Excavating a new ditch along the bottom of the slope would require a fairly wide strip of land and would have a negative impact on the available buildable area. For this reason, Wedler considered two alternative options. Option 1 would be to build a 1.5m high catchment wall above the existing ground surface, consisting of precast concrete lock-blocks. Option 2 would be to build a 1.5m high berm along the rear of the lots at a sufficient distance away from the toe of slope to create the required catchment volume behind the berm. While option 1 would by far take up less space, the visual impact of a concrete wall was not desirable. Therefore option 2 was selected for the design. However, since a fully above ground berm, complete with back slope, will occupy a considerable part of the backyards, it was decided to raise the backyards to the top of berm level. Combined with the natural grade sloping down from the rear of the lot, this creates an ideal situation for basement entry homes (garage at basement level) and main level rear walkout at the second floor. This brings the garage entries down to the natural existing ground levels and results in the grading of the remainder of the subdivision to be closer to the natural topography, without the need for retaining walls.

A second consideration with respect to the lot grading is that while the original Development Permit doesn't preclude basements, in Phases 1 and 2 basements were not an option due to the flood level restrictions in these phases. As phase 3 is not within the Watt Creek and Frost Creek flood path, different flood levels apply. As a result, basements are possible in this phase. Per the above referred to

Golder Report, the Flood Construction Level (FCL) for Phase 3 is 0.6m above the adjacent crest of Columbia Valley Road. All MBE's within the current design meet that criterion.

A visual presentation of the above is shown on the attached sketch.

Yours truly,  
Wedler Engineering LLP

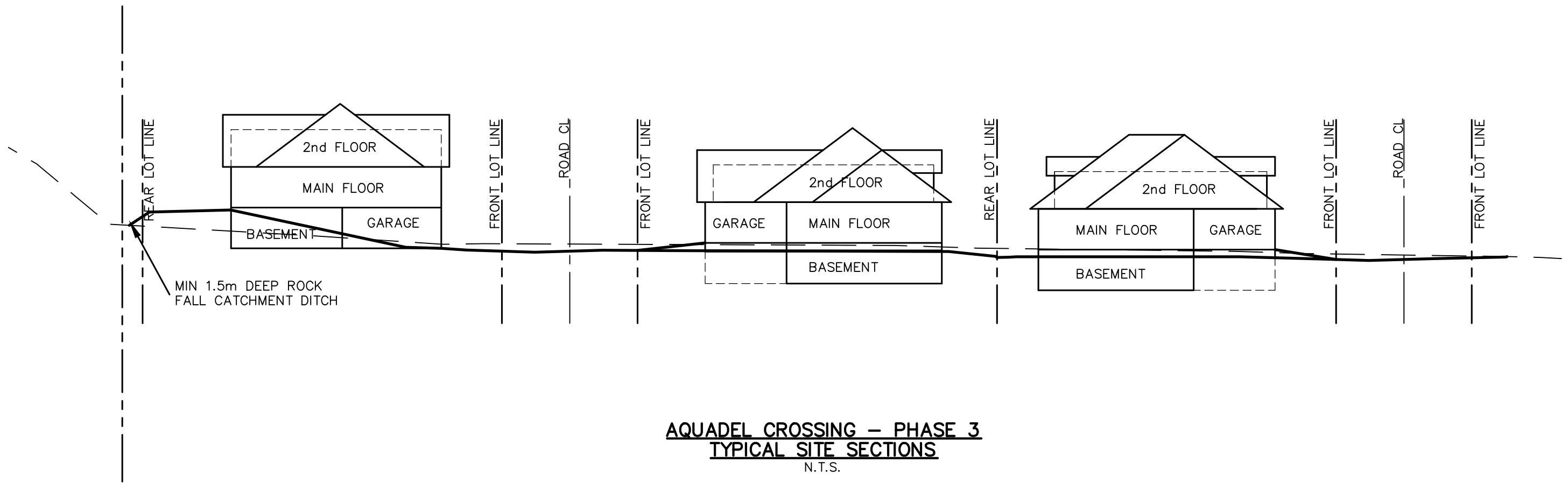
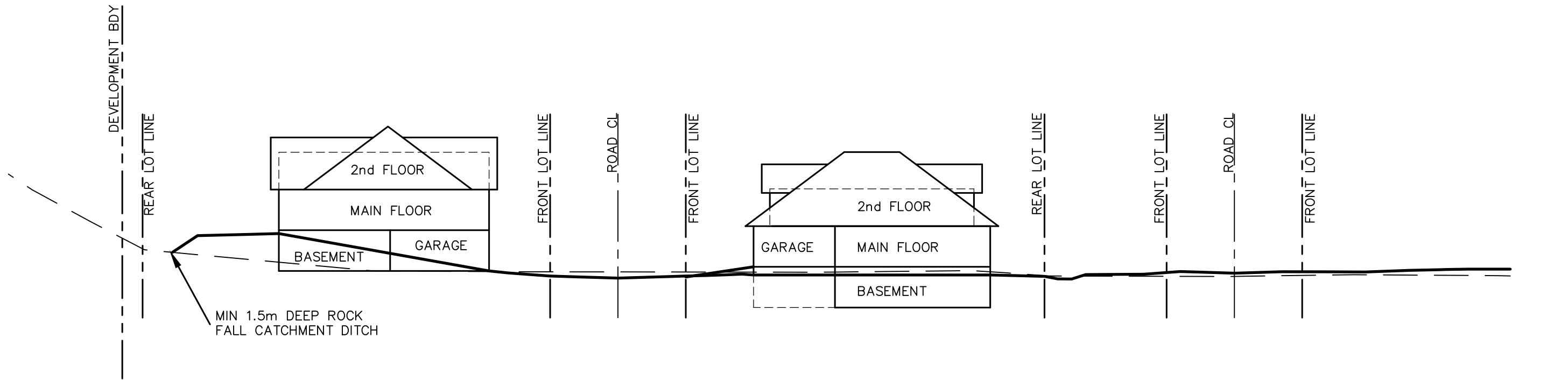
Per:



Jim Devisser,  
Project Manager  
[jdevisser@wedler.com](mailto:jdevisser@wedler.com)

cc: Aquadel Crossing Joint Venture





**AQUADEL CROSSING – PHASE 3**  
**TYPICAL SITE SECTIONS**  
 N.T.S.



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT PERMIT

---

<b>Permit No.</b>	2020-19	<b>Folio No.</b>	733.02970.001
<b>Issued to:</b>	AQUADEL CROSSING LTD		
<b>Address:</b>	301-32625 S FRASER WAY ABBOTSFORD BC V2T 1X8		
<b>Applicant:</b>	SAME		
<b>Site Address:</b>	1885 Columbia Valley Road, Area "H"		

---

The lands affected by this permit are shown on Schedule "A", Location Map, attached hereto which forms an integral part of this Permit and are legally described as the whole of:

LOT A SECTIONS 10 AND 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT  
PLAN EPP70527 EXCEPT PHASES 1 AND 2 STRATA PLAN EPS3838  
030-179-122

---

### LIST OF ATTACHMENTS:

Schedule "A": Location Map  
Schedule "B": Landscape Plan and subdivision Site Plan  
Schedule "C": Design Rationale Narrative Aquadel Crossing Phase II, 1859 Columbia Valley Road, prepared by Keystone Architecture, August 6, 2020 and March 24, 2020  
Schedule "D": Phase Three Design Drawings  
Schedule "E": Design Guidelines

---

### AUTHORITY TO ISSUE

This Development Permit is issued pursuant to Part 14 – Division 7 of the Local Government Act. The above-noted property lies within DEVELOPMENT PERMIT AREA 4-E, in Electoral "H" of the Fraser Valley Regional District. Pursuant to Section 488 of the Local Government Act, R.S.B.C., this area has been designated under the Official Community Plan for Electoral "H", Bylaw No. 1115, 2011 for the:

- (a) protection of the natural environment, its ecosystems and biological diversity
- (b) protection of development from hazardous conditions
- (c) protection of farming
- (d) revitalization of an area in which a commercial use is permitted
- (e) establishment of objectives for form and character of intensive residential development
- (f) establishment of objectives for form and character of commercial, industrial or multi-family residential development

---

**BYLAWS SUPPLEMENTED OR VARIED BY THIS PERMIT:**

None

---

**SPECIAL TERMS AND CONDITIONS OF THIS PERMIT**

1. This permit pertains specifically to the form and character of PHASE III ONLY of development at 1885 Columbia Valley Road (Aquadel Crossing) of a single family dwelling bare land strata resort residential subdivision.
2. No approval of any further Development Permits, Zoning Amendments, Development Variance Permits, Building Permits, or FVRD Bylaw Amendments on the subject property are implied, or construed by issuance of this Development Permit.
3. If the holder of this permit is issued any Development Permits, Zoning Amendments, Development Variance Permits, Building Permits or any other FVRD Regulatory Bylaw approvals, for the subject property, that require any change to the form and character of the proposed development described in this permit, this permit shall become null and void and the applicant shall obtain a new or amended permit.
4. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule B.
5. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
6. No alteration to the natural drainage, construction or excavation shall be undertaken on any portion of the subject property except areas identified on the Site Plan attached hereto as Schedule "B".

**Surfacing**

1. External Surfacing materials shall be constructed substantially in accordance with Schedules "C", "D" and "E" attached hereto.

**Signs and Lighting**

1. Site lighting shall be constructed substantially in accordance with Schedule "E" attached hereto and shall be designed to minimize "light spill" onto adjacent lands and 'light pollution' in the night sky. Site lighting shall be designed to emit no light above horizontal through the use of shielding, 'full-cutoff' lights, or other means to direct light towards the ground or surface requiring illumination.

**Siting, Design and Finishing of Buildings**

1. All buildings shall be constructed substantially in accordance with Schedules "C", "D", and "E" attached hereto.

### Landscaped Buffer

1. All common strata property shall be landscaped in accordance with Schedules "B" attached hereto.
2. Fencing and hedging material (hedging that is installed to prevent access) may only be constructed on strata common property boundaries and not within or across strata common property.

### Future Building Construction including Single Family Dwellings

1. No additional development permits will be required for the construction of structures within resort, provided that such construction is in accordance with the requirements of this permit, and provided that the conditions present at the time of development do not change from the time of issuance of this permit. However, notwithstanding the foregoing, the Regional District reserves the right to require an updated reports and a development permit for any construction subject to its applicable bylaws.

---

## GENERAL TERMS AND CONDITIONS

1. This Development Permit is issued Pursuant to Part 14 - Division 7 of the *Local Government Act*.
2. A development permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw, except that permitted uses or densities may be varied where the land has been designated under the Official Community Plan for the protection of development from hazardous conditions pursuant to Section 488 of the *Local Government Act*.
3. Nothing in this permit shall waive the owner'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 owner'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 owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
6. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.
7. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or 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**

1. 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.
  
2. 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;
  
3. 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 any excess to be returned to the holder of the permit.
  
4. Security Posted:       (a) an irrevocable letter of credit in the amount of: \$           .  
                                     (b) the deposit of the following specified security: \$           .

---

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 Permit Number 2020-19. The notice shall take the form of Appendix I attached hereto.

---

AUTHORIZING RESOLUTION PASSED BY THE ELECTORAL AREA SERVICES COMMITTEE OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 15<sup>th</sup> DAY OF September, 2020.

---

**THIS IS NOT A BUILDING PERMIT**

**DEVELOPMENT PERMIT 2020-19**  
**SCHEDULE "A" - Location Map**

Aquadel Phase 3 - Site Location Plan: 1859 Columbia Valley Rd., Lindell Beach, BC



## Kristen Kohuch

---

**From:** Greg Flack <GFlack@advantagepm.ca>  
**Sent:** October 14, 2020 5:23 PM  
**To:** David Bennett  
**Subject:** Aquadel Crossing

Hi David:

Please accept this as our formal request to table the item for the common amenities by the developer for phase III at Aquadel crossing. The purpose is to allow both myself and council a chance to review their proposal.

I just took this strata on in the past two weeks and need time to review everything and advise my clients.

*Sincerely,*

**Greg Flack**  
Senior Manager  
Strata Management Division



#101-45269 Keith Wilson Road, Chilliwack, BC, V2R 5S1  
P: 604.858.7368 | F: 604.858.7380 | W: [www.advantagepm.ca](http://www.advantagepm.ca)

Office Hours: Monday to Friday 9:00am to 5:00pm

**Confidentiality Warning:** This e-mail may be privileged and/or confidential, and intended solely for the use of the individual or entity to whom they are addressed. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.



*Please consider the environment before printing this e-mail.*

To: Electoral Area Services Committee

Date: 2020-10-15

From: Graham Daneluz, Director of Planning & Development

File No: 4300-35-2020-01

**Subject: Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis FSR, Area C**

---

## RECOMMENDATION

THAT the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Area C.

THAT the FVRD Board direct staff to work with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development and the Ministry of Transportation & Infrastructure to address community concerns regarding dust, traffic and safety associated with the Chehalis Forest Service Road.

AND THAT the FVRD Board direct staff to work with the Ministry of Energy & Mines to address community concerns with potential environmental impacts and potential conflicts with recreation uses associated with the Statlu Resources pit on the Chehalis Forest Service Road.

## STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

## BACKGROUND

Statlu Resources INC (Statlu) holds Licence of Occupation #242421 for an area of Crown land approximately 12 km up the Chehalis Forest Service Road (Chehalis FSR) in Area C. Statlu was issued a Mines Permit by the Ministry of Energy & Mines (MEM) in 2009 and subsequently established a gravel pit at this location. The pit has been inactive for a few years. Statlu intends to reactivate the pit and has applied for a permit under *FVRD Commercial Gravel Operations Bylaw No. 1181* to do so.

The current footprint of the mine is about 8 hectares. The estimated annual volume of gravel to be removed is 249,999 tonnes. The mine has an anticipated life of 125 years. It is located at least 8 kilometres from any residence. At its closest point to homes on Morris Valley Road, Chehalis Forest



Service Road (the haul route) has 300 metres of forest between the nearest houses. Most houses are 500 to 1000 metres from Chehalis FSR. There are no drinking water sources in the vicinity of the mine site. Additional details are available in the Corporate Report dated July 14, 2020 included here as Attachment 1 and in the application.

Gravel resources are a provincial interest and the Province retains for themselves the primary jurisdiction over gravel operations. Local governments have much more constrained authority. FVRD *Commercial Gravel Operations Bylaw No. 1181* sets out Restricted Areas where new gravel operations are not allowed. In areas where gravel operations are allowed, the bylaw:

- establishes a permitting process and fees;
- defines Community Areas where noise restrictions apply;
- requires professional oversight and annual reporting;
- regulates dust emissions and screening at the mine site; and,
- prohibits the creation of hazards and fouling a drinking water source.

The Statlu Pit is not within a Restricted Area defined in *Bylaw No. 1181* nor is it within a Community Area where noise restrictions apply.

Statlu's permit application was considered by the Electoral Area Services Committee and Board in July, 2020. The FVRD Board passed the following resolution:

TO refer back to staff the motion 6.5 that is on the July 14, 2020 EASC Agenda: "THAT the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Electoral Area C."

Board members noted a particular concern that the applicant prepare a communication plan to address community concerns.

## **DISCUSSION**

This section of the Corporate Report discusses events and information arising after CGO Permit 2020-01 was considered by the Board in July. Background information and previous analysis of the application can be found in Attachment 1.

### **Communications Plan**

*FVRD Bylaw No.1181* requires that applicants provide a Communications Plan that "addresses how the permit holder proposes to communicate with the surrounding community both before and during operations." The bylaw doesn't prescribe how and when the communication should occur; it only requires that a plan be submitted to demonstrate that measures are in place.

At the July EASC and Board meetings, EA Directors commented that the communication plan submitted with the initial application was insufficient. Statlu submitted a revised Communications Plan on August 13, 2020. It is included here as Attachment 2 – Statlu Communications Plan.

The Communication Plan identifies the primary contacts for the mine operation and commits Statlu to maintaining a web site that will provide “pit details and pertinent information” to the community. The plan states that notice of any permit changes would follow any applicable legislated guidelines required in provincial legislation.

Statlu declined our offer of assistance to prepare a mail out to the Morris Valley community to share information about the gravel operation.

### **Site Visit**

On September 8, 2020, Statlu provided a tour of the mine site to Area C Director Bales and Graham Daneluz. We observed the condition of the road, the effectiveness of a recent dust suppression treatment, evidence of heavy dust emissions arising from the road, and the layout of the mine site. Small stockpiles of gravel were present on the side of Chehalis FSR opposite to the mine site. Director Bales expressed concern that the stockpiles may be a concern to recreational users of area. Statlu committed to removing these stockpiles.

### **Public input**

*Commercial Gravel Operations Bylaw No. 1181* does not provide for public input on permit applications.<sup>1</sup> The bylaw is regulatory in nature and decisions to issue permits under it are not discretionary. The Board must issue the permit if the application satisfies the bylaw.

Notwithstanding the above, FVRD has received 14 public submissions from 17 individuals regarding the Statlu Pit. They are included as Attachment 4 – Public Input. The submissions identify the following community concerns:

- noise and dust from gravel trucks on the forest service road; desire for paving the lower 1.5 km of the forest service road;
- safety of users of the forest service road, traffic volume and interference with the use of the FSR;
- conflict with Crown land recreational activities;
- potential impacts to aquatic environment on Crown land;
- desire for public consultation; and,
- loss of peace and serenity.

---

<sup>1</sup> Public input was considered in the development and adoption of *Commercial Gravel Operations Bylaw No. 1181* including on the location of Restricted Areas.

Public submissions identify important concerns that are generally outside of FVRD's authority, but which may be addressed by working with the provincial agencies having jurisdiction.

### **Chehalis FSR**

The Chehalis Forest Service Road (FSR) is a gravel surfaced resource road within the Chilliwack Natural Resource District. It is under the jurisdiction of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD). FVRD has no authority over the road.

MFLNRORD licenses industrial users of the FSR through Road Use Permits and establishes road maintenance standards. Western Canadian Timber Products is the current 'designated road user' for maintenance purposes. Christopher's Spring Water is another industrial user of the road. The road is also used by the public for recreation, cultural and spiritual uses. Public use can be heavy during peak summer periods.

Statlu currently holds a Road Use Permit issued by MFLNRORD that allows up to 10 loads per day to be hauled on the FSR. Statlu must obtain a new permit from MFLNRORD to haul the volume of gravel proposed to be removed from the pit.

Under s. 79 of the *Forest Planning & Practices Regulation*, the District Manager of the Chilliwack Resource District may order the holder of a road use permit to assume all or part of the responsibility to maintain a road, to ensure:

- the structural integrity of the road prism and clearing width are protected;
- the drainage systems of the road are functional; and,
- the road can be used safely by industrial users.

According to the MFLNRO Engineering Manual for resource roads, "dust from unpaved roads is not only a nuisance, but can create a safety hazard by reducing a driver's visibility."<sup>2</sup> The manual identifies dust abatement, and specifically dust suppressant sealers, as a road maintenance practice where dust impacts the safe use of the road.

### Engineering Assessment of the FSR

Statlu Resources has submitted a draft engineering assessment of the Chehalis Forest Service Road. The report, prepared by Onsite Engineering LTD, concludes that, "the Chehalis FSR is considered safe for industrial use but typical road maintenance work has been lacking in the last few years. It is recommended that at a minimum the following maintenance work and haul planning be completed:

- Brush the road R/W to remove all overhanging vegetation along the road sides.
- Prior to the fall of 2020 complete ditch cleaning activities. Note that this item may be able to be completed to some degree through road grading once the road sides are brushed out.

---

<sup>2</sup> MFLNRO. Engineering Manual. December 22, 2016. Section 6.10.5.

- Install additional signage on the roads, including speed limit signs.
- Determine which existing pullouts are long enough for the hauling equipment planned for use and which pullouts require lengthening.
- Create a hauling safety plan or Standers Operating Procedure.”

These maintenance items can be addressed by the MFLNRORD through a Road Use Permit.

## COST

An application fee of \$2,500<sup>00</sup> was received.

## RECOMMENDATION

Section 62 of *Commercial Gravel Operations Bylaw No. 1181* states that “where:

- a. an application for a permit under this bylaw has been made,
- b. the Board is satisfied that the proposed aggregate removal and processing conforms with this bylaw, and all other bylaws of the Regional District, and
- c. the applicant has paid the application fee,

the Board shall issue a permit to the applicant for the aggregate removal and processing specified in the permit application.”

The issuance of permits under *Bylaw No. 1181* is not discretionary. Applicants are entitled to permits if the requirements of the bylaw are met. It’s much like a building permit in this respect. This makes sense when we consider that *Bylaw No. 1181* outlines Restricted Areas where gravel operations are not permitted. Where the bylaw allows gravel operations to locate, the Board has no further opportunity to prohibit them; it can only regulate aspects of gravel operations through the provision of *Bylaw No. 1181*.<sup>3</sup>

In the opinion of staff, these conditions set out in s. 62 are satisfied and the Board may consider issuance of CGO Permit 2020-01 at its regular meeting on October 27, 2020.

The issuance of CGOP 2020-01 will benefit the community by establishing ongoing monitoring and requiring annual compliance reports. Annual fees paid by Statlu to FVRD will support the administration of *Bylaw No. 1181* including compliance efforts. A copy of the draft permit is attached.

---

<sup>3</sup> In contrast, in 2016 the FVRD Board was able to refuse a rezoning application Statlu made to develop a contaminated soil landfill at the same site. The Board has broad discretion to refuse zoning applications. Not so with gravel permits.

## **CGO Permit Conditions**

The draft permit has been amended to limit days of work during July and August of each year to Monday through Friday so as to avoid conflicts – including potential site hazards and noise/dust nuisance - with the recreational use of adjacent lands during peak summer weekends.

## **Road & Water Issues**

Input received from the community identifies legitimate concerns with Chehalis Forest Service Road and with potential environmental impacts. These matters are not within the jurisdiction of Fraser Valley Regional District and are outside the scope of *Bylaw No. 1181*.

Staff recommend that the Board direct staff and authorise the Area C Director to bring forward these concerns on behalf of the Board to the relevant provincial agencies to find ways to address them. This work has already begun:

- Director Bales brought to the attention of the Minister of Mines and Minister of Forests, lands & Natural Resource Operations this month through UBCM sessions; and,
- Director Bales and planning staff will meet with Ministry of Transportation & Infrastructure and Ministry of Forests, Lands, Natural Resources and Rural Development staff on September 17/20 to address road issues.

## **ALTERNATIVES**

The Board may wish to consider the following alternatives to the staff recommendation:

### Option 1: Require Additional Information

Under Section 63 of *Bylaw No. 1181*, if the Board determines that the information provided is inadequate for determining compliance with the bylaw, the Board can require the applicant to provide further information or reports to address the inadequacy.

If the Board wishes to require additional information before considering issuance of the permit, the following motion would be appropriate:

Motion for Additional Information: THAT the FVRD Board refer Commercial Gravel Operations Permit 2020-01 to staff for further work with the applicant to address noted information deficiencies

### Option 2: Additional Public Input

The Province has retained for itself the primary jurisdiction over gravel resources. The powers the province has given local governments are constrained so that they don't significantly interfere with the provincial interest.

Any local government bylaw what would restrict where gravel extraction is permitted requires the approval of the Minister of Mines. *FVRD Bylaw No. 1181* does set out Restricted Areas where gravel operations are prohibited. The bylaw was approved by the Minister of Mines after an onerous and long review process that involved various provincial agencies; analysis of the impact of the bylaw on long term supply and demand for aggregates; and, bylaw revisions to minimize overlap between the bylaw and provincial authority. As a result, FVRD can refuse to issue permits for gravel operations located in a Restricted Area mapped in the bylaw. The Board cannot refuse permits for operations that are not within a Restricted Area. The Statlu Pit is not within a Restricted Area. Consequently, the key questions in front of the Board are:

- does the application meet the requirements of the bylaw?
- what site-specific permit conditions related to bylaw requirements should the Board impose?

These limitations are challenging to broad community consultation because the Board may end up having to issue a permit despite public opposition and many public concerns may be outside the scope of the regulations of the bylaw. In that case, residents may feel that consultation wasn't genuine.

If the Board wishes to invite further public input, it could consider doing so on the questions identified above. This could involve a mail out with information on the application and a comment form with these specific questions.

If the Board wishes to receive additional public input on this application, the following motions would be appropriate:

Motion for public input: THAT a mail out be sent to the Morris Valley community to provide information to the about the application by Statlu Resources INC for CGO Permit 2020-01 and to invite public submissions on: 1) whether the application meets the requirements of *FVRD Commercial Gravel Operations Bylaw No. 1181*; and, 2) what site-specific permit conditions related to bylaw requirements should be considered by the FVRD Board;

AND THAT the FVRD Board defer consideration of CGO Permit 2020-01 to the November 24, 2020 meeting of the FVRD Board to allow opportunity for community submissions on the permit application.

### Option 3: Refuse the Permit

Section 68 of *Bylaw No. 1181* outlines circumstances in which the Board may refuse to issue a permit – generally where the operation won't be in compliance with the bylaw:

- information is inadequate to determine compliance;
- information provided is incorrect or misleading;
- plans are not prepared in accordance with good engineering practice;
- a report by a registered professional suggests that the gravel operation will not comply with the bylaw;
- there is evidence compelling to the Board that the gravel removal won't be in compliance with the bylaw.

If the Board wishes to refuse the permit application, the Board should identify the reason for refusal and consider the following motion:

Motion to refuse:      THAT the FVRD Board refuse Commercial Gravel Operations Permit 2020-01 for the gravel operation at 12 KM of the Chehalis Forest Service Road in Area C

**COMMENTS BY:**

**Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

**FVRD Commercial Gravel Operations Bylaw No. 1181**

**Permit Application**

I / We hereby apply for a: **Statlu Resources Inc.**



New Permit

*An application fee must be paid upon submission of this application in the amount of: (a) \$2,500.00 where the volume of aggregate removed will exceed 5,400 cubic metres in any twelve month period; or, (b) \$1,250 where the volume of aggregate removed will not exceed 5,400 cubic metres in any twelve month period.*

**Civic Address**

12km mark of Chehalis Forest Service Road PID \_\_\_\_\_  
 \_\_\_\_\_ PID \_\_\_\_\_  
 \_\_\_\_\_ PID \_\_\_\_\_  
 \_\_\_\_\_ PID \_\_\_\_\_

**Legal Description**

LEGAL DESCRIPTION: THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER, GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES, MORE OR LESS

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

*The property or properties described above are the subject of this application and it is the property, or properties, from which aggregate is to be removed.*

**Owner's Declaration**

<i>This application is made with my full knowledge and consent. The information submitted is true and correct.</i>		
Name of Owner (print)	Signature of Owner	Date
Grant Johnston, Director		April 3/20
Name of Owner (print)	Signature of Owner	Date

**Owner's Contact Information**

Address		City
2579 126 Street		Surrey, B.C.
Email		Postal Code
[REDACTED]		V4A 3P6
Phone	Cell	Fax
	[REDACTED]	


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



**Agent**

I hereby give permission for Derek Holmes to act as my/our agent in all matters relating to this application.

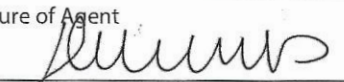
Only complete this section if the applicant is NOT the owner.

Signature of Owner 	Date <u>April 3/20</u>
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent <b>Derek Holmes</b>		Company <b>Holmes Mining Consultants</b>
Address <b>21170 4 Avenue</b>		City <b>Langley</b>
Email [REDACTED]		Postal Code <b>V2Z 1T6</b>
Phone	Cell [REDACTED]	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date <b>March 31, 2020</b>
---	-------------------------------

**Details of Aggregate Removal and Processing** (attach additional information as required)

Property Size 83.61 ha (m<sup>2</sup> or ha) Existing Land Use Forestry

Start Date Existing Operation Term (duration) 125 years

Total Volume of Aggregate to be removed 50,000,000

Estimated Annual Volume of Aggregate to be removed 249,999

Method of Aggregate Removal Pit run will be mined from the face by wheel loader or excavator.

A dozer may be used to push material and slope the face.

(use separate sheet if necessary)

Details of Processing Activities The pit run gravel will be screened, crushed and washed on site.

Settling ponds will be used for to catch wash and rainwater and settle out fines for re-use.

(use separate sheet if necessary)

Name of Coordinating Professional James Derek Holmes

A Coordinating Professional is only required if the volume of aggregate removed in any 12 month period will exceed 5,400 cubic metres. If a Coordinating Professional is required, please provide completed "Schedule B-1 Confirmation of Commitment" from Bylaw 1181.

### Provincial Requirements

#### Mines Permit

Please indicate whether a Mines Permit under the Mines Act has been issued for proposed aggregate removal and processing

yes  Mines Permit No. G-7-235 no

#### Riparian Areas Regulation

Please indicate whether the development proposal involves excavation, land alteration, soil removal, vegetation removal, construction, or other activities or works within:

yes  no  30 metres of the high water mark of any water body, or

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 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 the FVRD Planning Department or the Ministry of Environment for further information.*

#### Archaeological Resources

Are there archaeological sites or resources on the subject property?

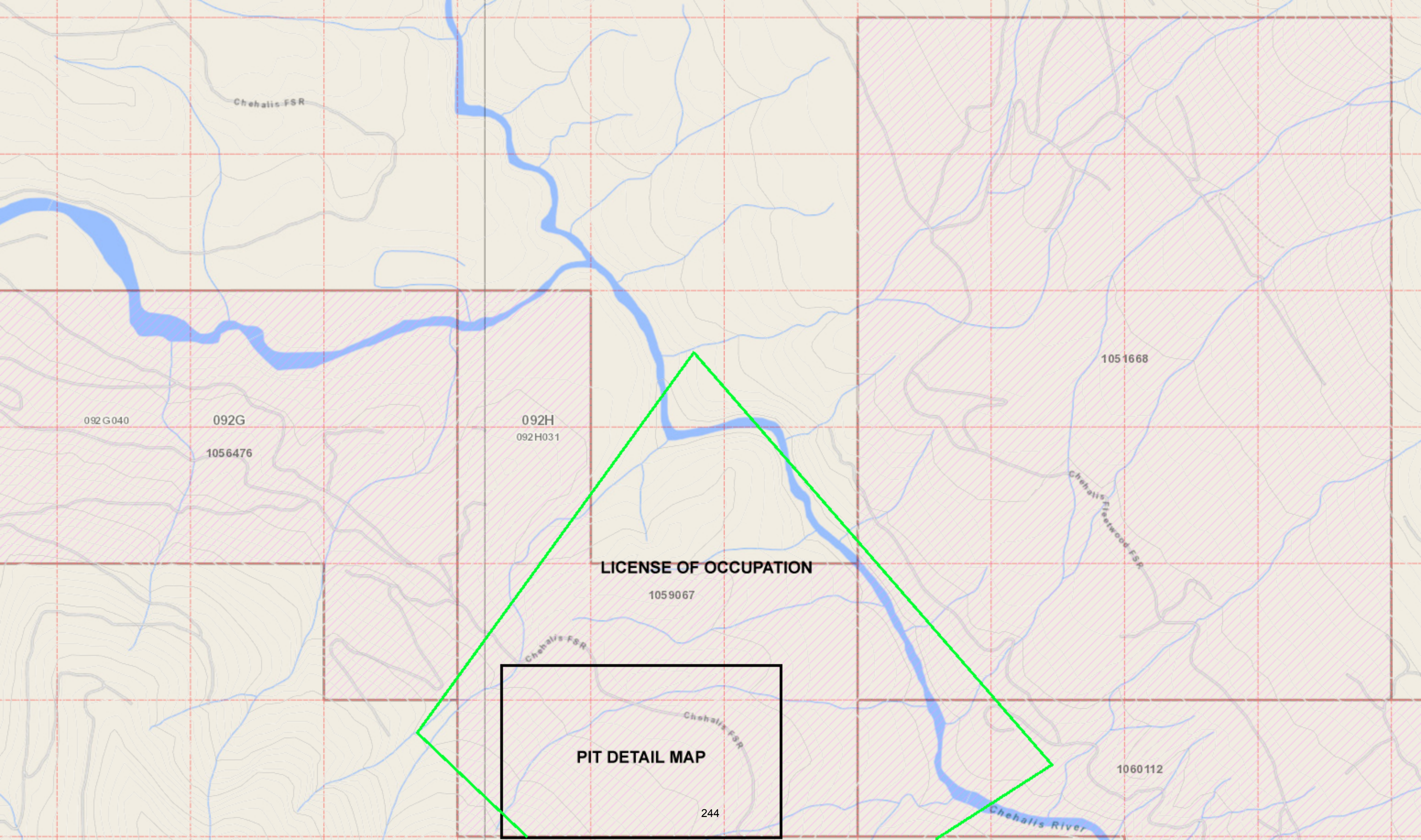
yes  no  I don't know

*If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Forests, Lanes & Natural Resource Operations for further information.*

## Required Information for New Permits

	Required	Details
<b>Survey Plan of Properties</b>	✓	Surveyed plans showing the lands subject to the permit
<b>Mine Plan Information</b>	✓	Detailed descriptions, plans, and specifications endorsed by the coordinating professional in relation to the land on which the aggregate removal and any proposed processing is to be undertaken including:
	✓	The location of the proposed aggregate removal and any proposed processing on the land, including the dimensions of the proposed permit area
	✓	the location of all relevant existing features of the land, including watercourses, buildings, structures, improvements, machinery and equipment, driveways, roads, lanes, bridges, retaining walls, drainage facilities, sewage disposal systems, wells, water systems and other utility works
	✓	The proposed location on the land of all buildings, machinery, equipment, and other structures and improvements to be constructed or installed for the purposes of the removal or processing of aggregate during the term of the permit
	✓	The proposed method of screening the permit area by landscaping, berming or otherwise, in order to comply with this bylaw
	✓	The proposed location and dimensions on the land of buffer zones, tree cover, and berms, fences, and other landscape screens
	✓	The proposed locations of access to the parcel during the term of the permit
	✓	The location and configuration of proposed stockpiles and measures proposed to maintain stockpiles so as not to adversely affect buffer zones or adjacent land
	✓	Descriptions and plans approved by a Registered Professional in relation to the condition of the permit area upon expiry or completion of the permit addressing the following:
	✓	The proposed access to the parcel upon expiry of the permit
	✓	The proposed use of the parcel upon expiry of the permit
	✓	Where the land is in a floodplain or is identified in an official community plan as subject to flooding, debris flow, avulsion or erosion, the proposed reclamation measures to address these risks.
	<b>Reports</b>	<b>Community Areas</b>
<b>Community Areas</b>		If aggregate removal or processing will be on land within a Community Area, a <b>dust mitigation plan</b> prepared by a qualified registered professional. See Sections 25(b) and 57 and Schedule "A" of Bylaw 1181.
✓		A <b>communications plan</b> that addresses how the permit holder will communicate with the surrounding community.
TBD		If aggregate removal or processing is or will be on land within a Community Water System Protection Area, a <b>drinking water assurance plan</b> prepared by a qualified registered professional. See Section 26 of Bylaw 1181.
<b>Coordinating Professional</b>	TBD	If the volume of aggregate removed in any 12 month period will exceed 5,400 cubic metres, the name of the coordinating professional and the Confirmation of Commitment signed by the owner and the coordinating professional (Schedule B-1 of Bylaw 1181).

The personal information on this form is being collected in accordance with Section 27 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, soil removal and related services 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@fvrd.ca](mailto:FOI@fvrd.ca).



Chehalis FSR

092G040

092G

1056476

092H

092H031

1051668

**LICENSE OF OCCUPATION**

1059067

Chehalis Riverwood FSR

Chehalis FSR

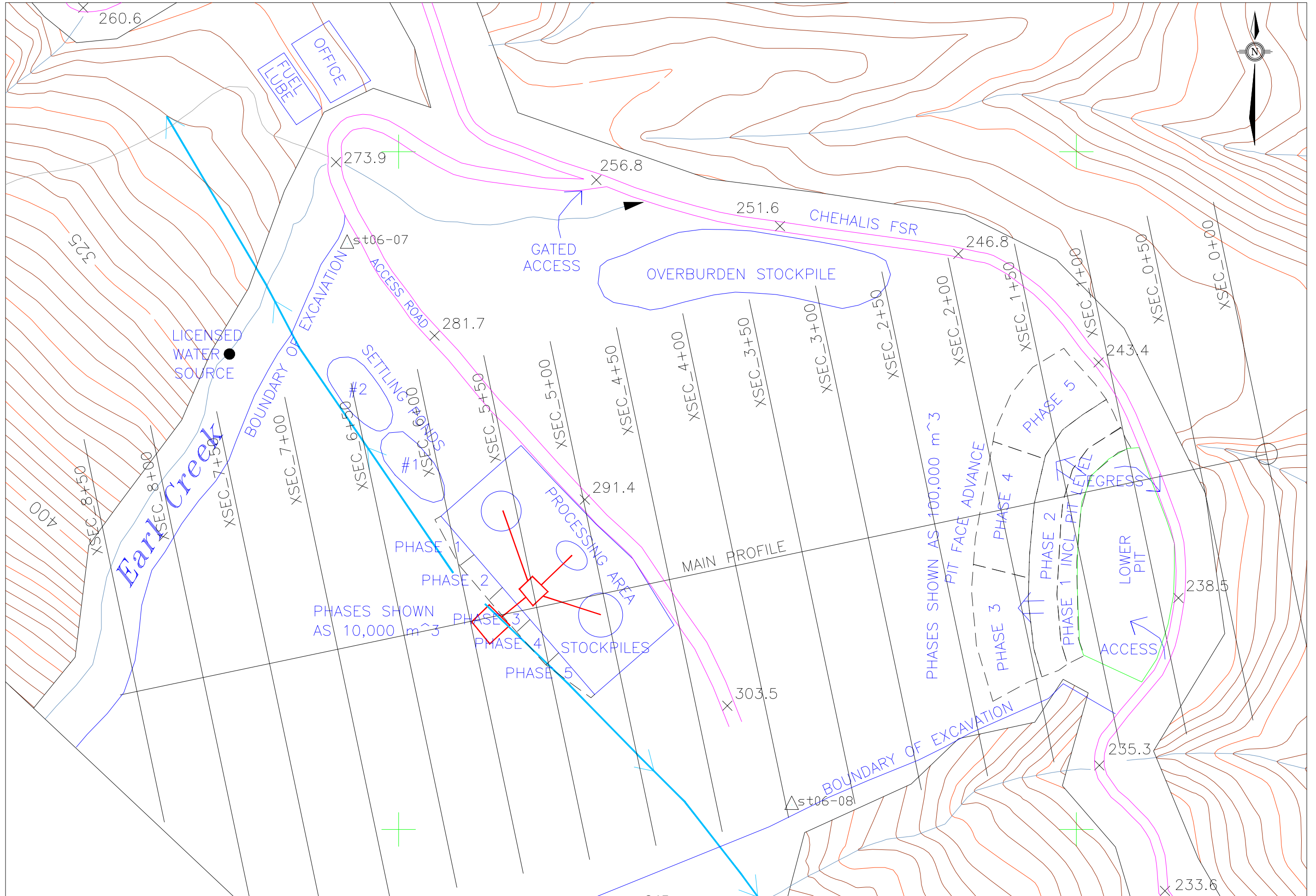
**PIT DETAIL MAP**

Chehalis FSR

1060112

Chehalis River

244



FRASER VALLEY REGIONAL DISTRICT  
Commercial Gravel Operations  
Bylaw No. 1181, 2014

SCHEDULE "B-1"

CONFIRMATION OF COMMITMENT BY PERMIT HOLDER AND BY COORDINATING PROFESSIONAL

Date: February 10, 2020

To: Chief Administrative Officer  
Fraser Valley Regional District  
1 - 45950 Cheam Avenue  
Chilliwack, B.C. V2P 1N6

Dear Sir or Madam:

Re: Statlu Pit, 11km Chehalis FSR, Harrison Mills, B.C.

address and nature of the project (print)

The undersigned has retained J. Derek Holmes - Holmes Mining Consultants as a *coordinating professional* to coordinate the design work, *field reviews*, monitoring, reporting, and certification required for the project in order to ascertain that the project will comply with FVRD Commercial Gravel Operations Bylaw No. 1181, 2014 and remains in compliance throughout the duration of the operation.

"*Field reviews*" are defined to mean those reviews of the work at a project site of a development to which a permit relates that a *registered professional* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional* for which the *permit* is issued.

A *coordinating professional* must be retained by the permit holder throughout the period of the permit.

The *permit holder* and the *coordinating professional* have carefully read FVRD Commercial Gravel Operations Bylaw No. 1181, 2014. The *permit holder* and the *coordinating professional* acknowledge their responsibilities, including their responsibility to each notify the addressee of this letter of the date the *coordinating professional* ceases to be retained or, if that is not possible, then as soon as possible.

The *permit holder* and the *coordinating professional* understand that where the *coordinating professional* ceases to be retained at any time during construction, a new *coordinating*

professional will be retained as quickly as possible and a new letter in the form set out in Schedule "B-1" will be filed with the Regional District.

The undersigned *coordinating professional* certifies that he or she is a *registered professional* retained as the *coordinating professional* as defined in Fraser Valley Regional District Commercial Gravel Operations Bylaw No. 1181, 2014.

**Coordinating Professional**

**Permit Holder**

Derek Holmes

*Statlu Resources Inc*

Coordinating Professional's Name (Print)

Permit Holder's Name (Print)

*[Handwritten Signature]*  
Signature of Coordinating Professional

*[Handwritten Signature]*  
Signature of Permit Holder or appointed agent. (If the permit holder is a corporation, the signature of a signing officer must be given. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

February 10, 2020

*Feb. 10/20*

Date

Date

21170 4 Avenue

Grant Johnston, Director

Address (Print)

Name of Agent or Signing Officer, if applicable (Print)

Langley, B.C.

2579 126 Street

Address (Print)

V2Z1T6

Surrey, B.C.

Aggregate Consulting Services

V4A 3P6

Occupation (Print)



If the Registered Professional is a member of a firm, complete the following:

I am a member of the firm \_\_\_\_\_  
(print name of firm)

and I sign this letter on behalf of the firm.

This letter must be signed by the *permit holder* and by the *coordinating professional*. An agent's letter of appointment must be attached. If the *permit holder* is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

FVRD Commercial Gravel Operations Bylaw No. 1181, 2014, defines a *coordinating professional* to mean a registered professional engineer with expertise in mining engineering designated by the permit holder to coordinate applications and review and report on compliance with FVRD Bylaw No. 1181 and *permit conditions*.

- Note:
1. This letter must be submitted before issuance of a Permit.
  2. In this letter the words in italics have the same definition as in the FVRD Commercial Gravel Operations Bylaw No. 1181, 2014.

END of Schedule "B-1"



FRASER VALLEY REGIONAL DISTRICT  
Commercial Gravel Operations  
Bylaw No. 1181, 2014

**SCHEDULE "B-2"**

**STATEMENT OF ASSURANCE BY REGISTERED PROFESSIONAL**

To: Chief Administrative Officer  
Fraser Valley Regional District  
1 - 45950 Cheam Avenue  
Chilliwack, B.C. V2P 1N6

Date: February 20, 2020

Dear Sir or Madam:

Re: Statlu Aggregate Pit, 11km Chehalis FSR, Harrison Mills, B.C.

nature of the proposed works (print)  
Pit run excavation, screening, crushing, washing and loading for transport

For the property:

Civic Address: 11 KM CHEHALIS FOREST SERVICE ROAD

Legal Description: THAT PART OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER, GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES, MORE OR LESS

PID: N/A

With reference to (check one):

- Noise Control Plan  
 Dust Mitigation Plan  
 Drinking Water Assurance Plan  
 Other: \_\_\_\_\_

I have signed, sealed and dated, and thereby certified, the attached report in accordance with good engineering practices, professional standards, and the requirements of FVRD Commercial Gravel Operations Bylaw No. 1181. The report must be read in conjunction with this statement. In preparing the report, I have:

check to the left of applicable items

1. Collected and reviewed appropriate background information  
 2. Reviewed the proposed works and development on the property or land

- 3. Conducted field work on and, if required, beyond the property
- 4. Reported on the results of the field work on and, if required, beyond the property
- 5. Considered any changed conditions on and, if required, beyond the property
- 6. For a Noise Control Plan I have:
  - 6.1 Identified sources of noise within the aggregate operation
  - 6.2 Identified mitigation measures specific to noise sources
  - 6.3 Identified and, as required, designed measures to prevent the transmission of noise exceeding the standards of the bylaw beyond the permit area
  - 6.4 Provided a noise control plan that, in the opinion of the registered professional, will result in noise levels that comply with this bylaw
- 7. For a Dust Mitigation Plan I have:
  - 7.1 Identified sources of dust associated with the operation
  - 7.2 Identified and, as required, designed, specific primary and contingency methods to control dust at each source
  - 7.3 Identified general methods proposed to be used to prevent the transmission of dust from within the permit area to adjacent lands
  - 7.4 Identified proposed methods to be used to monitor and report on dust emissions
  - 7.5 Provided a dust mitigation plan that, in the opinion of the registered professional, will result in dust levels that comply with this bylaw
- 8. For a Drinking Water Assurance Plan I have:
  - 8.1 Provided information about the *Community Water System drinking water source* including its location, aquifer characteristics, water quantity, physical parameters of water quality, microbiological and health-related chemical parameters of water quality and other relevant factors determined by the qualified registered professional;
  - 8.2 Identified and assessed potential risks to the *drinking water source* associated with the aggregate removal or processing;
  - 8.3 Made recommendations for protection of microbiological and health-related chemical parameters of water quality and the quantity of flow of drinking water sources, including recommendations for periodic monitoring, not less than annually
  - 8.4 Identified proposed methods of protection of the microbiological and health-related chemical parameters quality and quantity of drinking

water sources on and adjacent to the *permit area* while *aggregate removal or processing* is being undertaken

- ✓ 8.5 Provided a drinking water assurance plan which includes a statement that, in the opinion of that *registered professional*, the measures outlined in the report will ensure that the proposed *aggregate removal or processing* will not result in a drinking water health hazard and will not reduce the quantity of flow of a drinking water source

I acknowledge and affirm that:

- Fraser Valley Regional District is relying on the report for the purposes of Commercial Gravel Operations Bylaw No. 1181;
- I will notify the Chief Administrative Officer of the Fraser Valley Regional District in writing if I become aware of any change in conditions or new information that changes the conclusion in the report or the information I have provided; and,
- I am a registered professional in good standing who is qualified in the particular area with respect to which the report relates.

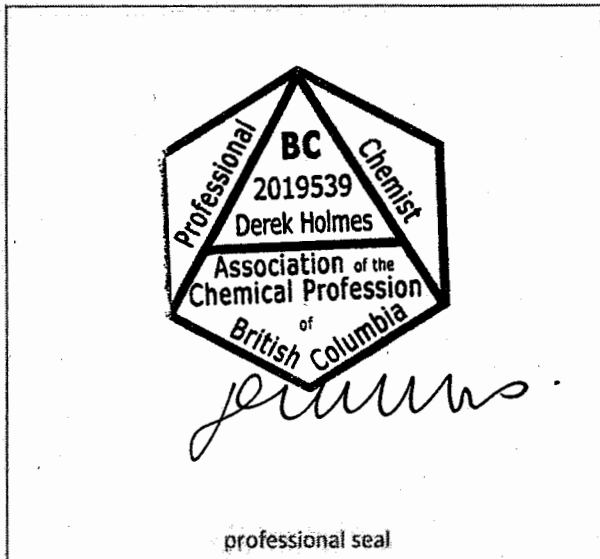
J. Derek Holmes

February 20, 2020

Name

Date

Signature



END of Schedule "B-2"

# **NOISE, DUST and WATER CONTROL PLAN**

## **For Statlu Pit**

### **Harrison Mills, B.C.**



**Mine No. 1610323**

**Mine Plan - Permit No. G-7-235**

**Statlu Resources Inc.**

## Table of Contents

### Table of Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>2</b>
<b>1.1</b>	<b>Purpose and Objectives .....</b>	<b>2</b>
<b>2.0</b>	<b>BACKGROUND .....</b>	<b>2</b>
<b>2.1</b>	<b>Site Ownership and Physical Location .....</b>	<b>2</b>
<b>2.2</b>	<b>Description of Operations at Statlu Pit.....</b>	<b>3</b>
<b>2.3</b>	<b>Environmental Considerations .....</b>	<b>4</b>
<b>2.4</b>	<b>Location Map &amp; Facility Site Map .....</b>	<b>7</b>
<b>3.0</b>	<b>Best Management Practices .....</b>	<b>7</b>
<b>3.1</b>	<b>Site Specific Mitigation and Control Methods - Dust.....</b>	<b>9</b>
<b>3.2</b>	<b>Prevention .....</b>	<b>11</b>
<b>3.3</b>	<b>Site Specific Mitigation and Control Methods – Noise .....</b>	<b>11</b>
<b>4.0</b>	<b>PLAN IMPLEMENTATION.....</b>	<b>12</b>
<b>4.1</b>	<b>Roles and Responsibilities.....</b>	<b>12</b>
<b>4.2</b>	<b>Monitoring.....</b>	<b>13</b>
<b>4.3</b>	<b>Triggers for Dust Management Mitigation .....</b>	<b>14</b>
<b>4.4</b>	<b>Record Keeping .....</b>	<b>15</b>

**Appendix A:**

Figure 1 – Regional Map

Figure 2 – Location Map

Figure 3 – Detailed Site Plan

**1.0 INTRODUCTION****1.1 Purpose and Objectives**

The purpose of the Statlu Pit Noise and Dust Control Plan is to identify, implement and monitor the application of Best Management Practices (BMPs) to help reduce the fugitive noise and small particle dust related to the industrial activities at Statlu Pit of Harrison Mills, B.C. and the potential impacts on the neighbouring residential areas. Monitoring the air quality will be the onus of the proponent; however, the BMPs will be monitored by the appropriate agencies through inspections, such as but not limited to the Ministry of Energy, Mines & Petroleum Resources (EMPR) - Mines Act Permit, Ministry of Transportation & Infrastructure (MoTI) - Road Use Permit, Ministry of Forest, Lands and Natural Resources & Rural Development (FLNRORD) - Land Tenure.

The plan includes activity-specific dust control criteria and noise/dust suppression procedures that have been reviewed and agreed to by all parties. BMPs will be implemented throughout the industrial operations on an as-needed basis. This depends on the activity and the agency oversight.

**2.0 BACKGROUND****2.1 Site Ownership and Physical Location**

Statlu Pit is an aggregate (sand and gravel) extraction operation located in near Harrison Mills, BC. The site is located on a Crown Licence of Occupation for sand and gravel purposes held by Statlu Resources Inc. The pit is located along the Chehalis Forest Service Road approximately 11km from the intersection with Morris Valley Road near Harrison Mills.

**Mine Name:** Statlu Pit

**Mine Number:** 1610323      **Permit Number:** G-7-235

**Type of Operation:** Sand & Gravel

**Property Location:** From Agassiz travel west on Highway 7 for 15 kilometers and then turn right on Chehalis FSR. Travel north on Chehalis FSR for 12 kilometers and the entrance to the pit will be on your left

**Legal Description:** THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER, GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES, MORE OR LESS

**Site Map Location:** Lat: 49.33272 Long: -121.99564

**Mine Manager:** Mr. Earl Wilder

**Email Address:** [earl.statlupit@shaw.ca](mailto:earl.statlupit@shaw.ca)

**Contact Phone #:** Cell: 604-308-5553

**# of Employees on site:** 4 to 6

## 2.2 Description of Operations at Statlu Pit

The development plan will consist of mining operations including pit run excavation, screening, crushing, washing and loading for transport that would be typical for any small sized (aggregate) sand and gravel operation in BC.

The pit will be developed in two areas (lower and upper pit) concurrently both consisting of dozer operations and front end loader movement of material and necessary sloping as required for proper development. To maintain compliance with **Part 6.23.4** of the HSRC, the company will utilize a dozer to push down material to a maximum face height of five (5) to seven (7) meters, using the on-site mining equipment.

As indicated previously, the operation will be in compliance with the HSRC, and will utilize the following equipment – loaders, excavators, tandem dump trucks, crushing and screening plants (when required) for the excavation of pit run, crushing & mechanical screening operations and gravel washing equipment. The operation currently uses typical

equipment similar to the John Deere 644K - Front End Loader, Cat D9 - dozer, Cat 320C – excavator, tandem dump trucks, 300 TPH crusher/screening units and 150 TPH wash plant.

The mining operations will be year round with activities driven by demand for the final products. The mine will usually operate between 7:00 am to 7:00 pm during Monday to Saturday on a 10 hr day, when crushing & screening and/or washing activities are required for upgrading of the materials for commercial use. As note, there will continue to be washing of aggregate materials on-site during the tenure timeframe for production of concrete aggregate.

There will not be a requirement for an *Environmental Management Act* – Effluent Permit given that the project is not anticipated to have any effluent discharge. The control of any TSS and turbidity of any contact surface waters (if required) will be achieved through use of erosion and sediment control measures such as the existing (sediment) control pond, silt fencing and straw (hay) bales.

In regards to groundwater protection, on-site there are no indications of any shallow groundwater flows. To help protect groundwater quantity and quality from potential impacts of the proposed mining activity, no fuel storage will occur on-site during normal mining activities. If and when a large project is to be undertaken, then fuel storage will include double walled fuel tanks with appropriate additional protection. As well, there will be adequate training for on-site personnel with the emergency response equipment and supplies (spill kits) that are available for use when and if required during fueling.

### **2.3 Environmental Considerations**

The development is not expected to have any environmental and/or socio-community impacts given its relatively small size and location far from any residential development. The project is not anticipated to have any effluent discharge, and it will be developed in an environmentally sensitive manner by implementing BMPs in order to either eliminate or minimize any environmental impacts that might occur from the operational areas.

#### ***a. Land Considerations***

The pit boundaries are surrounded by mixed treed, upland vegetation that is dense in nature. There is some treed vegetation present in the areas close to Chehalis FSR that act as a visual buffer as well as the natural slopes and elevations of the pit. As the pit floor is lowered, berms will continue to be maintained along the perimeter of the excavation to shield noise, dust and visual impacts.



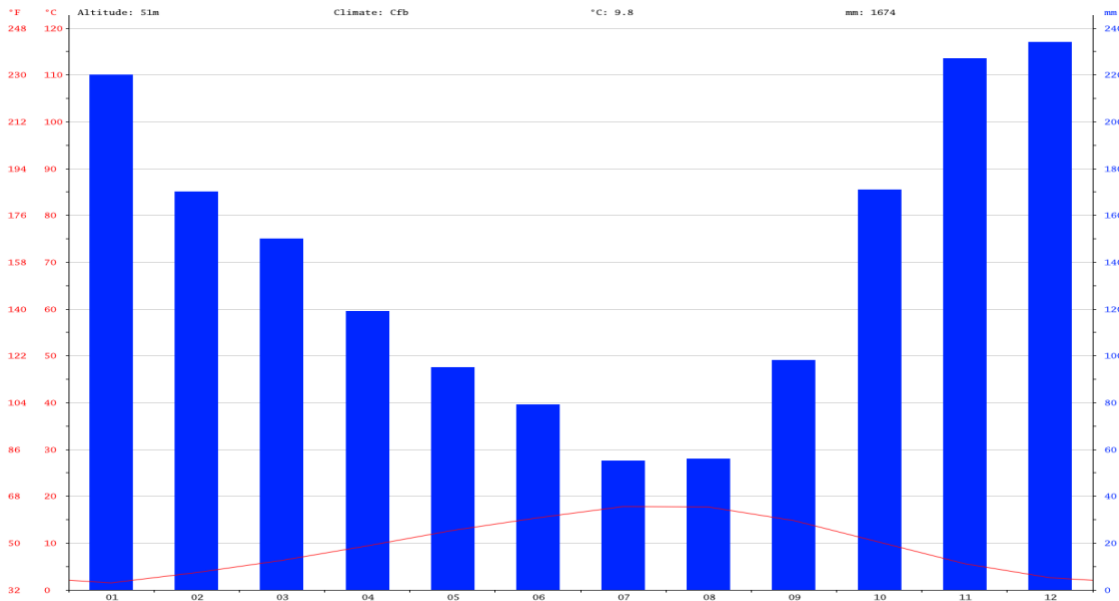
**b. Atmospheric Considerations**

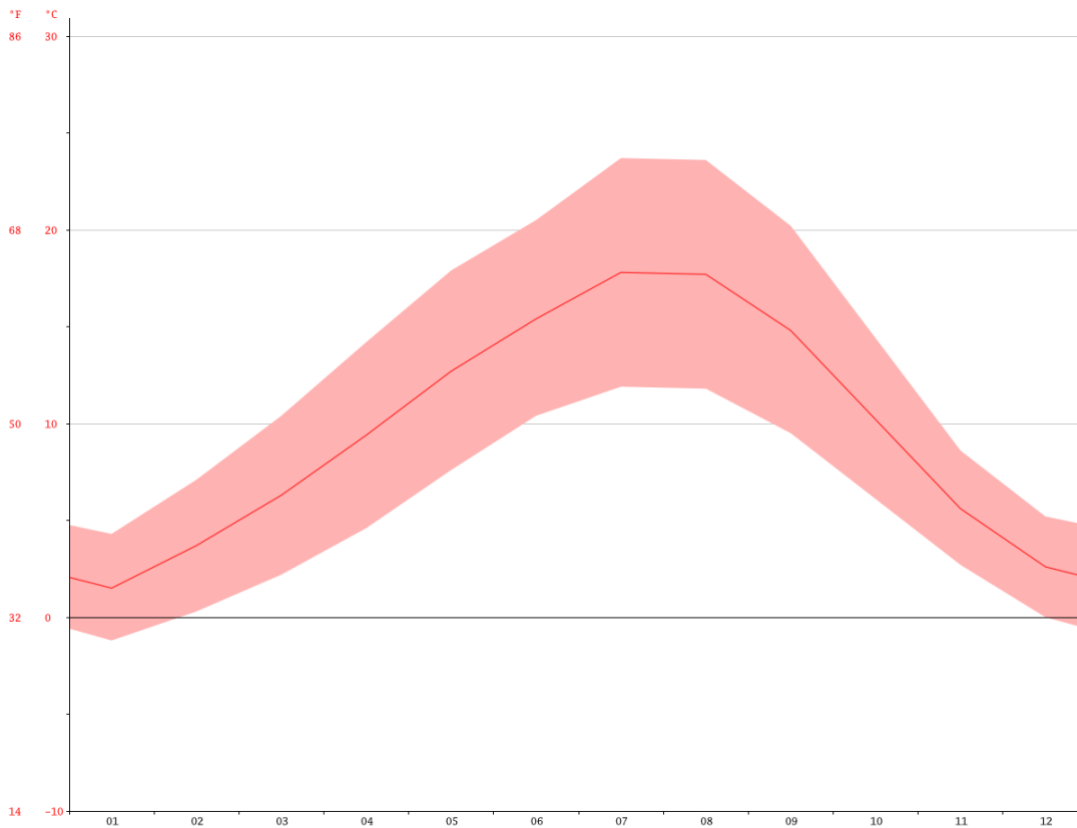
*Climate*

Harrison Mills lies 51m above sea level. The climate here is mild and generally warm and temperate. The rainfall in Harrison Mills is significant, with significant precipitation even during the driest month. The Köppen-Geiger climate classification is Cfb. The average annual temperature in Harrison Mills is 9.8 °C. The total rainfall here is around 1674 mm.

Precipitation is the lowest in July, with an average of 55 mm. In December, the precipitation reaches its peak, with an average of 234 mm.

As seen in the following graph of average temperature and average rainfall, the Statlu pit is in a very wet area. Dust considerations will be partially mitigated by the cool, wet atmospheric conditions for the most part. During the hotter months of summer when rainfall occurrences may be farther apart water can be added to road surfaces and at crushing and transfer points where appropriate to continue mitigating fugitive dust. Windy days may also contribute to dust movement and the manager must be vigilant during these potential conditions to ensure public and worker safety.





### Atmospheric Effects

Atmospheric impacts have been minimal from equipment emissions and/or fugitive dust during operations based on data recording devices located on-site.

It is expected that during operations and future reclamation activities there will be minimal impacts / insignificant effects (such as deterioration of air quality or reduced visibility due to diesel or fugitive dust emissions) on and from the site.

However, to assist with reducing atmospheric effects Statlu will undertake the following steps:

- Use modern construction (mining) equipment that meets latest applicable Canadian emission standards;
- Ensure proper inspection and maintenance of equipment;
- Operate equipment within specifications and capacity;
- Limit vehicle and construction equipment idling;
- Use low sulphur fuels for all diesel equipment;
- Revegetate parts of the development that will not be disturbed in the future;

- Clear only the trees needed for mining in that particular area;
- Develop a planned site layout (minimize creation), operational controls (control escape); air quality (dust removal) and cessation, to manage and mitigate any generated fugitive dust; and
- Maximize use of and commitment to Best Management Practices such as following the guidelines set forth by the “*Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)*”.  
[http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/permitting/agg\\_bmp\\_hb\\_2002vol2.pdf](http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/permitting/agg_bmp_hb_2002vol2.pdf)

## 2.4 Location Map & Facility Site Map

Refer to Figures 1 - 3 in Appendix A.

## 3.0 Best Management Practices - Dust

Proactive controls will be instituted at Statlu Pit to reduce the amount of dust generation during any site activities. The following Statlu Pit processes, operations or equipment have the potential to emit dust (refer to Figure 3 for visual reference):

1. Haul roads (vehicle traffic)
2. Stockpile areas
3. Transfer points (drops)
4. Processing (crushing, screening, etc.)
5. Extraction (process)
6. Disturbed areas with sands or fines

Best Management Practices (BMPs) represent the current ‘state of practice’ approach to manage dust impacts and effects, and at the Statlu Pit include, but are not limited to:

- Limit surface areas disturbed, limit work in the wind thresholds greater than 20 km/hour, apply suppressant as needed, and clean up spills immediately;
- Grow groundcover, erect windbreaks, apply crust chemicals;
- Reduce speed limits;
- All trucks leaving the site will be covered by a tarp;
- Placement of the crusher will be in the bottom of the pit;
- Crushers will be equipped with effective water sprays;
- Area not being mined or used for stockpiling will be seeded with a local forestry range mix;

- A maximum material drop height is not to exceed 1 meter, minimize where possible and should use chutes;
- In cases of a wind event or extreme heat and should the referenced measures be inadequate, operations will stop until the dust is managed effectively. This is described in Section 4.3;
- Vegetated buffer around perimeter of site;
- All personnel will be notified of the Dust Control Plan.

Refer to Table 1 in Section 3.1 for recommended BMPs specific to Statlu Pit.

### 3.1 Site Specific Mitigation and Control Methods - Dust

In order to achieve an effective operational dust control plan at Statlu Pit, site specific mitigation measures and BMPs have been prescribed to address specific dust generating sources and activities.

**Table 1 - Monitoring, Mitigation & Control Methods**

Source	Monitoring	Methods for Management & Mitigation (based on BMPs)	Materials & Equipment Needed
<b>Vehicle Traffic</b> (access or haul roads within Statlu Pit)	Visual inspection for dusty conditions shall occur at a minimum of twice daily.	<ul style="list-style-type: none"> <li>• Water roads or use surfactants (calcium chloride).</li> <li>• Wheel washer.</li> <li>• Wash down trucks.</li> <li>• Pave high use areas, where possible.</li> <li>• Speed within mine site to be less than 30 km/hr.</li> <li>• Post km/hr signage indicating dust control.</li> <li>• Limit work on windy days.</li> </ul>	<ul style="list-style-type: none"> <li>• Water truck.</li> <li>• Calcium Chloride.</li> <li>• Signage.</li> </ul>
<b>Stockpile areas</b> (aggregate, topsoil/overburden)	Visual inspections shall be carried out hourly.	<ul style="list-style-type: none"> <li>• Keep storage piles covered either with a dust suppressant spray.</li> <li>• Treat stockpiles. Seed overburden stockpiles with local native grass mix to reduce dust and prevent noxious weeds.</li> <li>• Progressive reclamation; re-sloping mined out pit walls and re-establishing soil cover and immediate re-vegetation or cover.</li> <li>• Minimized stockpiling.</li> </ul>	<ul style="list-style-type: none"> <li>• Dust suppressant spray.</li> <li>• Local native grass seed mix.</li> </ul>
<b>Drops</b> (at transfer stations)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing	<ul style="list-style-type: none"> <li>• Limit work on windy days.</li> <li>• Install chutes at drop points.</li> <li>• Maximum dump heights not to exceed 1 m, minimize where possible and should use chutes.</li> </ul>	<ul style="list-style-type: none"> <li>• Chutes</li> </ul>

	towards residential areas (east).	<ul style="list-style-type: none"> <li>Enclosing transfer points along conveying circuits where dust may be created and apply sprays.</li> </ul>	
<b>Processing</b> (feeds and discharges for conveyors, crushers, screens, etc.)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	<ul style="list-style-type: none"> <li>Spray bars on crushers and conveyors; watering rate set as needed.</li> <li>Screenings and other high-fine materials: stackers to be kept as close to the tops of stockpiles (drop height of 1 m or less).</li> </ul>	<ul style="list-style-type: none"> <li>Spray bars</li> </ul>
<b>Excavation</b> (working pit face, berm construction, rehabilitation)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	<ul style="list-style-type: none"> <li>Avoid overburden removal and berm construction during dry months.</li> <li>Passive dust suppression - no operations on hot, windy days.</li> </ul>	<ul style="list-style-type: none"> <li>Weather forecast.</li> <li>Visual monitoring.</li> </ul>
Weather and dust events	Refer to text below <sup>^</sup> . The site is located in a wilderness area, so it will be surrounded by remaining forest which will act as a natural buffer.		

## Water sprays:

1. Adjust nozzles so that the spray is directed to dust generating areas to provide complete coverage.
2. Locate nozzles upstream of dust generation points and close enough so that the spray is not carried away by wind.
3. Ensure the volume and size of droplets are adequate to sufficiently wet the material (optimal droplet size is 10-150 µm).
4. Time water spray application to ensure the materials are still damp when they are disturbed
5. If conditions require increased dust suppression, emulsifiers or surfactants may be added to improve the 'wettability' of water sprays.

\*Application of dust suppressants must not enter or contaminate waterbodies, including surface and groundwater.

Weather and dust events create significant hazards to the control of dust management, and it may be that these events superseded the normal dust control methods in Table 1. At certain thresholds (including those climatic conditions listed in Section 4.3), pit activities that are producing visible dust and impacting neighbourhoods should be halted or ceased (with a plan to ensure stockpiles are protected), especially when mitigation techniques are no longer appropriate or effective. Dust events and the required actions are to be recorded (as per Table 2 in Section 4.4).

The Mine Manager must ensure that wherever practicable, water sprays or other dust suppression means and devices are used at every dusty place where work is carried out and where it is impracticable to do so, personal protective equipment shall be supplied and worn by all persons working in that location, as per the Health, Safety and Reclamation Code for Mining, Section 6.24.2.

### **3.2 Prevention**

Prevention or reduction of the amount of dust generation during site activities can be achieved through proactive controls including, but not limited to:

- Limiting surface disturbance;
- Enforcement of low speed limits for vehicle traffic;
- Decontamination of trucks leaving work areas;
- Covering of truck loads leaving the facility;
- Height limits for gravel stockpiles;
- Wetting active areas;
- Spraying conveyors and stockpiles;
- Minimizing drop heights;
- Minimizing or ceasing dust generating activity during periods of high wind;
- Wetting unpaved areas;
- Application of dust suppressants or crusting agents;
- Establishing/maintaining vegetative or other groundcover.

### **3.3 Site Specific Mitigation and Control Methods – Noise**

Statlu is committed to ensuring that all noise management and mitigation measures will follow the guidelines set forth by the *“Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)”*.  
<http://www.empr.gov.bc.ca/Mining/Aggregate/BMP/Pages/default.aspx>

General noises that are associated with a number of common activities at aggregate operations include:

- Loading
- Crushing
- Screening
- Hauling

Noises from specific sources that will need to be mitigated during operations include the following: mobile equipment (truck, dozers and excavators) which generate noise from sources such as diesel engines, back-up alarms and the scraping & crushing noises during excavation and transport.

It will be through a planned site layout (containment & dampening), operational controls (prevention) and interception (ambient reduction), were the company is confident it can manage and mitigate the generated noises. Statlu will continue to ensure the following management and mitigations are implemented as required to minimize noise impacts:

- Develop a mine plan which has designed sound buffers such as treed buffers, soil stockpiles and development of pit walls that will dampen noises;
- Examine noise mitigation strategies at other aggregate operations, which have similar requirements for noise reduction;
- Maintain a maximum 30 km speed limit along access roads and within the pit areas;
- Maintain smooth running roads surfaces on all access roads and pit floors to reduce tire noise;
- Operate equipment within specifications and capacity (e.g. don't overload machines) and use noise abatement accessories such as sound hoods and mufflers;
- All efforts during operations will be to have the placement of the short term crusher operation in the bottom of the pit, in order to decrease potential noise escapement;

## **4.0 PLAN IMPLEMENTATION**

### **4.1 Roles and Responsibilities**

While not all site personnel will be directly involved in implementation of the plan, all site personnel should be aware that the plan exists and to contact the Mine Manager in the event that they observe a potential dust or noise concern during the course of their



regular activities. Training in this regard should occur to introduce new employees and contractors to the plan and to refresh all employees/contractors regularly.

The Mine Manager will delegate staff to be responsible for the monitoring and management of the dust and noise control. The Mine Manager will determine the frequency of monitoring procedures to be put in place based on triggers for potential dust sources: such as seasonal (e.g. dry) or operational (e.g. crusher on site) conditions, and using BMPs as a guide.

The Mine Manager is responsible for reviewing this Dust and Noise Control Plan on an seasonal basis for consistency and relevancy, if there is a significant operational change, or if reviews or inspections indicate that dust and noise management practices do not meet requirements.

## **4.2 Monitoring**

Monitoring will be on the onus of the Mine Manager and will include:

- Visual inspection for dusty conditions shall occur at a minimum of twice daily;
- Visual inspections shall be carried out hourly when overburden removal, berm construction or rehabilitation;
- Inspection of dust controls functioning properly, such as watering and if chutes are effective;
- Excavation and loading operations should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east);
- Site manager or delegate will be responsible for monitoring current conditions and weather forecasts from Environment Canada, to subsequently help plan for current and next day watering needs and other measures;
- Records regarding when and how dust control measures are implemented must be kept on site. These records must include and not be limited to: watering on roads, visible dust observed, meteorological conditions for that day.
- Checking whether excessive noise is noted at the property lines
- Ensuring equipment mufflers and hoods are installed and working properly
- Monitoring equipment for worn chute liners or excessive drop heights
- Smooth road surfaces
- Berms maintained around new working areas

### 4.3 Triggers for Dust Management Mitigation

Visual cues will be the primary trigger for mitigation action to be taken. Typical triggers of employing dust control measures would be:

- If material handling activities are occurring that may impact air quality beyond the property boundary;
- If visible dust is being generated beyond the property boundary by material handling activities, and/or stockpiles;
- If the weather forecast indicates dry conditions and strong winds are likely.

In addition to specific site features which may generate fugitive dust, consideration should also be given to specific climatic conditions which cause dust. These conditions or unusual weather or dust events can include, but not be limited to:

- Temperatures over 30 degrees Celsius;
- Consistent wind speeds over 30 km/hour;
- Temperature inversions and/or cloud cover creating poor air quality.

#### 4.4 Record Keeping

The following tables are to be used for record keeping and include a record of dust events and responses (Table 2), and a complaint tracking tool (Table 3).

**Table 2 - Dust Events and Response:**

Date	Name (staff member responsible)	Dust Event (details; time, source, weather, etc.)	Mitigation and Response (details)

**Table 3 - Complaint Tracking Tool:**

Date	Source of complaint (name, organization, contact details, etc.)	Complaint specifics (who took the complaint, what was the issue, what was done, follow up, etc.)

**Appendix A - Figures**  
**Figure 1**

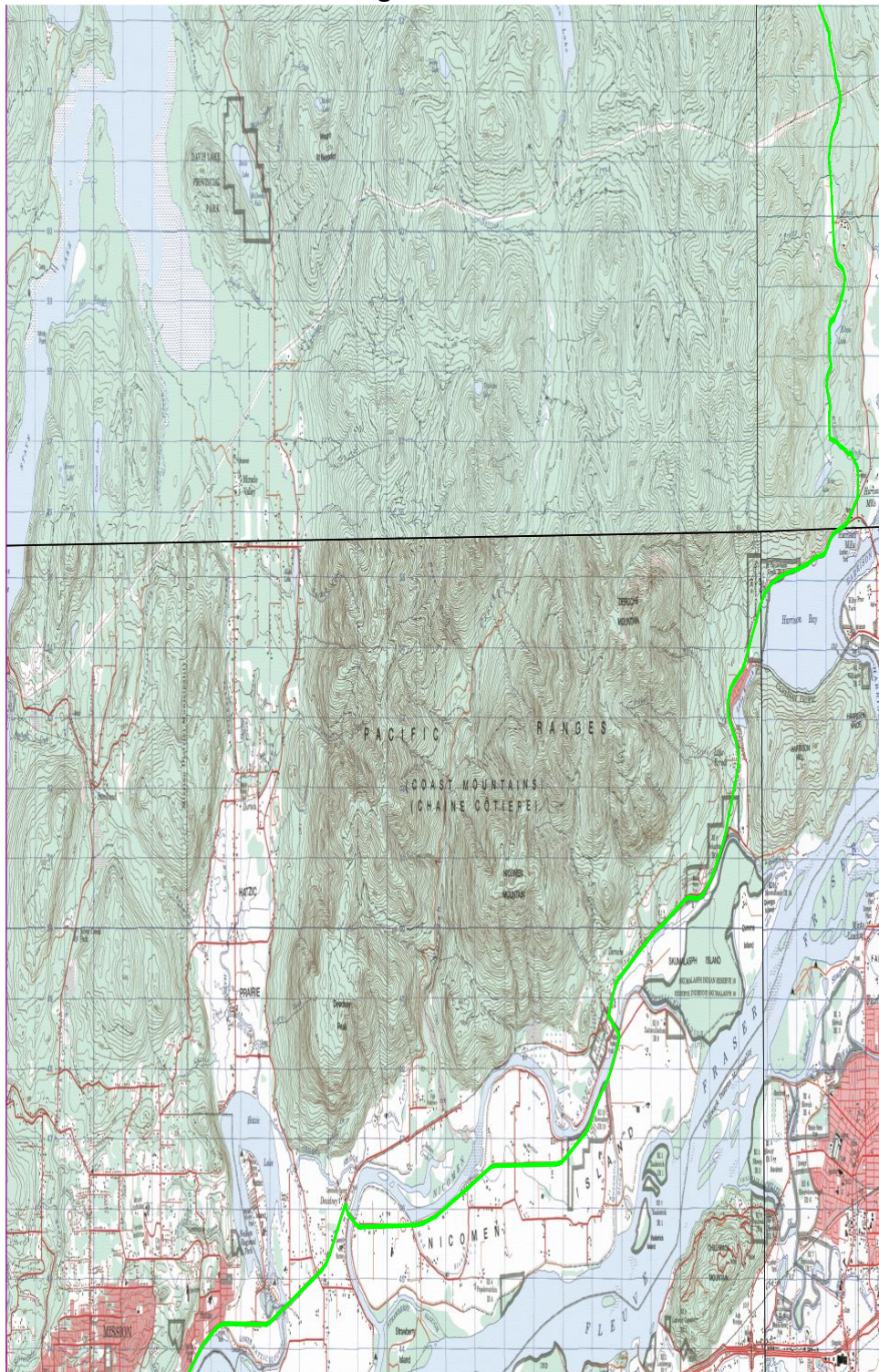


Figure 2

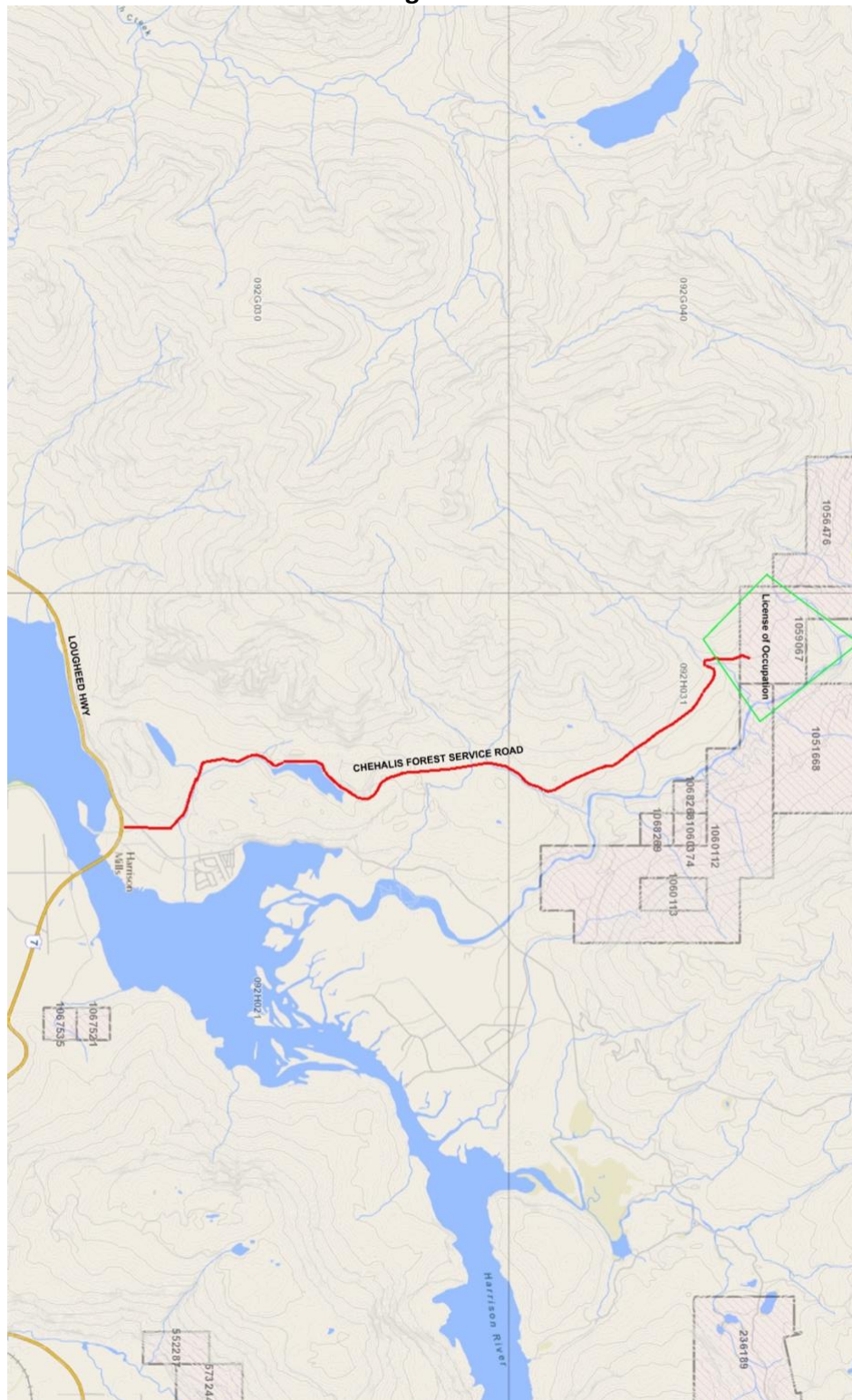
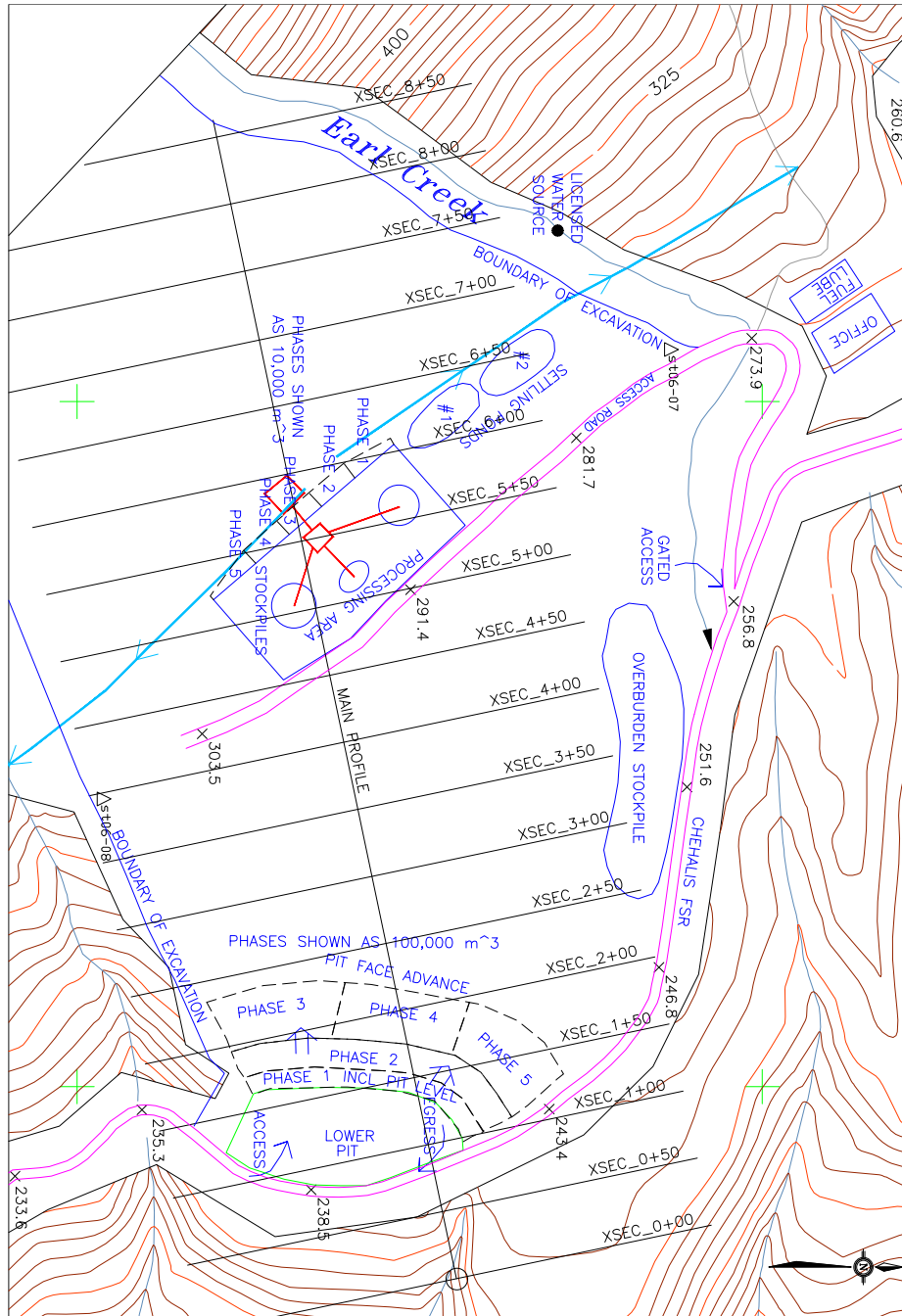


Figure 3





## FRASER VALLEY REGIONAL DISTRICT COMMERCIAL GRAVEL OPERATION PERMIT

---

---

<b>Permit No.:</b>	<b>2020-01</b>
<b>Permit Holder:</b>	Statlu Resources INC
<b>Address:</b>	2579 126 <sup>th</sup> Street, Surrey, BC V4A 3P6
<b>Agent:</b>	Mr. Derek Holmes, Holmes Mining Consultants
<b>Permit Area:</b>	Crown License of Occupation No. 24242, Chehalis Forest Service Road, Area C

---

The lands subject to this permit are identified on Schedule "A" – Location Map and shown on Schedule B – Permit Area, attached hereto and which forms an integral part of this permit. The lands are those Crown lands subject to License of Occupation No. 242421 and described as:

THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER, GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES, MORE OR LESS

---

### LIST OF ATTACHMENTS

The following schedules are attached hereto and form part of this permit:

Schedule "A"	Location Map
Schedule "B"	Permit Area
Schedule "C"	Mine Plan

---

### AUTHORITY

This Commercial Gravel Operation Permit is issued under *FVRD Electoral Area Commercial Gravel Operations Bylaw No. 1181, 2014* ("Bylaw 1181") which was approved by the Minister of Energy & Mines on September 16, 2016 and adopted the FVRD Board on September 21, 2016.

---

### TERMS & CONDITIONS

1. No person shall cause or permit the removal or processing of aggregate except in accordance with this permit, with *FVRD Commercial Gravel Operations Bylaw No. 1181, 201 (Bylaw 1181)* and with the applicable zoning bylaw. Nothing in this permit allows or approves the processing of aggregates where aggregate processing is not a permitted use of the land under a valid and applicable zoning bylaw.

2. All gravel mining and processing activities shall occur within the areas shown on the Permit Area map attached to this permit as Schedule "B".
3. All gravel removal activities shall be in accordance with the descriptions, plans, reports and specifications submitted by the applicant in support of the permit application and be consistent with the Mine Plan shown on Schedule "C".
4. The permit holder must comply with *FVRD Commercial Gravel Operations Bylaw No. 1181* and all other bylaws of the Regional District, the Mines Act, Local Government Act, and the Community Charter related to aggregate removal and processing.
5. The permit holder must obtain and keep in force all other permits, approvals, consents and permissions required under any statute, regulation, order, enactment or contract related to the aggregate removal or processing.
6. Aggregate operations should generally follow the best practices outlined in the *Environmental Objectives and Best Management Practices for Aggregate Extraction and Aggregate Operators Best Management Practices Handbook for British Columbia* (or as updated).

#### Term of Permit

7. The term of this permit will be five (5) years from the date of issuance. For certainty, this permit will expire at 24:00 hours on October 27, 2025.

#### Days of Operation

8. During the months of July and August of each year, gravel removal and processing activities shall occur only Monday through Friday of each week and not on Saturday or Sunday.

#### Hazards

9. No person shall cause or permit aggregate removal activities to create a danger to the land or other lands from flooding, mud flow, debris flow, debris torrent, erosion, land slip, rock falls, subsidence or avalanche.
10. No person shall cause or permit aggregate removal activities to occur within 30 metres of the natural boundary of any stream or wetland.

#### Monitoring and Reporting

11. The permit holder shall, on or before February 28 of each calendar year, provide a report or reports to the Chief Administrative Officer in the form prescribed in Schedule B-3 of *Bylaw 1181* (as applicable) and signed and sealed by the coordinating professional or, as applicable, the registered professional confirming that the aggregate removal and processing is in substantial compliance with the descriptions, plans, and specifications submitted by the permit holder in support of the permit application, all permit conditions and the requirements of *Bylaw 1181*, or identifying and describing any areas of non-compliance with recommendations to bring operations into compliance.



12. The permit holder shall submit to the Chief Administrative Officer, on the prescribed form, an aggregate removal volume report annually for the period January 1 to December 31 by February 28 of the following calendar year. The permit holder must ensure that that the volume report accurately states the volume of aggregate removed from the permit area in cubic metres and must be certified as correct by the coordinating professional to the best of his or her knowledge.

Coordinating Professional

13. A Coordinating Professional must be retained by the permit holder throughout the period of the permit. The Coordinating Professional shall keep a record of all field reviews and of any corrective action taken and shall make the record available to FVRD upon request.

Fees

14. At the time of the filing of annual aggregate removal volume report, the permit holder shall pay to the Regional District fees for each cubic metre of aggregate removed from the permit area in the amount of \$0.15 per cubic meter of aggregate removed.

---

**PERMIT ISSUANCE**

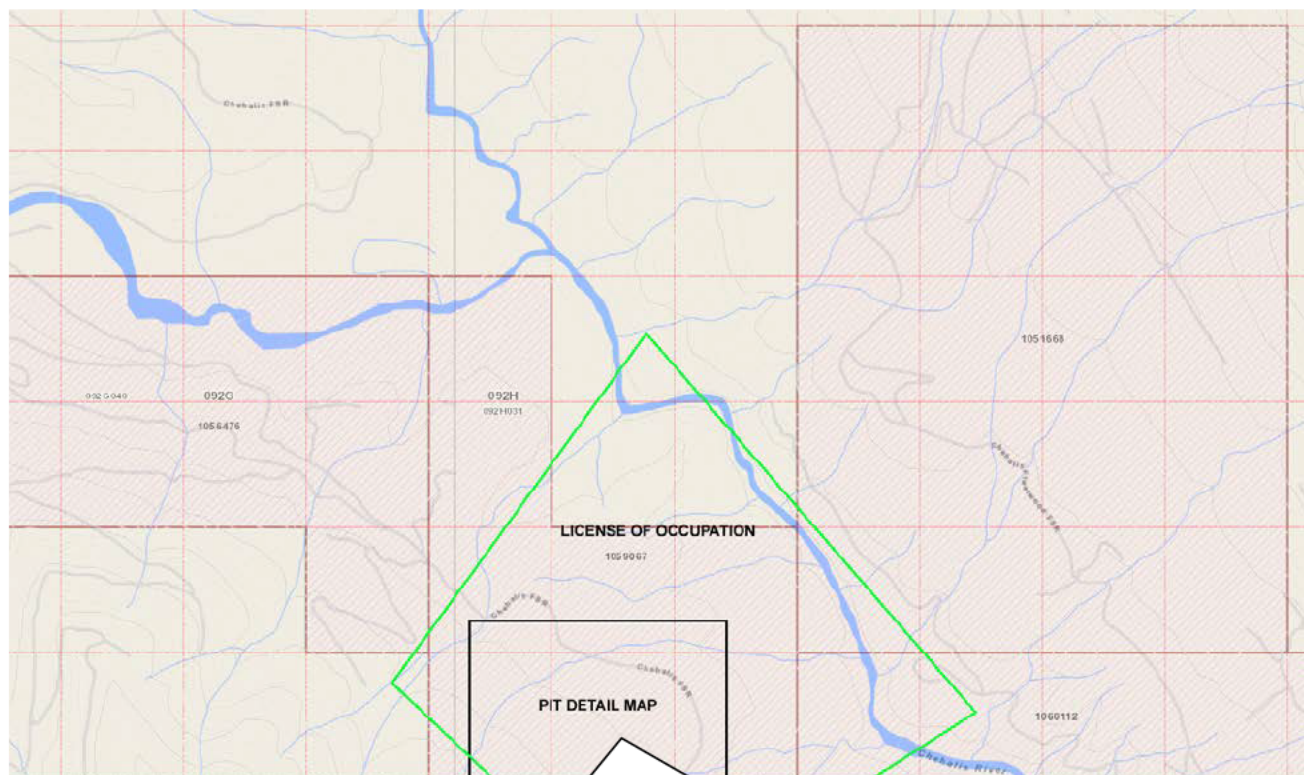
ISSUED BY THE BOARD OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 27<sup>th</sup> DAY OF OCTOBER, 2020.

PERMIT 2020-01 EXPIRES ON THE 27<sup>th</sup> DAY OF OCTOBER, 2025.

---

Chief Administrative Officer

**COMMERCIAL GRAVEL OPERATION PERMIT 2020-01**  
**SCHEDULE "A" – Location Map**

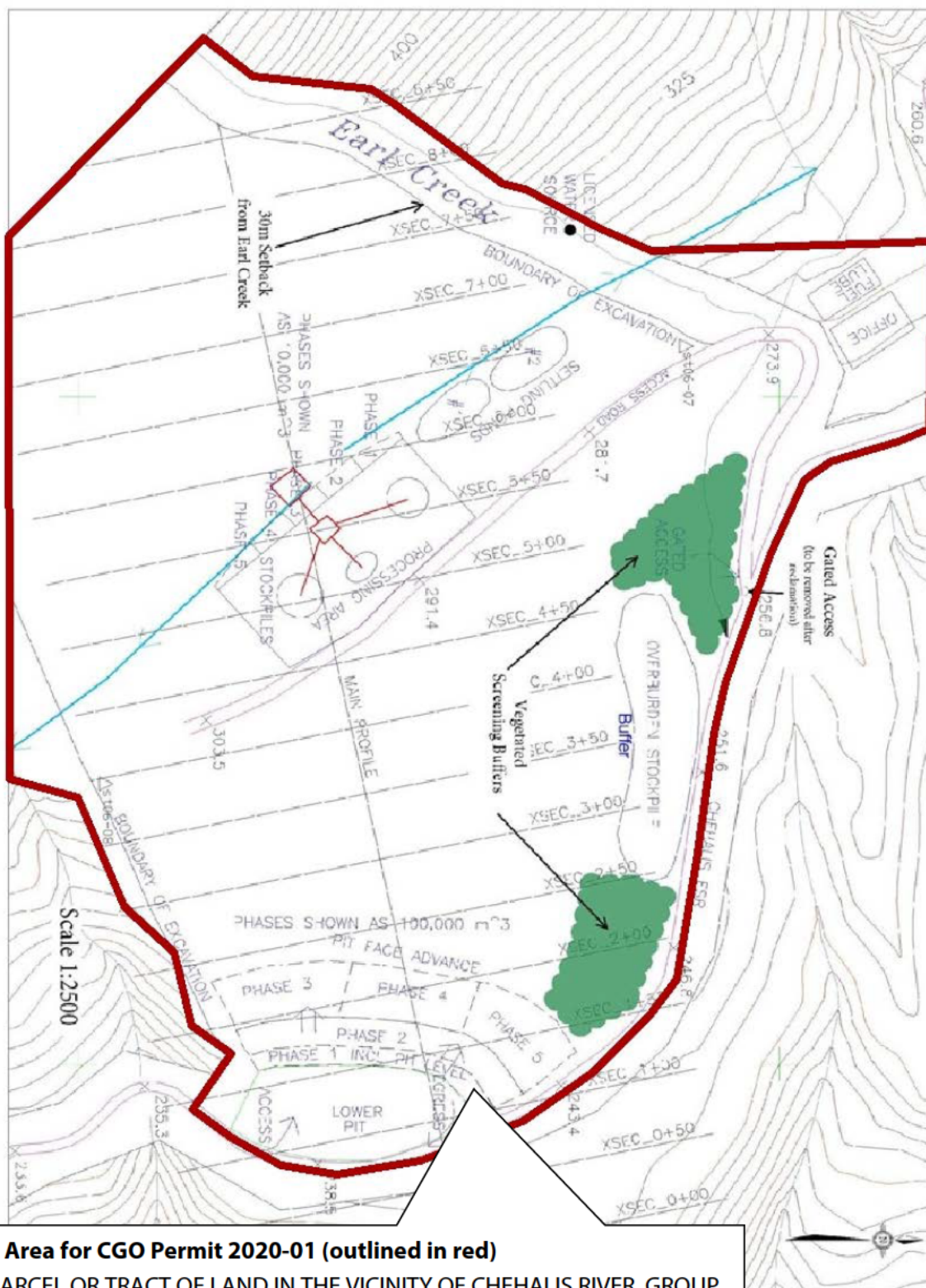


**Location of CGO Permit 2020-01**

THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER,  
GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES,  
MORE OR LESS

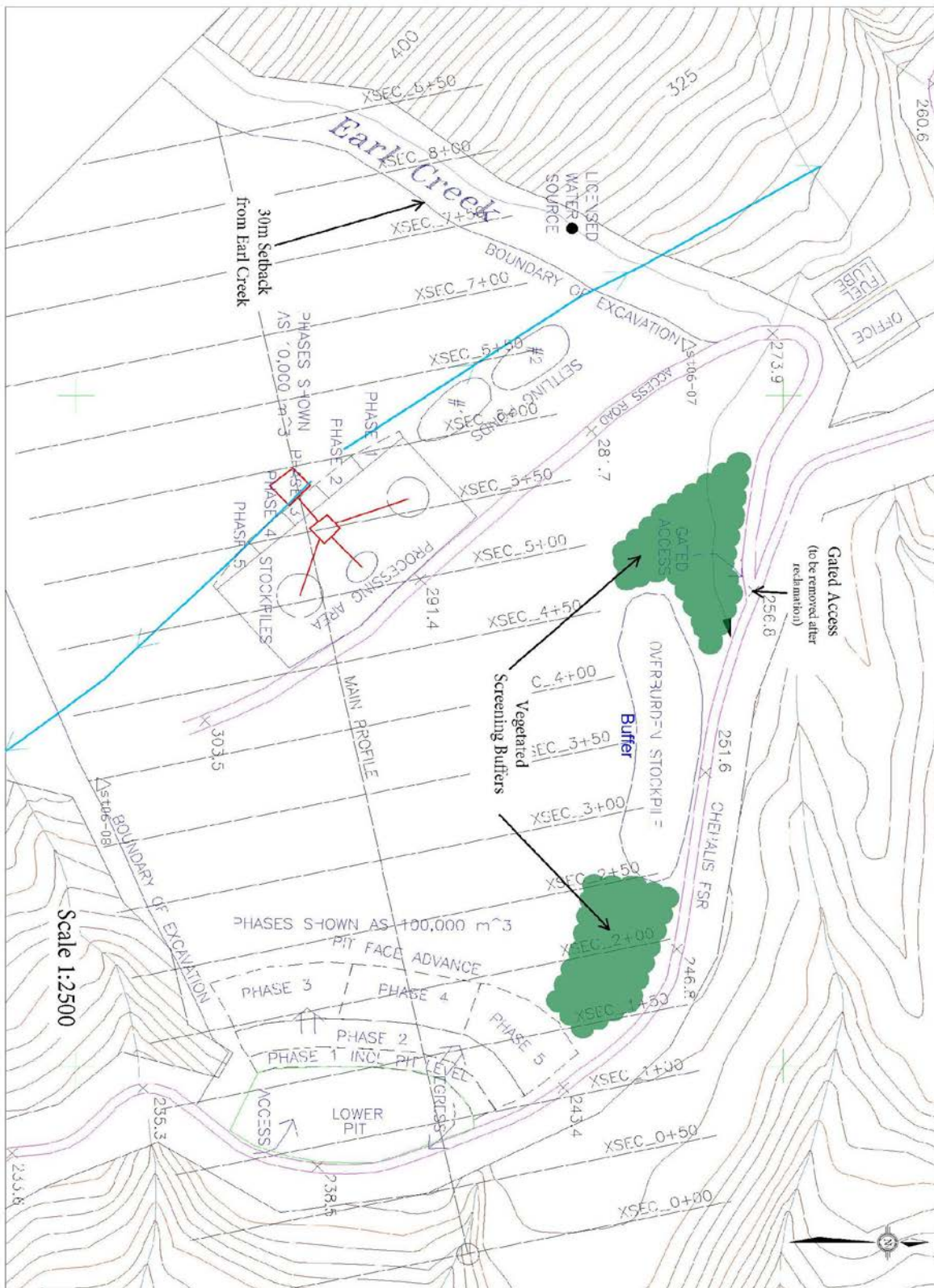
Crown License of Occupation No. 242421

**COMMERCIAL GRAVEL OPERATION PERMIT 2020-01**  
**SCHEDULE "B" – Permit Area Map (not to scale)**



**Permit Area for CGO Permit 2020-01 (outlined in red)**  
 THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF CHEHALIS RIVER, GROUP 1, NEW WESTMINSTER DISTRICT CONTAINING 83.61 HECTARES, MORE OR LESS  
 Crown License of Occupation No. 242421

**COMMERCIAL GRAVEL OPERATION PERMIT 2020-01**  
**SCHEDULE "C" – Mine Plan (not to scale)**



To: Electoral Area Services Committee  
From: Graham Daneluz, Director of Planning & Development  
Gavin Luymes, Planning Technician

Date: 2020-07-14  
File No: 4300-35-2020-01

**Subject: Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis Forest Service Rd, Area C**

---

## RECOMMENDATION

THAT the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Electoral Area C.

## STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

## PRIORITIES

## BACKGROUND

Statlu Resources INC (Statlu) holds a Licence of Occupation (#242421) for an area of Crown land approximately 12 km up the Chehalis Forest Service Road in Area C. Statlu was issued a Mines Permit by the Ministry of Energy & Mines (MEM) in 2009 and established a gravel pit at this location. The pit has been inactive for a few years. Statlu intends to reactivate the pit and has applied for a permit under *FVRD Commercial Gravel Operations Bylaw No. 1181* to do so.

The current footprint of the mine is about 8 hectares. The estimated annual volume of aggregate to be removed is 249,999 tonnes. The mine has an anticipated life of 125 years. Pit run will be mined from the mine face by wheel loader or excavator. A bulldozer may be used to push gravel and slope the mine face.

The operation will run year round Monday to Saturday from 7:00 AM to 7:00 PM with maintenance on Sundays.

The area will be graded and planted for forestry uses upon completion of operations.

Statlu has negotiated an impact and benefits agreement with Sts'ailes First Nation.

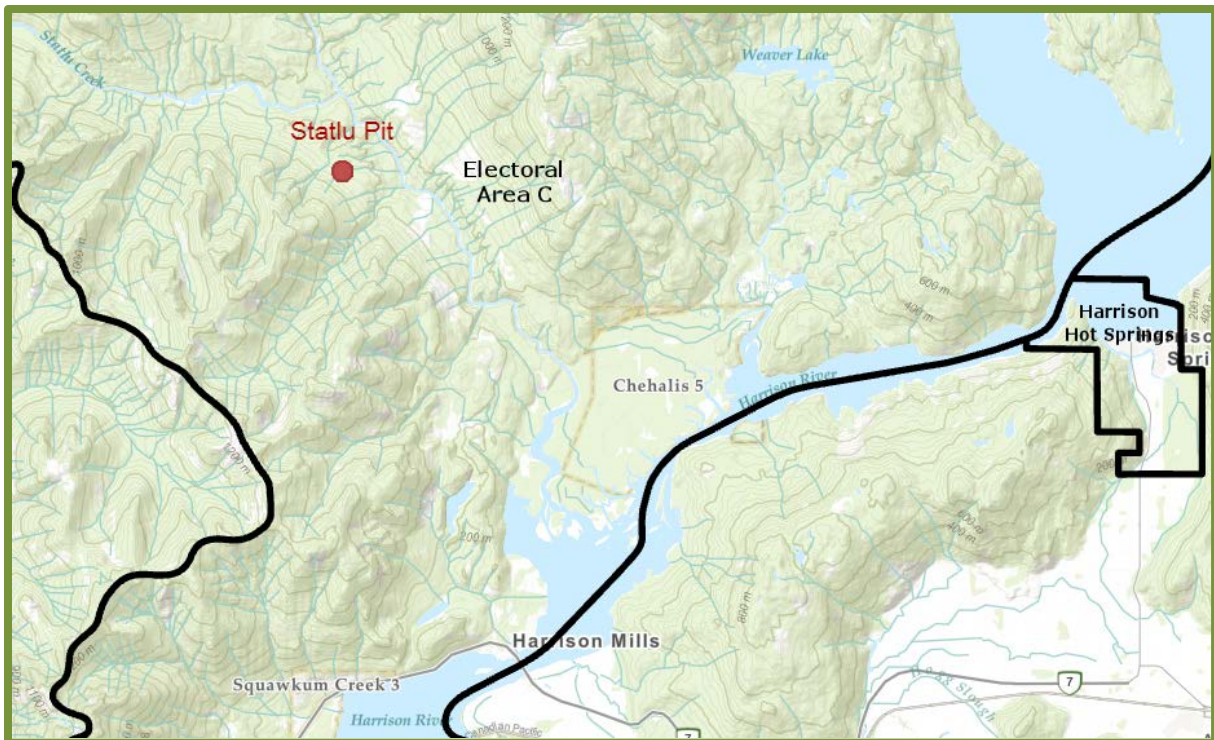
### PROPERTY DETAILS

<b>Electoral Area</b>	C		
<b>Address</b>	Crown Land near 12 km mark of Chehalis Forest Service Road		
<b>PID</b>	Crown Licence of Occupation No. 242421		
<b>Folio</b>			
<b>Lot Size</b>	83.6 Hectares		
<b>Owner</b>	Statlu Resources INC	<b>Agent</b>	Derek Holmes
<b>Current Zoning</b>	Institutional (L-2)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	n/a – no OCP	<b>Proposed OCP</b>	n/a
<b>Current Use</b>	Gravel Pit	<b>Proposed Use</b>	No change
<b>Development Permit Areas</b>	No		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Crown forest land
<b>East</b>	>	Crown forest land
<b>West</b>	<	Crown forest land
<b>South</b>	v	Crown forest land

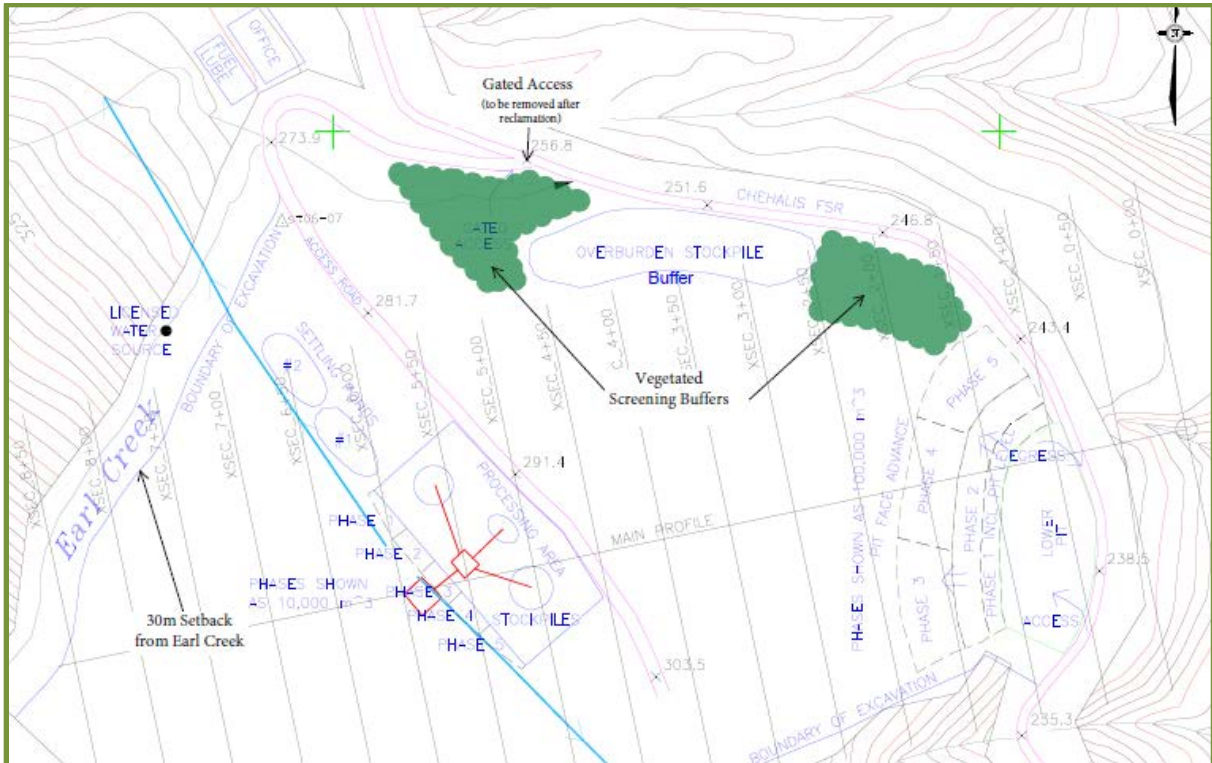
### LOCATION MAP



**SITE**



**MINE PLAN**



## Provincial Licences & Permits

In 2008 the Province of BC issued a Licence of Occupation (No. #242421) to Statlu Resources INC to provide tenure to Crown land located at the 12 km mark of the Chehalis Forest Service Road for the purposes of a gravel operation. The Licence of Occupation remains in good standing.

The MEM issued Mines Permit G-7-235 in 2009 for the operation. The Mines Permit contains provisions addressing reclamation, buffer zones, mine safety, site stability, erosion and sediment control, groundwater protection, fuel handling, and other matters.

Statlu is also required to have a Road Use Permit from the Ministry of Forests, Land, Natural Resource Operations & Rural Development (MFLNRORD) for the use of the Chehalis Forest Service Road. Road Use Permits address standards for maintenance of forestry roads, dust suppression, and other aspects of road use.

Gravel will be trucked from the mine site down Chehalis FSR to Lougheed Highway and then onward to the customer. If 249,999 tonnes of gravel are removed each year this would amount to about 18,000 tandem axel truck loads per year.

## **DISCUSSION**

### **FVRD Plans & Bylaws**

#### Official Community Plan (OCP)

The subject lands are not within an official community plan area and are not subject to an OCP.

Nevertheless, the policies related to gravel operations in the *Official Community Plan for Morris Valley, Harrison Mills and Lake Errock Bylaw No. 0020* may be a useful reference.

<b>OCP Policy</b>	<b>Comment</b>
7.7.1 All sand, gravel and other sites used for commercial or industrial extraction of aggregate materials should have a plan, approved by the Chief Inspector of Mines for the safe operation, abandonment, recontouring and reclamation of such sites. Where necessary, there should be consultation between the Ministry of Energy and Mines and the Regional District to ensure there is no conflict between bylaws relating to land use and the approved reclamation program.	Mines Permit G-7-235 was issued by MEM for the operation. The mine site will be reclaimed for forestry uses and planted with suitable tree species. MEM holds security in the amount of \$54,000 to ensure reclamation. Reclaiming the land for forestry uses is consistent with the zoning of the land.
7.7.2 All sand, gravel and other sites used for the commercial or industrial extraction of aggregate materials shall be operated in accordance with practices which comply with the Mines Act and Mines Regulations and Regional District bylaws.	Mines Permit G-7-235 was issued by MEM for the operation.



7.7.3 Any gravel extraction use within the normal high water wetted perimeter of a watercourse is required to obtain a permit pursuant to the British Columbia Gravel Removal Order of the Federal Fisheries Act prior to obtaining necessary approvals from the Regional District.	No gravel extraction is proposed within the normal high water wetted perimeter of any watercourse. The boundary of the mining area is setback 30 metres from two streams to the NE and SW of the pit.
---	---

## Zoning

The subject property is zoned Institutional (L-2) under *Zoning Bylaw No. 100*. Extraction of raw materials is permitted within the L-2 zone. The bylaw defines “extraction” as:

the pulling out or drawing out of primary forest, mineral, and other natural resource materials on a lot; includes only the preliminary grading, cutting, separation, or crushing of such materials for shipment; excludes all manufacturing of products from such materials and any processing not specifically included in this definition; also excludes the excavation of land as a necessary part of a construction project, the removal of unwanted stones from the surface of land undergoing cultivation, and the cleaning out or enlarging of a drainage system for the purpose of improving the drainage of lands.

The zoning bylaw allows preliminary processing of gravel – including grading, cutting, separating and crushing – to prepare material for shipment. The intent of the bylaw is to distinguish between preliminary processing for shipment and more extensive processing. Unfortunately the limit of preliminary processing for shipment is not defined in the bylaw or elsewhere and is unclear. CGO Permit 2020-01 would limit processing activities to preliminary processing for shipment. The application states that mining operation will include “pit run excavation, screening, crushing, washing, and loading for transport that would be typical for any small-sized sand and gravel operation in BC.” If Statlu wishes to undertake more extensive processing activities, they would need to apply to rezone the land or obtain a Temporary Use Permit to allow the use.

Section 300.3.j of the zoning bylaw sets out further regulations for the extraction of gravel; these are addressed in the table below. Note that the regulation of extraction uses in a zoning bylaw is likely to be ultra vires, or beyond the powers of a zoning bylaw. However, aspects of extraction may be properly regulated in a soil removal bylaw such as *Commercial Gravel Operations Bylaw No. 1181* (which does not contain these provisions).

Zoning Provision	Comment
300.3.j.i the extraction of gravel, sand and stone from a stream bed or stream bank within any zone shall not be permitted without the written approval of the Fish and Wildlife Branch, Ministry of Recreation and Conservation of the Province of British Columbia, and the Fisheries and Marine Service, Environment Canada;	Mines Permit G-7-235 was issued by MEM for the operation. After operations the site will be graded to a 2:1 slope, topped with soil, and planted with conifers. MEM holds security in the amount of \$54,000 to ensure reclamation. Reclaiming the land for forestry uses is consistent with the zoning of the land.
300.3.j.ii the extraction of gravel, sand and stone shall not be permitted on lands within 30.5 m (100.0 feet) of a zone within which such extraction is not a permitted use;	The mine site is at least 5 km from the boundary of a zone in which the extraction of gravel is not permitted.

300.3.j.iii such extraction shall render minimum damage to the natural environment of the site and to the general area in which the said extraction is to be conducted;	Management of environmental values on Crown lands is the jurisdiction of the Province of BC. The Province has issued land tenure and a Mines Permit for the Statlu Pit. Upon completion of the mining activity, the site will be reclaimed for forestry uses. The mine excavation is at least 30 m from local stream. FVRD staff are unable to determine if the damage to the natural environment is minimal.
300.3.j.iv discontinuance of the extraction operation for a period in excess of 6 months, or termination of the use shall require that the owner of land remove all debris, structures, and equipment from the site and restore the site to its former condition, as nearly as possible, within a period of 8 months from the date of such discontinuance or termination.	Extraction at the mine site appears to have been discontinued for a period greater than 6 months. Reclamation of mine sites is the jurisdiction of the Province of BC and FVRD does not have the authority to require reclamation of a mine with a valid Mines Permit.

### Commercial Gravel Operations Bylaw

*FVRD Electoral Areas Commercial Gravel Operations Bylaw No. 1181, 2016* received the approval of the Minister of Mines and was subsequently adopted by the FVRD Board in September, 2016. The intent of the bylaw is to support a viable commercial aggregate extraction industry as a crucial component of the regional economy while mitigating impacts of aggregate operations on local communities. It does this by:

- mapping Restricted Areas where new gravel operations are prohibited;
- identifying Community Areas where noise and dust emissions are regulated, monitored and reported on;
- requiring permits for commercial gravel operations; and
- establishing annual volume-based fees which will support the administration of the bylaw and associated services provided by the FVRD.

The Statlu operation requires a permit under *Bylaw No. 1181*.

### **Community Impacts**

*FVRD Commercial Gravel Operations Bylaw No. 1181* is primarily aimed at managing the impacts of gravel operations on surrounding properties. The Statlu Pit is located in a relatively remote area about 12 km up the Chehalis Forest Service Road. Surrounding lands are used mainly for forestry, resource harvesting, and backcountry recreation. The operation is at least:

- 5 km from the Chehalis River Hatchery and Kwikwexwelhp Correctional Facility; and
- 8 km from residential uses at Morris Valley Road and Echo Lake.

These distances are straight-line ‘as the crow flies’. Actual road travel distances are greater. Given this the pit location will have minimal community impacts.

*Bylaw No. 1181* further defines Community Areas where gravel operations may have a significant impact on surrounding land uses. The Statlu operation is not within a Community Area. The applicant

is therefore not required to provide noise and dust mitigation plans. The applicant is however required to provide a communications plan that addresses how the permit holder will communicate with the surrounding community. Statlu has stated that their primary communication method will be a sign posted with the Mine Manager name and contact information under the provincial *Mines Act* and *Bylaw No. 1181*.

### Noise & Dust

Though not required under *Bylaw No. 1181*, the applicant has provided a Noise, Dust and Water Control Plan that outlines measures to minimize noise and dust emissions and to manage water at the mine site. Control measures are summarized the table below.

Noise	<ul style="list-style-type: none"> <li>• Maintain pit walls and vegetated buffer to dampen noise</li> <li>• 30 km/hr speed limit, smooth roads to reduce vehicle noise</li> <li>• Equipment to be operated within specifications and use noise abatement accessories</li> </ul>
Dust	<ul style="list-style-type: none"> <li>• Work to be limited on dry/windy days</li> <li>• Trucks to be washed and tarped when bearing load</li> <li>• Speed limited to 30 km/hr</li> <li>• Mined areas to be replanted and soiled</li> <li>• Vegetated buffer maintained around site (Appendix 1)</li> <li>• Conveyors and crushers equipped with water spray bars</li> <li>• Drop height to not exceed 1 metre, chutes to convey material</li> </ul>
Water	<ul style="list-style-type: none"> <li>• No fuel stored on site during normal operations</li> <li>• No effluent discharge anticipated</li> <li>• 30-metre setback maintained from Earl Creek (Appendix 1)</li> <li>• Personnel to be provided and trained in spill kit response</li> </ul>

### Traffic

The use of public roads – including both forestry roads under the authority of MFLNRORD and highways under the authority of the Ministry of Transportation & Infrastructure (MOTI) – is not within the jurisdiction of FVRD. However, it is understood that the operation may result in significant truck traffic on Chehalis FSR, a portion of Morris Valley Road, and Loughheed Highway. Traffic volume and dust from gravel forestry roads are a noted concern of local residents.

Mines Permit G-7-235 requires Statlu to “schedule truck haulage to and from the pit such that gravel trucks are not in conflict with elementary school bus drop-off and pick-up points between the nearest residence to the pit along the transportation route and the intersection with the Loughheed Highway.”

Furthermore, Statlu is required to possess a Road Permit from MFLNRORD authorizing industrial use of the Chehalis FSR. MFLNRORD may require dust control measures as a part of the Road Use Permit. As issues arise they can be referred to these ministries for resolution.

### Buffers & Screening

*Bylaw No. 1181* requires that “every person undertaking aggregate removal or processing activity must provide screening by providing landscaping, vegetated berms, fences, or other structures or measures so as to avoid an unreasonable detrimental visual impact on adjacent lands where residential,

recreational, resort or commercial uses exist or are permitted, and to minimize visual impacts to the surrounding area.”

Statlu has addressed this requirement in their Noise, Dust, and Water Control Plan and Notice of Work submitted to MEM. Statlu notes that the pit is “surrounded by mixed treed, upland vegetation that is dense in nature.” Treed vegetation along Chehalis FSR and the natural slope of the area also provide screening. Statlu confirms that berms will be constructed and maintained along the excavation to mitigate noise, dust, and visual impacts. Statlu also states that a “forest buffer north and south of the project will be maintained.” Part of this area is designated on the submitted mine plan (Appendix 1).

Mines Permit G-7-235 further requires Statlu to establish buffer zones and/or berms.

### **Environmental Management**

Statlu has included environmental management practices and standards in their application. These include water protection, mitigation of atmospheric effects, and environmental restoration strategies after operation. These measures demonstrate attention to environmental management on the site.

The project is not anticipated to have effluent discharge that could affect surface watercourses. Groundwater flows have not been encountered during test drilling, test pitting, or current excavation according to Statlu. To further protect local water quality, Statlu states that no fuel storage will occur onsite during normal mining activities. Any fuel storage during large activities will include double-walled fuel tanks and staff will be trained in and provided with emergency spill response equipment. Statlu will also maintain a 30-metre setback from Earl Creek.

Statlu has also considered the mitigation of atmospheric effects from operation. In addition to the measures described for dust mitigation, Statlu has outlined practices that include:

- Use modern equipment that meets the latest Canadian emission standards;
- Inspect, maintain, and operate equipment within specifications and capacity;
- Limit equipment idling; and
- Use low-sulphur fuels for all diesel equipment.

Statlu has also committed to reforestation and reclamation of the natural environment after operations. This is described in their Notice of Work and required under Mines Permit G-7-235. Statlu states that the site will be resoiled, revegetated, and “replanted with selected conifers” on a progressive basis. Mines Permit G-7-235 further requires that the site be “revegetated to a self-sustaining state using appropriate plant species” and that watercourses and water quality be reclaimed to the satisfaction of the Chief Inspector of Mines. The province holds a security of \$54,000.00 to ensure the reclamation plan is carried out.

### **Next Steps**

Section 62 of *Commercial Gravel Operations Bylaw No. 1181* states that “where

- (a) an application for a permit under this bylaw has been made,

- (b) the Board is satisfied that the proposed aggregate removal and processing conforms with this bylaw, and all other bylaws of the Regional District, and
- (c) the applicant has paid the application fee,

the Board shall issue a permit to the applicant for the aggregate removal and processing specified in the permit application.”

These conditions are satisfied in the opinion of staff and the Board may consider issuance of CGO Permit 2020-01 at its regular meeting on July 28, 2020. The accounting of application requirements under *Bylaw No. 1181* can be found in Appendix 2: FVRD Permit Application Checklist.

### **COST**

An application fee of \$2,500.00 was received.

### **CONCLUSION**

The issuance of Commercial Gravel Operations Permit 2020-01 for the Statlu Resources INC operation on the Chehalis Forest Service Road will benefit the community by establishing ongoing monitoring and requiring annual compliance reports. Annual fees paid by Statlu to FVRD will support the administration of *Bylaw No. 1181* including compliance efforts. A copy of the draft permit is attached.

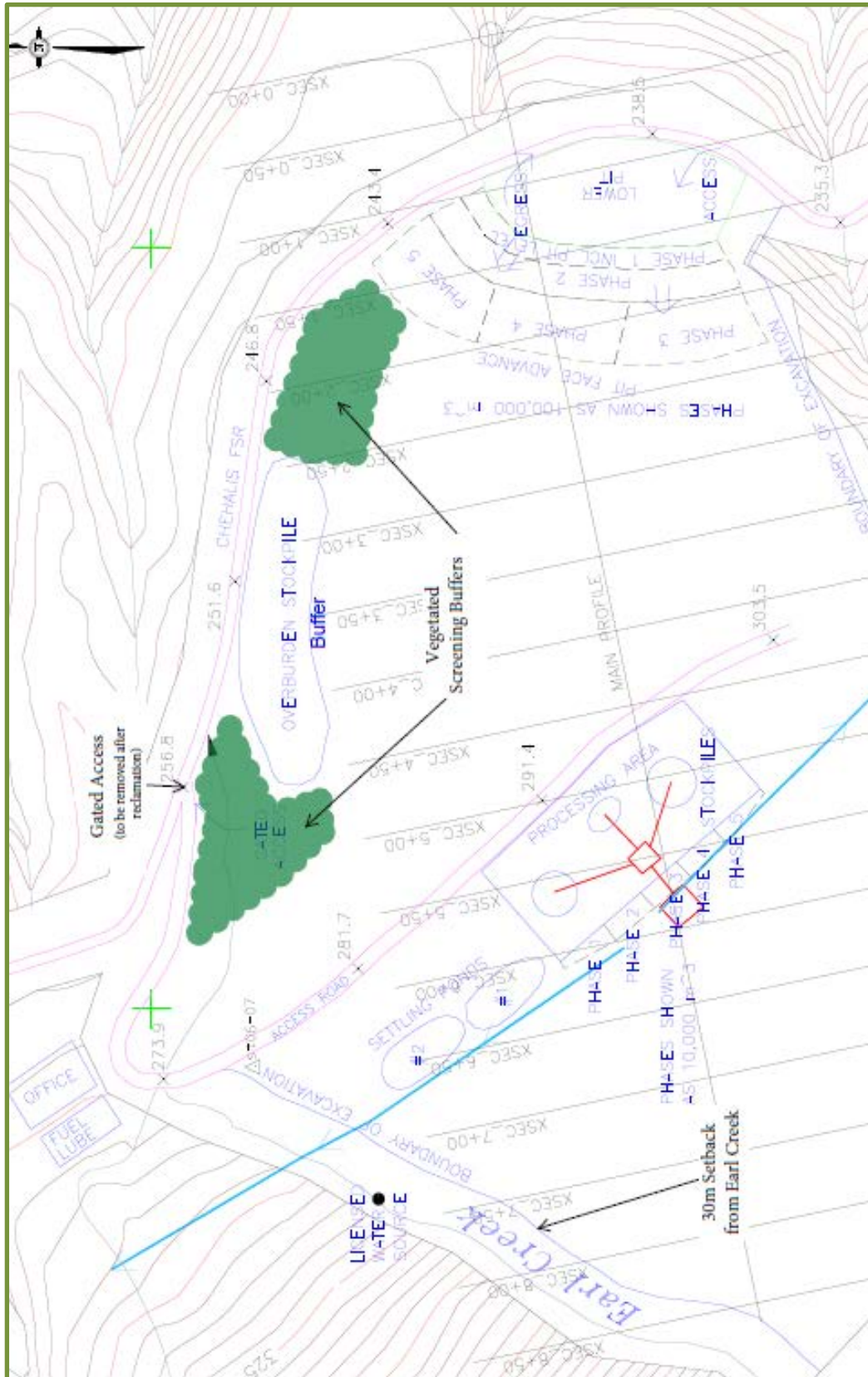
### **COMMENTS BY:**

**Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

# APPENDIX 1: MINE PLAN



## APPENDIX 2: FVRD PERMIT APPLICATION CHECKLIST

	Received	Requirement Details per Bylaw No. 1181	
<b>Survey Plan of Properties</b>	Y	Surveyed plans showing the lands subject to the permit.	
<b>Mine Plan Information</b>		Detailed descriptions, plans, and specifications endorsed by the coordinating professional in relation to the land on which the aggregate removal and any proposed processing is to be undertaken including:	
	Y	The location of the proposed aggregate removal and any proposed processing on the land, including dimensions of the proposed permit area;	
	Y	The location of all relevant existing features of the land, including watercourses, buildings, structures, improvements, machinery, driveways, roads, lanes, bridges, retaining walls, drainage facilities, sewage disposal systems, wells, water systems and other utility works;	
	Y	The proposed location of all buildings, machinery, equipment, and other structures and improvements to be constructed or installed for the purposes of the removal or processing of aggregate during the term of the permit;	
	Y	The proposed method of screening the permit area by landscaping, berming or otherwise, in order to comply with this bylaw;	
	Y	The proposed location and dimensions on the land of buffer zones, tree cover, and berms, fences, and other landscape screens;	
	Y	The proposed locations of access to the parcel during the term of the permit;	
	Y	The location and configuration of proposed stockpiles and measures proposed to maintain stockpiles so as not to adversely affect buffer zones or adjacent land.	
			Descriptions and plans approved by a Registered Professional in relation to the condition of the permit area upon expiry or completion of the permit addressing the following:
	Y		The proposed access to the parcel upon expiry of the permit;
	Y		The proposed use of the parcel upon expiry of the permit;
	<b>Reports</b>	N/A	If aggregate removal or processing will be on land within a Community Area, a noise control plan prepared by a qualified registered professional. See Sections 25(a) and 57 and Schedule "A" of Bylaw No. 1181; <b>Not required – not in Community Area</b>
N/A		If aggregate removal or processing will be on land within a Community Area, a dust mitigation plan prepared by a qualified registered professional. See Sections 25(b) and 57 and Schedule "A" of Bylaw No. 1181; <b>Not required – not in Community Area</b>	
Y		A communications plan that addresses how the permit holder will communicate with the surrounding community;	
N/A		If aggregate removal or processing is or will be on land within a Community Water System Protection Area, a drinking water assurance plan prepared by a qualified registered professional. See Section 26 of Bylaw No. 1181. <b>Not required – not in Community Area</b>	
<b>Coordinating Professional</b>	Y	If the volume of aggregate removed in any 12-month period will exceed 5,400 cubic metres, the name of the coordinating professional and the Confirmation of Commitment signed by the owner and the coordinating professional (Schedule B-1 of Bylaw No. 1181).	

# STATLU PIT

## Communications Plan

**August, 2020 (to be updated every year)**

**Next update on or before July 31, 2021**

**Statlu Resources Inc. places the highest priority on proactive and meaningful communication with the various stakeholders that have an interest in the Statlu Pit operation. This communications plan outlines general procedures the company will use to communicate with neighbours and governments.**

### **Contact Information**

The primary contact and company representative for the Statlu Pit is Grant Johnston. Grant's contact information is shown below:

Grant Johnston

Email: [grant@bondstreetmg.com](mailto:grant@bondstreetmg.com)

Tel: 604-679-1929

Grant is the primary contact for information on pit planning, operations, complaints and government interactions.

### **Local Stakeholders**

Local stakeholders can contact the Mine Manager, **Earl Wilder, 604-308-5553**, for any inquiries related to emergency situations at the site. Earl's name and phone number will be displayed prominently at the gate to the site. Any other non-emergency inquiries should be directed to Grant Johnston to discuss pit planning, operations and respond to media inquiries.



## **Mailout**

Any information regarding pit permit changes will follow legislated guidelines from the Ministry of Energy, Mines and Petroleum Resources and be advertised in the **BC Gazette** if required by the Statutory Decision Maker

## **Newspaper**

Advertising in local newspapers will be undertaken as part of legislative requirements by the Ministry of Energy, Mines and Petroleum Resources.

## **Webpage**

A webpage will soon be under construction and pit details and pertinent information will be shared on the page.

July 9, 2020

Graestone Ready Mix Ltd  
David Rogalsky, Manager  
PO Box 226  
Aldergrove BC  
V4W 2T8

**RE: Chehalis FSR Assessment – 0 - 11.5 km**

As requested by Mr. David Rogalsky of Graestone Ready Mix Ltd. (GRM), Onsite Engineering Ltd. (OEL) has completed a field review of the Chehalis FSR from its junction with the Morris Valley Road to approximately 11.5 km and the road junction at an existing gravel pit. This report was prepared to provide GRM with a summary of the field review completed on June 2, 2020. Michael Foster, P.Eng representing OEL completed the field assessment. The road was accessed via 4x4 vehicle, and weather conditions were overcast and cool.

The Chehalis FSR is a gravel surfaced resource road within the Chilliwack Natural Resource District under management by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. Western Canadian Timber Products is the current designated road user for maintenance.

The purpose of the assessment was to review the existing road and make recommendations such as:

- Increase sight lines for traffic with potential road widenings or pullouts
- Review the road surfacing and make recommendations on upgrades
- Review existing drainage structures
- Review bridges for load rating upgrades or widening due to tracking concerns.

## 1 Chehalis FSR Assessment

### 1.1 Access Route Description and Upgrade Considerations

Overall the Chehalis FSR is currently in good condition and is in active use, with both industrial traffic and private vehicles noted on the road system. Figure 1 on the following page shows the approximate km markers along the road which will correspond to the road stations in Table 1.

Existing road grades easily navigated by logging trucks and gravel trucks with a maximum road grade of 12% encountered along the road section.

Numerous existing pullouts exist along the route however, many may be undersized to accommodate a dump truck with trailer. Existing empty logging truck traffic typically drives up the FSR with the trailers loaded onto the back of the tractor which results in a shorter overall vehicle length. As the typical road width doesn't quite meet the MOF requirement for a 2 lane road (8.0 m) the road is considered single lane but many sections could easily be widened to meet an 8.0 m road width once brushed. The road section from 2.5 – 4.2 km should be considered single lane with no potential to fully widen to double lane.

Recent road maintenance for some items seems to be lacking with vegetation overhanging into the roadways which blocks sightlines. Additionally, vegetation in ditches has overgrown and is now

impeding surface drainage. Extensive work to brush out the right-of-way and fall some larger deciduous trees should be considered as a high priority for increased hauling. Ditch cleaning will help maintain the road surface during periods of rain by removing surface water and keeping the road subgrade drained.

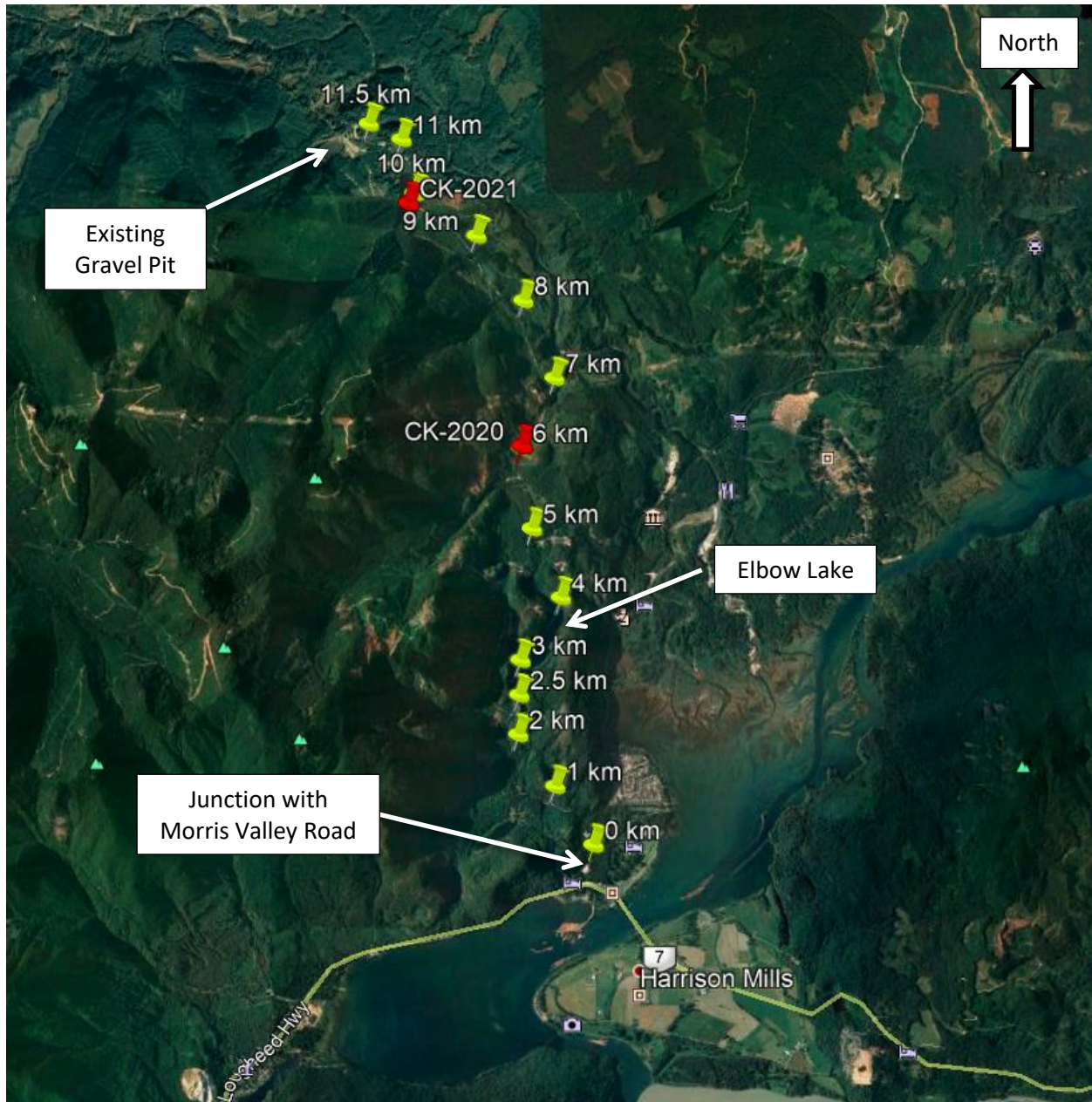


Figure 1. Project Overview Map

**Table 1. Road Assessment Summary and Recommended Work**

<b>Road Station</b>	<b>Current Conditions</b>	<b>Recommended Work</b>
<b>0 km</b>	Existing junction with Morris Valley Road, start of full two lane road	Recommend to install 60 km/hr speed limit sign (typical FSR speed limit)
<b>0.6 km</b>	Road narrows to a single lane road due to bedrock on uphill side and stream on downhill side, large existing pullout on the town side available	Brush out sight lines and clean ditches
<b>0.8 km</b>	Existing pullout available	Brush out sight lines and clean ditches
<b>1.1 km</b>	Existing pullout available, road is over 10m wide	Brush out sight lines and clean ditches
<b>1.5 km</b>	Road surface has excessive washboard due to rough surface over a 150 m long section	Consider widening out the corner to improve sightlines. Place and compact 1' lift of 3" minus CBC and a 6" thick layer of HFSA to improve road surfacing and grade.
<b>1.8 km</b>	10m wide road	Brush out sight lines and clean ditches
<b>2.1 km</b>	Existing pullout but likely too short for dump truck and trailer	Brush out sight lines as road is 2 lanes wide and clean ditches
<b>2.4 km</b>	10m wide road on approach to campsite	Consider posting reduced speed limit sign (30 km/hr) through Elbow Lake road section due to heavy public use of the lake and pullouts along the lake. Post 60 km/hr sign for traffic heading down.
<b>2.8 km</b>	Existing pullout but likely to have public vehicles parked during summer months	Brush out sight lines, road is generally single lane, and clean ditches
<b>2.9 km</b>	Existing pullout but likely to have public vehicles parked during summer months	Brush out sight lines, road is generally single lane, and clean ditches
<b>3.2 km</b>	Existing road is 11-12 m wide	Brush out sight lines and clean ditches
<b>3.4 km to 3.9 km</b>	Existing road is 6-7 m wide, rock bluffs above	Brush out sight lines, road is generally considered single lane, existing pullouts available but likely to have public vehicles parked during summer months, and clean ditches

Road Station	Current Conditions	Recommended Work
4.2 km	End of narrow road section	Post 60 km/hr sign for traffic heading up, 30 km/hr chain for traffic heading down
4.5 to 6 km	7-8 m wide road, not quite full two lane road width with no existing pullouts except at road junctions at 4.9, 5, 5.7, and 5.9 km. 5 km is the junction to a Correctional Service Canada facility.	Will need to review junctions for length of truck and pup to determine if they can work. Brush out sight lines and clean ditches.
5.8 km	Existing bridge CK-2020, currently load rated to L-165 or 150 tonnes. Structure has no vehicle tracking concerns.	Abutments are old log cribs with untreated timbers, MOF will likely require this entire structure to be replaced within 2 years with a longer bridge
6 to 7 km	Typically 7-8 m road width with a 12 m wide road width at 6.9 km	Brush out sight lines and clean ditches
7.4 km	Narrow road section for 100 m length in a thru cut.	Long term road use with increased traffic would require widening this road section,
7.9 km	Existing pullout available	Brush out sight lines and clean ditches
8 to 10 km	Road is typically 7 to 8 m wide with pullouts at 8.4, 8.6, 8.8, 9.0, and 9.8 km.	Brush out sight lines and clean ditches
10.1 km	Existing lock block retaining wall along uphill road edge to capture raveling material.	Brush out sight lines and clean ditches
10.2 km	Existing bridge CK-2021, currently load rated to L-150 to 136 tonnes. Structure is in a tight corner but current logging truck traffic can track adequately.	Brush out sight lines, ensure bridge ahead signs are posted on each approach, and clean ditches. Due to the tight curves on approach to the bridge and limited sight lines this road section should be posted to 30 km/hr.
10.5, 10.7, 10.9 km	Existing undersized pullouts	Minor construction work to widen pullout for dump truck and trailer. Brush out sight lines and clean ditches.
11.4 km	Extremely large pullout area in old gravel pit area	N/A

Road Station	Current Conditions	Recommended Work
11.45 km	Old wood stave culvert	Still functional but consideration should be given to replacing with corrugated steel pipe
11.5 km	Existing junction to gravel pit. Junction is gated.	<p>Post road junction warning sign on woods approach on Chehalis FSR to notify users in the change in road activity from the gravel pit.</p> <p>Ensure an R-1 stop sign is posted on the gravel pit road on approach to the FSR.</p>

## 1.2 Hauling Considerations

While the existing FSR would generally be considered safe from a road use perspective, there are a number of items that would need to be addressed in a hauling safety plan or Standard Operating Procedure (SOP).

- Ensure all vehicles are equipped with a VHF radio with the resource road frequencies
  - It is important to note that resource roads are “radio assist”. Always drive to the road and weather conditions, drive defensively, expect the unexpected, and do not solely rely on mobile radio communications recognizing that not all road users have a mobile radio (ie public users).
  - Defensive driving remains the most important tool to address industrial road user safety.
- Always drive with your lights on
- Work with the main road user to ensure road km signs are permanently installed (not just painted on trees/rocks)
- Work with the main road user to agree on road calling procedures and ensure all truck drivers are given instruction on the procedures.
- Consider field numbering pullout locations with their km location (ie Pullout 3 at 1.1 km)
- With the high public use of Elbow Lake and adjacent campground, consideration should be given to assuming that the existing pullouts between 2.4 and 4.2 km are in use by public vehicles and would not be available for industrial vehicles.
- The Elbow Lake road section would be the restriction on determining the number of vehicle per hour the road could sustain. Assuming the design speed of 30 km/hr for this road section is adhered to, it would take on average 3.4 minutes for a vehicle to travel this section of road. This would equate to 17.6 vehicles per hour assuming back and forth traffic or 8.8 loads per hour for all industrial vehicles.

## 2 Conclusions and Recommendations

The Chehalis FSR is considered safe for industrial use but typical road maintenance work has been lacking in the last few years. It is recommended that at a minimum the following maintenance work and haul planning be completed:

- Brush the road R/W to remove all overhanging vegetation along the road sides
- Prior to the fall of 2020 complete ditch cleaning activities. Note that this item may be able to be completed to some degree through road grading once the road sides are brushed out.

- Install additional signage on the roads as noted throughout Table 1 including speed limit signs.
- Determine which existing pullouts are long enough for the hauling equipment planned for use and which pullouts require lengthening.
- Create a hauling safety plan or SOP

This project has been carried out in accordance with generally accepted engineering and geoscientific practice for the area. Conclusions and recommendations presented herein are based on visual site inspections of the selected access roads and structures.

Factual data and interpretation contained within this report were prepared specifically for Graestone Ready Mix Ltd with whom Onsite Engineering Ltd. has entered into a contract. We trust that this report satisfies your present requirements. Should you have any questions or comments, please contact our office at your convenience.

Sincerely,  
Onsite Engineering Ltd.

**DRAFT FOR REVIEW**

Michael Foster, P.Eng., RPF  
Senior Engineer

Attach.

- Photo Sheets
- Best Management Practices for mobile 2-way radio use on resource roads in BC, installation and maintenance



**Photo 1**  
Junction  
with Morris  
Valley  
Road at 4-  
Way Stop  
Sign



**Photo 2**  
Narrow  
road  
section at  
0.6 km.





**Photo 3**  
0.8 km  
Chehalis  
FSR, typical  
pullout



**Photo 4**  
1.5 km  
Chehalis  
FSR, road  
section  
with  
washboard  
surface



**Photo 5**  
1.5 km  
Chehalis  
FSR, road  
section  
with  
washboard  
surface



**Photo 6**  
2.4 km  
Chehalis  
FSR, view  
towards  
campsite



**Photo 7**  
~3.4 km  
Chehalis  
FSR,  
narrow  
road  
section  
with rock  
bluffs  
above



**Photo 8**  
~3.9 km  
Chehalis  
FSR,  
narrow  
road  
section  
with talus  
rock slope  
above



**Photo 9**  
4.4 km  
Chehalis  
FSR, typical  
7-8 m road  
width



**Photo 10**  
5.8 km  
Chehalis  
FSR, wide  
road with  
existing  
pullouts /  
junctions

	<p><b>Photo 11</b> 6.9 km Chehalis FSR, ~15 m wide road for 50 m length</p>
	<p><b>Photo 12</b> 7.4 km Chehalis FSR, narrow road section in thru cut</p>




**Photo 13**  
8.6 km  
Chehalis  
FSR, typical  
pullout



**Photo 14**  
10.1 km  
Chehalis  
FSR, rock  
fall  
catchment  
retaining  
wall



**Photo 15**  
10.6 km  
Chehalis  
FSR  
Existing  
area that  
could be  
widened to  
create new  
pullout.  
Also  
available at  
10.4 and  
10.9 km

	<p><b>Photo 16</b>                  11.3 km                  Chehalis                  FSR                  Existing                  area that                  could be                  widened to                  create new                  pullout.                  Also                  available at                  10.4 and                  10.9 km</p>
	<p><b>Photo 17</b>                  11.5 km                  Chehalis                  FSR, view                  up towards                  existing                  gate</p>





**Photo 18**  
11.5 km  
Chehalis  
FSR, view  
from  
existing  
gate  
towards  
FSR

**From:** [REDACTED]  
**To:** [Wendy Bales](mailto:Wendy.Bales)  
**Cc:** [john.horgan.mla@leg.bc.ca](mailto:john.horgan.mla@leg.bc.ca); [andrew.wilkinson.mla@leg.bc.ca](mailto:andrew.wilkinson.mla@leg.bc.ca); [douq.donaldson.mla@leg.bc.ca](mailto:douq.donaldson.mla@leg.bc.ca); [L.throneess.mla@leg.bc.ca](mailto:L.throneess.mla@leg.bc.ca); [sonia.furstenau.mla@leg.bc.ca](mailto:sonia.furstenau.mla@leg.bc.ca); [EMPR.minister@gov.bc.ca](mailto:EMPR.minister@gov.bc.ca); [jim.dunkley@gov.bc.ca](mailto:jim.dunkley@gov.bc.ca); [Kelly.Franz@gov.bc.ca](mailto:Kelly.Franz@gov.bc.ca); [AnaMaria.Gonzalez@gov.bc.ca](mailto:AnaMaria.Gonzalez@gov.bc.ca); [Ru.pope@gov.bc.ca](mailto:Ru.pope@gov.bc.ca); [Graham Daneluz](mailto:Graham.Daneluz)  
**Subject:** Statlu Gravel Pit Application 2020-01  
**Date:** August 31, 2020 9:16:03 AM

---

To Wendy Bales and all other persons(cc'd above) with the authority and tenet to stop this SRI application :

Thirteen years ago, we built our home in Eagle Point on Morris Valley Road . This area is one of natural beauty - pristine and ecologically sensitive. We are located next to the Chehalis Flats Bald Eagle and Salmon Preserve and the Sandpiper Golf Resort.

In 2016, the issue of gravel extraction 12 km up the Chehalis Forest Services Road was addressed. We appealed to the FVRD and the SRI application was denied. We were shocked to discover that once again, this issue has been brought before you. One small notice tacked to a pole near the transfer station was spotted by a neighbour. Is this considered as our“public notice”? As a community, we have numerous concerns relating to health and safety , water source contamination, environmental destruction and loss of the peace and serenity this area provides.

Wendy, please include us on your e-mail list and keep us informed regarding this matter. It is of great importance to our community that we are not disregarded by the “powers that be” whether they are local, regional, provincial, federal or otherwise.

Thank you for the work you do on our behalf.

Paul and Fran Gielens  
Eagle Point Residents, Harrison Mills,BC

**From:** [billreedman](#)  
**To:** [Graham Daneluz](#)  
**Cc:** [Wendy Bales](#); [Ana Maria Gonzalez](#); [Jim Dunkley](#); [Ru Pope](#); [Kelly Franz](#); [Bruce Rolston](#); [John Horgan](#); [Andrew Wilkinson](#); [Sonia Furstenau](#); [Laurie Throness](#); [Doug Donaldson](#)  
**Subject:** [SUSPECTED SPAM] The Statlu Pit Application  
**Date:** August 22, 2020 2:17:43 PM

---

Dear Mr. Daneluz,

I am writing to you to express our concern regarding the proposed commercial gravel pit operations permit 2020-01 for Statlu Resources Inc., 12 km up Chehalis Forest Service Road in Area C of the Fraser Valley.

This proposal would greatly increase the number of gravel trucks on the Chehalis Forest Service Road. This road already is used by numerous logging trucks and also extensively used by the general public.

There are already noise and dust problems created by all this truck traffic and this would only be magnified by the increased traffic created by Statlin Resources Inc. To our knowledge no consideration has been made to minimize dust or noise. Another problem is large rocks lodging between the tandem tires when these trucks are on the gravel roads. Once these trucks get on pavement the rocks tend to fly off and potentially hit other vehicles. I have had my windshield shattered twice by such occurrences. It is only a matter of time until someone is seriously hurt as a result of these rocks.

I understand that commercial operations are necessary but the proposed permit has made no allowance for the noise, dust, and general safety of the residents in the area and the public in general.

I ask that our concerns be adequately addressed when reviewing this proposed permit.

Yours sincerely,  
Bill and Linda Reedman  
Harrison Mills, B.C.

Sent from my Galaxy Tab® E

**From:** [Jacquie Carrier](#)  
**To:** [Wendy Bales](#); [Wendy](#)  
**Cc:** [john.horgan.mla@leg.bc.ca](#); [andrew.wilkinson.mla@leg.bc.ca](#); [sonia.furstenau.mla@leg.bc.ca](#);  
[L.throneess.mla@leg.bc.ca](#); [EMPR.minister@gov.bc.ca](#); [AnaMaria.Gonzalez@gov.bc.ca](#); [Graham.Daneluz](#);  
[doug.donaldson.mla@leg.bc.ca](#); [jim.dunkley@gov.bc.ca](#); [Ru.pope@gov.bc.ca](#); [Kelly.Franz@gov.bc.ca](#)  
**Subject:** Statlu Pit Application  
**Date:** August 20, 2020 9:43:28 PM

---

To Wendy Bales, and to anyone that can do anything to stop or change this Application (cc'd above):

I was appalled several days ago when I was forwarded a picture of a notice taped up on a telephone pole just around the corner from where we live. Had my neighbor not sent this to me my husband and I, along with several dozen neighbors, would never have heard about this application at all.

This area where we live is primarily retired people though many new homes have been bought in the past year or two by younger families as well. It is a thriving community and I can honestly say we have never lived in a place where neighbors care and help each other as much as they do here. It is a beautiful part of the province with the ski hill twenty minutes up the road, the Harrison Bay right at the bottom of our street and we see people wheeling canoes down the street to launch at the bottom all the time. We personally back up to one of the most beautiful golf courses around, The Sandpiper Golf course and they are very busy all the time with weddings, beautiful cabin rentals, the clubhouse and restaurant, and the golfers are many. The First Nations up the road from us is active in many future property plans for the area. It is also an extremely popular ATving area and on the weekends there are many of them.

The one and only four way stop where the Chehalis Forest Road crosses over Morris Valley Road before getting to Lougheed Highway is a very busy place. Besides all of the locals, there are all the tourists that come to Eagle watch, golf, ski, fish, or stay at the many campgrounds along the Harrison or Chehalis Rivers. The salmon hatchery is along here. On top of all of that we are dealing already with the many logging trucks that use the roads as well. ALL of these vehicles go through the same four way stop to get anywhere. Many people barely stop when they get to it as the attitude of "we are out in the country" tends to make them less careful than they would be in town. There are constant near misses there already. And NOW we are being told that they want a further 60 or more gravel trucks that will be coming back and forth every week, six days a week through the same already congested area? This is a terrible idea and there WILL be accidents if it goes ahead.

Secondly, the Chehalis Forestry road is a dusty gravel road. Already on the weekends the neighbors are always complaining and commenting on the amount of dust that is raised by the ATV's alone. The other day when I looked out our back windows at the golf course I thought at first there must be a fire from the thick haze outside. I have asthma and on days like that I already have to stay inside. If the gravel trucks are allowed to work to that capacity it would be completely detrimental to our continued good health. In Harrison Lane just across Morris Valley from myself the dust that coats their gardens and yards some weekends is just awful already, without all the added trucks. Another worry is silt that would wash down from the road into several spawning streams and the hatchery below.

There are just so many issues wrong here. SAFETY with added traffic, HEALTH with the exponential amount of dust, ENVIRONMENTALLY for all the wildlife and waterways.

The least that would help would be if the Chehalis Forest Road was paved for several kilometres up the mountain. That would help with the HEALTH issue at least.

The SAFETY issue is one that I have heard no solution for at all. Many kids on dirt bikes also use the gravel pit area to race up and down the piles on weekends. The fact that the gravel pit area is on both sides of the road (so they ride back and forth between them) adds to the *accident waiting to happen* theme here. With so much activity on the road from tourists/kids I cringe at the thought of all those large dump trucks rumbling down the narrow road on a constant basis.

It also makes us very worried in regard to the possible re-emergence of the need in the future of the applicant for either a “backload” and/or a “trans load facility”. They tried to have that passed before. The thought of unknown or contaminated backload is extremely worrisome. As always supposed washpits (not sure what they are called) may not be enough to stop contamination from seeping into the groundwater then down the hill.

In general, this is just a terrible location for this gravel pit to be. However, if some serious thought is given to the issues arising from it, hopefully someone can come up with a solution or compromise that would address them.

Thank you for your time.

Respectfully, Jacquie Carrier

Resident Eagle Point, Harrison Mills, B.C.

**Copies sent to:**

**FVRD**

**Graham Daneluz, Head of Planning: [Gdaneluz@fvrd.ca](mailto:Gdaneluz@fvrd.ca)**

**Wendy Bales, C Director [wbales@fvrd.ca](mailto:wbales@fvrd.ca)**

Senior Resource Technologist for FLNRO, Ana Maria Gonzalez; [AnaMaria.Gonzalez@gov.bc.ca](mailto:AnaMaria.Gonzalez@gov.bc.ca)  
604 702- 5701

Minister of FLNRO, Doug Donaldsson [doug.donaldson.mla@leg.bc.ca](mailto:doug.donaldson.mla@leg.bc.ca)

604 589- 6777

Health and safety for Mines Jim Dunkley: [Jim.Dunkley@gov.bc.ca](mailto:Jim.Dunkley@gov.bc.ca)

Regional director for our area mines Ru Pope: [Ru.Pope@gov.bc.ca](mailto:Ru.Pope@gov.bc.ca);

Chief Inspector of Mines Kelly Franz: [Kelly.Franz@gov.bc.ca](mailto:Kelly.Franz@gov.bc.ca)<<mailto:Kelly.Franz@gov.bc.ca>>>

MLA: Hon. Bruce Ralston, minister for Mines: [EMPR.Minister@gov.bc.ca](mailto:EMPR.Minister@gov.bc.ca)  
Phone: 250 953 0900

Premier John Horgan: [john.horgan.MLA@leg.bc.ca](mailto:john.horgan.MLA@leg.bc.ca)  
Phone: 250 391 2804

Leader of the Opposition

Liberal party Andrew Wilkinson: [andrew.wilkinson.MLA@leg.bc.ca](mailto:andrew.wilkinson.MLA@leg.bc.ca)  
Phone: (604) 664- 0748

Green Party MLA (running as leader) [sonia.furstenau.MLA@leg.bc.ca](mailto:sonia.furstenau.MLA@leg.bc.ca)  
Phone: 250 715 2792

Laurie Throness Local Liberal MLA Rep [L.Throness@leg.bc.ca](mailto:L.Throness@leg.bc.ca)

> -----Original Message-----  
> From: Chris [mailto: [REDACTED]@ [REDACTED].com]  
> Sent: August 20, 2020 9:13 AM  
> To: Kristen Kohuch <kkohuch@fvrd.ca>  
> Cc: AnaMaria.Gonzalez@gov.bc.ca; ralph.leon@stsailles.com; Rob Sciotti < [REDACTED] >; wyatt lepine  
< [REDACTED] >  
> Subject: Chehalis forest service road  
>  
> Good morning Kristen  
>  
> I happen to come across a notice regarding the use of the Chehalis forest service road and was a little disappointed that  
the property owners that would be most affected by.  
>  
> The information that was on the notice was not was not sent directly to the property owners.  
>  
> It seem like the notice was directed to recreational users only.  
>  
> This summer the use of the forest service road has increased tenfold and the dust has affected our families health.  
>  
> My recommendation to the regional district is that the Chehalis forest service road is treated with some kind of dust  
control for the first 2km and that perhaps a proper informational sign be designed and installed at the entrance of the  
Chehalis forest service road.  
>  
> Some ideas that could be included on the sign could be  
>  
> Speed limit  
> What you pack in, you pack out  
> No camping or camp fires in non designated camp sites No cell service Parking on service roads?  
> Fire restrictions  
>  
> I have lived off of the Chehalis Forest Service Rd for the past [REDACTED] years and have seen it all.  
> Please call me at [REDACTED] to discuss this matter further  
>  
> Kind Regards,  
> Chris  
> Sent from my iPad - please excuse any mistakes.

**From:** [Art Carter](#)  
**To:** [Wendy BALES](#); [Graham Daneluz](#); [doug.donaldson.mla](#); [Kelly Franz](#)  
**Subject:** STATLU PIT APPLICATION FOR THE CHEHALIS VALLEY AREA  
**Date:** August 20, 2020 1:43:03 PM

---

Dear Ms Bales Dir Area "C" and other members of the FVRD and Province of British Columbia

Our names are Art and Margaret CARTER, of 70 14550 Morris Valley Road, Harrison Mills, B.C.

This area has mountains, ski hill, golf course and waterways that cause this to be one of the best recreation areas in the province. Sandpiper Golf Resort has spent millions of dollars to enhance their development, there are housing developments around the golf course and other residences up the Morris Valley. Weaver Creek spawning area is very popular with Weaver lake and several others small lakes in the area. This area is active throughout the year with people involved in recreation, this includes recreational motor sports, camping, boating and fishing up the Chehalis Valley. It has fast become one of the Fraser Valley/Greater Vancouver destinations for recreation, camping, boating, skiing and fishing. The Harrison, Chehalis River and Elbow Creek are all spawning areas. We are fortunate to live in one of the best areas of the province.

The placement of a gravel pit in this area is totally out of character for the area. The increased traffic, noise from crushers, and potential environmental impacts to our water table is alarming. The pit at Lake Errock is an eye soar to tourism and residents alike. The entire area has long been a forestry and logging area, the recreational aspect of the area has been able to integrate and work with each other. You could not do this with a gravel pit

The area is serviced by #7 Hwy, it is a single lane hwy that has several bridges between Agassiz and Mission. There are at least two gravel pits between Harrison Mills and Mission. The Hwy services these two pits along with other commercial and personal traffic. The hwy is beyond its capacity, The heavy truck traffic already causes excess stress to this highway, rocks on the road and damage to other vehicles.

This is a recreational area. The long term development of the area should be directed towards recreation, residential and some commercial. A gravel pit does not fit and we strongly oppose this application.

FVRD, could you please forward my position to any agencies I have missed.

Thank you

Art and Margaret Carter.



**Kristen Kohuch**

---

**From:** Mike LakeErrock [REDACTED]  
**Sent:** July 11, 2020 5:05 PM  
**To:** Kristen Kohuch  
**Cc:** Jeff Denise Rempel; Wendy Bales; Wendy Bales  
**Subject:** Easc n board meeting comments

Hello,

Please include my support for having public consultation in regards to the Statlu pit prior to any approvals being made.

In addition, please also note that I am in support of the variance for the Rempels to install a gangway to connect their two buildings. I cannot understand why staff are against this variance that has zero impact in the community, yet seems to favour the gravel operation that has a negative impact to all residents.

Thank you.

Mike **Armstrong**  
Lake Errock

**Kristen Kohuch**

---

**From:** BRUCE TOPP [REDACTED]  
**Sent:** July 11, 2020 6:12 PM  
**To:** Kristen Kohuch  
**Subject:** Statlu

Dear Sir: as a member of a community committee and as a person who made a presentation to the Fvrd regarding the possibility of Statlu getting approval for the dumping of contaminated soil in the same area I demand that a public hearing be held requiring Statlu Resources to fully disclose their intentions. Our water is the most important resource! If there is going to be development at the Sandpiper golf course they also will be drawing on our water supply.

There was a reason that the Fvrd denied a permit to Statlu a couple of years ago. Nothing has changed since that time.

I ask that the Fvrd deny any permits until there is full public consultation.

Bruce Topp, owner at Eagle

**Kristen Kohuch**

---

**From:** sonya/wayne gustason [REDACTED]  
**Sent:** July 12, 2020 9:39 AM  
**To:** Kristen Kohuch; Bill Dickey; Dennis Adamson; Taryn Dixon; Terry Raymond; Orion Engar; Wendy Bales; Al Stobbart; Hugh Davidson  
**Subject:** Chehalis Forestry road

To staff and directors of FVRD.

Please have this information presented at a public meeting regarding the proposed mine in area C on Chehalis forestry road.

The additional heavy traffic from trucks hauling gravel would over load the forestry road and make it an industrial road. At this time the users are, logging trucks, water plant transportation, prison, residences, logging camp and a very heavy recreational use.

The Chehalis road where it meets Morris Valley road has gravel on the the pavement , damage and pot holes from all the traffic on the gravel road.

On the section of the forestry road in front of the Morris Valley dump is in constant need of grading, why should I have to wash my car every time I go to the dump? The increased traffic will only make the road worse. How many other areas in FVRD have to drive on a gravel road to get rid of their garbage? This is an essential service.

The increased traffic will make it even more necessary to have passing lane on highway 7 west near Malcolm road.

This mine and road are the Province of B.C. responsibility they should be looking after all the problems that are coming from the approval of this mine.

Hold this project up until there is a plan in place to cover the issues it going to create.

Wayne Gustason  
Morris Vallery

**Kristen Kohuch**

---

**From:** Dehlia Simper [REDACTED]  
**Sent:** July 12, 2020 11:25 AM  
**To:** Kristen Kohuch  
**Subject:** Statlu gravel Pit

**THAT** the FVRD Board provide and consider public consultation for the review of Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Electoral Area C.

I think that the public be able to comment on and have their concerns heard  
Thanks Dehlia Simper (Lake Errock)

**Kristen Kohuch**

---

**From:** Brenda & / or Doug Wright [REDACTED]  
**Sent:** July 12, 2020 3:47 PM  
**To:** Bill Dickey; Dennis Adamson; Taryn Dixon; Terry Raymond; Orion Engar; Wendy Bales; Al Stobbart; Hugh Davidson  
**Cc:** Kristen Kohuch  
**Subject:** Statlu Resources Inc. - Commercial Gravel Operations Permit 2020 01 Application

Dear Chair Dickey and members of the EASC,

**Ref: EASC Meeting July 14<sup>th</sup>, 2020 - Agenda item 6.5, MOTION FOR CONSIDERATION  
“that the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu  
Resources Inc.”**

Our first comments have to relate to the fact that in late 2015 Statlu Resources Inc. (SRI) made application to the FVRD for a “land usage rezoning” of their existing pit area to allow backhauling, and landfilling, of remediated (*contaminated*) soil, and we believe this history has a bearing on the present application.

The then SRI President Mr. Earl Wilder stated in part that,

*“His company had been struggling with the gravel pit near the subject site and have been looking for alternative ways to make it viable. SRI would like to develop the subject site as an industrial waste disposal site”.*

This position was further supported by statements that due to the pits remote locality compared to its competitors’ pits the only way this pit could be viable was to allow this backhauling of “product” into the pit area, and subsequently the same trucks could haul out processed gravel. In other words trucks would have to have a “paid reason” to drive the 12 kilometers up to the pit!

It was also mentioned that failing agreement on “backhauling” an alternative may be to establish a “trans load” facility close to the bottom of Chehalis Forestry Service Road (CFSR).

After consideration of this position at the February 16, 2016 the EASC unanimously passed the following motion,

*THAT the Fraser Valley Regional District Board refuse the application for a zoning amendment to permit a contaminated soil landfill near the Chehalis River in Electoral Area "C";  
AND THAT the Fraser Valley Regional District Board request that the Province of British Columbia provide funding for a regional contaminated soil disposal plan to be*

*undertaken by the FVRD in coordination with representatives from Industry, the Province, the public and First Nations.*

The EASC also reaffirmed the FVRD position that the,

*“The Chehalis River Valley is currently viewed as a wilderness area that supports public resource extraction, tourism and recreation. The area is considered a salmon strong hold and is important for regional and provincial ecological functions. The proposal to landfill remediated soil in this area conflicts with the current uses and understanding of the area”*

At the full Board of Directors Meeting of the FVRD on February 23, 2016 the Board of Directors unanimously reaffirmed the above motion.

Having accepted these historical facts it begs the question what has changed since early 2016 that would now make the pit viable without a “backload”, or similar, component?

It must be appreciated that we accept the entitlement for SRI to operate their pit and business, but it cannot be at the detriment of the local communities, and public in general. The present application in our opinion has elements that would be detrimental to the health and safety of the above mentioned groups. Those elements being,

The proposal is that *“the operation is to run year round Monday to Saturday 7:00 am to 7:00 pm with maintenance on Sundays”*.

It must be appreciated the CFSR and the Chehalis River Valley area is extremely active with camping and “off road” vehicle activity at weekends, and these tourist / recreation activities would have to share this limited road, and area, with large commercial trucks.

**We therefore believe operational activities should be limited to Monday to Friday to avoid this potentially dangerous conflict**

Road dust from the CFSR is presently a major concern for the immediate residential community of “Harrison Lane”, and this is with very limited traffic on the CFSR. This large increase in traffic this proposal will bring will negatively affect the life, and possibly health, of residents in the immediate area.

**We therefore believe the applicant, and as part of their Road Use Permit the MFLRORD, be encouraged by the FVRD to “black top” the first 2 kilometers of the CFSR.**

We have a concern that approval of this application could lead to a reemergence of the need in the future of the applicant for either a “backload” and/or a “trans load facility” to make the operation viable.

**We believe the approval of the present application should be conditional on that there will be no future consideration of a “backload and/or “trans load facility”.**

In conclusion, we appreciate your individual consideration of the above, and that this email be attached to the agenda for the EASC meeting where this application is being considered.

Yours Sincerely,

Brenda & Douglas Wright

#115 – 14500 Morris Valley Road, Harrison Mills, BC

**Kristen Kohuch**

---

**From:** Tom Cadieux [REDACTED]  
**Sent:** July 12, 2020 3:48 PM  
**To:** Kristen Kohuch  
**Cc:** Wendy  
**Subject:** Starlight gravel mine

Sir: if I am hearing right this company went through a small community consultation exercise awhile ago however does not see fit to continue dialogue and the changes they propose seem suspicious. Please consider a request to ensure new changes receive a community review. My tel no is [REDACTED]

Sent from my iPhone



**Kristen Kohuch**

---

**From:** Fiona Hoey <[REDACTED]>  
**Sent:** July 12, 2020 4:33 PM  
**To:** Kristen Kohuch  
**Cc:** 'Diane'; Bill Dickey; Dennis Adamson; Taryn Dixon; Terry Raymond; Orion Engar; Wendy Bales; Al Stobbart; Hugh Davidson  
**Subject:** Statlu Resources INC

Good Afternoon

As a resident of Morris Valley Road, I have serious concerns about the amount of noise and dust that the many daily gravel trucks will generate if the Statlu Resources INC continue forward with this gravel operation. I am also extremely concerned about the way that this application will affect the water supply and the fish runs in the Chehalis River. I do not believe that this development will be beneficial to the surrounding areas.

I am requesting that public input be received prior to any decisions and permit issuance by FVRD.

Sincerely

Fiona Hoey

58-14600 Morris Valley Road

Harrison Mills, B.C. V0M 1A1

**Kristen Kohuch**

---

**From:** Roger Mawdsley <[REDACTED]>  
**Sent:** July 12, 2020 5:47 PM  
**To:** Bill Dickey; Dennis Adamson; Taryn Dixon; Terry Raymond; Orion Engar; Wendy Bales; Al Stobbart; Hugh Davidson; Kristen Kohuch; Jennifer Kinneman  
**Cc:** Diane ; Doug & Brenda Wright; Wendy; Graham Daneluz  
**Subject:** EASC July 11, 2020 Revised  
**Attachments:** Letter to EASC Re Statlu Resources July 11, 2020.pdf

Hello EASC Members,

It has recently been brought to my attention that yet another application has been made by Statlu Resources to develop a gravel pit approximately eleven kilometers along the Chehalis Forest Service Road from the junction with Morris Valley Road in Harrison Mills, BC.

Given the controversy of this site in recent years, there is a concern in the community that the FVRD has not made the presence of this application known to the local residents. And further that the matter is on the agenda for passage at Monday's EASC meeting without the local residents and recreational users being given the opportunity to be part of the discussion.

I, for one, would like to share some of my thoughts on the matter. To this end, I would appreciate it if you could review the attached document outlining some of the concerns expressed in the community as part of your deliberation process.

Paramount is the need for public consultation on the application. Accordingly, notwithstanding the fact that Statlu has already marshaled equipment on the site, seemingly of the opinion that the FVRD approval is guaranteed, this application should be held in abeyance until the local residents and recreational users have the opportunity to review the application, express their concerns and work with the FVRD to develop a plan that will address the needs of the company and the concerns of the local residents and recreational users.

Having been an advisor to a number of engineering companies over the past fifty years and as a special advisor to the Minister of Mines in Ontario, I understand the importance of public dialogue and trust that members of this committee do as well.

Regards, Roger Mawdsley - Harrison Mills

12-14505 Morris Valley Road,  
Harrison Mills, BC  
V0M 1A1

July 11, 2020

Telephone: [REDACTED]  
Email: [REDACTED]

Bill Dickey, Chair  
Electoral Area Services Committee  
Fraser Valley Regional District  
Head Office  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

Dear Mr. Dickey and members of the EASC

**Re: Application by Statlu Resources to operate a gravel pit on Chehalis Forest Service Road.**

Further to my email of July 11, 2020 I offer the following thoughts on the above captioned matter:

**Historical Perspective**

The pit was initially opened a number of years ago and never amounted to a viable commercial venture. The main reason was the lack of affordable transportation to deliver the product to market. Truck drivers simply refused to traverse the poorly surfaced road without being paid a premium. This made the venture uneconomic and it became dormant shortly thereafter.

About 2015 a plan was developed to move the gravel by large trucks from the pit to the junction of the Chehalis Forest Service Road and Morris Valley Road., where it was to be reloaded onto highway trucks and shipped to market. This plan also failed because the cost of double handling the material rendered the venture uneconomic.

In 2016 another attempt was made to develop site. In order to reduce the prohibitive transportation costs associated with transporting gravel from the site to markets, it was thought that the trucking costs could be greatly reduced if a source of revenue could be obtained on the inbound trip. To this end, a plan was developed and application made to transport 300,000 tons of contaminated waste soil for disposal in the area of the pit, and within the watershed that serves the local area. This application was denied by Ministry of Mines and the site has remained dormant since.

**Concerns:**

The current application was lodged in early 2019 and appears reasonable on its face. However, there are some concerns with it. In particular, they fall into a number of categories.

The first concern is public safety. Graham Daneluz estimated "If 249999 tonnes is moved each year in a tandem axel truck it would involve around 18,000 loads per year. Fewer if trailers are used". This increase in traffic will present a clear and present danger to other users of the CFS road. Exacerbating this issue, the site plan indicates that activities will be taking place on both sides of the road, thereby making it extremely hazardous for anyone wishing to travel further up the road, if not impossible.

The second concern is environmental: Of grave concern is the potential for a fuel oil spill within the watershed that provides our drinking water. Regardless of any cleanup attempt, any spill will eventually seep into our aquifer with disastrous results. Additionally, with the great increase in truck traffic, the dust created at the bottom portion of the road will present a health hazard. Currently, on dry days in the

summer, the dust created in the yard at the local logging company often obscures the sky over our small subdivision. Calcite applications, which last for a couple of weeks at best, do little to minimize the problem and water alone is useless, especially with the traffic forecast for the operation.

The third concern is the longevity of the operation and the future. Simply put, this pit has not been economically viable from the outset. Road conditions have not improved and it is doubtful that trucking costs will improve. Margins have not increased substantially and competition has increased substantially. Currently there are at least four other pits in the area with an estimated two million ton capacity. Given that they are all located with paved access to Highway 7 and within a few kilometers from the proposed Statlu site, it is doubtful that Statlu can be profitable, especially if it is reliant on high cost of one direction transportation on a horrible road.

**Conclusion:**

Having said that, my main concern is that a few months from now, when the pit again fails to turn out to be a financially viable venture, it will once again apply for relief from any restrictions imposed by the FVRD address the concerns of the local residents and recreational users of the CFS Road.

In particular, these restrictions should include:

- 1) A clear and definitive caveat to the authorization that specifically precludes any and all activity in the vicinity to the CFS Road and Morris Valley Road junction.
- 2) Requiring Statlu to pave a 1 1/2 km portion of the CFS Road from the above junction.
- 3) An undertaking that Statlu's operations will not interfere with the safe travel by others on the road.

In closing, personally I do not object to the operation of the pit as envisioned. However, it must be operated in such a fashion to not present a danger to public safety, damage the environment and not impact on the local resident and recreational users. After all, the Chehalis River Valley and Harrison Mills are predominately residential/recreational and should remain as such.

Thank you for this opportunity to submit my concerns on the matter

Respectfully submitted,

*Roger Mawdsley*

To: Regional and Corporate Services Committee

Date: 2020-10-27

From: David Urban, Manager of Outdoor Recreation Planning

File No: 1855-20-Outdoor Rec

**Subject: 2019 FVRD Outdoor Recreation Economic Impact Analysis**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board receive the 2019 Fraser Valley Regional District Outdoor Recreation Economic Impact Analysis;

**AND THAT** the study be shared widely with all project participants, member municipalities, local outdoor recreation organizations and Indigenous communities in order to ensure there is broad uptake of this first-ever analysis of the value of outdoor recreation in the region.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Environmental Stewardship

### PRIORITIES

Priority #5 Outdoor Recreation  
Priority #4 Tourism

## BACKGROUND

In late 2018, the Fraser Valley Regional District (FVRD) commissioned Larose Research & Strategy, in partnership with Align Consulting Group and with support of Laura Plant Consulting, to undertake an economic impact analysis of outdoor recreation in the entire region for all of last year. The purpose of this study was to quantify the value of outdoor recreation activities, both motorized and non-motorized, in the region since there is no specific data available. The study has provided a first-ever baseline for future analysis on the value of outdoor recreation, assisting with planning, and managing for future growth. Gathered was a comprehensive array of information from both residents of the FVRD and visitors to the region, including demographic information, activity-based expenditures within the region, and recreation experience satisfaction levels.

This study was brought before the FVRD Board this past summer but was referred back to staff to clarify the outdoor recreation sector activity expenditures in the appendix. All data was put under an enhanced validation processes with additional screening and testing to bring the probability of both systematic and random errors to within a statistically acceptable and reliable margin of error of +/- 2% and the report has been amended.

## DISCUSSION

Outdoor recreation is an important driver of economic development in our region. This region-wide outdoor recreation economic impact analysis provides a first-ever comprehensive analysis of the value of outdoor recreation in the FVRD, please see Appendix A. More than 2,450 face-to-face surveys were conducted last year at 131 popular trail networks and recreation areas in the region to collect the primary data needed for this study. In addition, numerous other data sources were provided from trail and traffic counter data, from various levels of government, and outdoor recreation organizations which made for a truly collaborative study. It appears this was the largest-ever on-site recreation survey project ever conducted in British Columbia.

Overall, in 2019, there were 7,405,010 outdoor recreation days in the region, which generated \$948 million in direct spending on outdoor recreation-related products and services last year, on items such as equipment purchases and rentals, retail items, transportation, accommodations, food and beverage. When economic spinoffs are included, such as, primarily expenditures by recirculating employee salaries of recreation-related businesses throughout the local economy and expenditures by recreation-related businesses the total economic impact increases from \$948 million to \$1.5 billion. As well, this region-wide outdoor recreation sector created 10,262 jobs last year. The results of this comprehensive analysis of outdoor recreation use levels, expenditures, user characteristics, satisfaction levels, and user perceptions provides critical information to support outdoor recreation development and management in our region into the future.

## **COST**

The Gas Tax Strategic Priorities Fund program funds up to 100% of eligible costs. The FVRD received the full amount requested of \$282,000 for the FVRD outdoor recreation economic impact analysis and management plan.

## **CONCLUSION**

This region-wide outdoor recreation economic impact analysis provides a detailed snapshot of outdoor recreation in the region and of its many activity sectors, including their size, composition, and characteristics. The reliability of these results, due to the robust sampling program and four-season timeframe for data collection, will be invaluable for decision-makers not only in the FVRD, but all levels of government, including Indigenous and municipal governments at the local level, as well as both the provincial and federal governments. It will also serve a multitude of different purposes for destination marketing organizations, Destination BC, outdoor recreation organizations, and search and rescue groups.

## **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsbrough, Chief Financial Officer/ Director of Finance:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.



# 2019 Outdoor Recreation Economic Impact Analysis in the Fraser Valley Regional District



## REPORT PREPARED BY

---



Larose Research & Strategy

Tourism. Land Use. Labour.



## ACKNOWLEDGEMENTS

---

This report could not have been developed without the support and assistance of dozens of individuals and organizations. The project was also guided by a Project Working Group that provided oversight and direction to the project in seven half-day planning sessions held between December 2018 and January 2020. A special thank you to Bonny Graham of Stó:lō Tourism and Al Stobbart of the Sts'ailes Development Corporation for their participation in the Project Working Group, alongside FVRD staff and the consulting team.

The project also benefited from financial contributions from Tourism Chilliwack and Tourism Abbotsford. Thank you to Recreation Sites & Trails BC, BC Parks, and BC Hydro for providing project support and data.

Many outdoor recreation organizations contributed data, reports, and other perspectives that assisted in the development of this report. A special thank you to the following organizations:

- » Coquihalla Summit Snowmobile Club
- » Fraser Valley Mountain Bikers Association
- » Chilliwack Outdoor Club
- » Dual Sport BC
- » Chilliwack Snowmobile Club
- » BC Off-Road Motorcycle Association
- » Fraser Valley Dirt Riders Association
- » Greater Vancouver Motorcycle Club
- » Lost Traction ATV & SxS Club
- » Valley Outdoor Association
- » Hope Mountain Centre for Outdoor Learning
- » Chilliwack Search and Rescue
- » Central Fraser Valley Search and Rescue
- » Vancouver Soaring Association
- » Fishing BC





# TABLE OF CONTENTS

<b>KEY TERMS</b> .....	<b>5</b>	<b>RESULTS</b> .....	<b>30</b>
<b>EXECUTIVE SUMMARY</b> .....	<b>7</b>	Volume and Spending .....	30
Key Findings .....	7	Economic Impacts .....	40
Total Economic Impacts .....	12	Characteristics of Outdoor Recreation Participants .....	41
Indigenous Awareness .....	12	Characteristics of Visitor Trips .....	48
Recreationist Satisfaction .....	13	Indigenous Cultural Experiences .....	50
Net Promoter Scores.....	14	Experience Evaluation.....	52
Looking to the Future .....	14	Insights From Outdoor Recreation Businesses .....	61
Climate Change and Air Quality .....	14	<b>CONCLUSIONS</b> .....	<b>64</b>
Summary Conclusions .....	15	Key Findings and Considerations .....	64
<b>BACKGROUND AND CONTEXT</b> .....	<b>16</b>	Economic Impacts .....	66
Study Purpose.....	16	Concluding Remarks .....	68
Study Area.....	16	<b>APPENDIX</b> .....	<b>71</b>
<b>RESEARCH APPROACH</b> .....	<b>20</b>	Appendix A: Detailed Sector Activity Analysis.....	71
Planning and Data Collection .....	20	Appendix B: Visitor Survey.....	93
Estimating Volume and Spending.....	27	Appendix C: Sampling Routes and Locations .....	98
Estimating Total Economic Impact Estimates.....	28		

# KEY TERMS



**Client Days:** The number of clients an outdoor recreation business has multiplied by the number of days they enjoy that experience.

**Direct Economic Output:** Direct expenditures of local residents and visitors on outdoor recreation-related items in the Fraser Valley region, minus consumption taxes.

**Direct Expenditures:** spending by local residents and FVRD visitors on items related to outdoor recreation such as equipment rental/purchase, transportation, accommodation, food & beverage, and shopping. Direct outdoor recreation expenditures have also been referred to as spending throughout the body of the report.

**Economic Impact:** The effects of any event, activity, or other economic phenomenon in a specified area, typically including changes in business revenue, profits, wages, taxes, and/or jobs.

**Gravel Grinding:** Cycling with specialized bicycles that are durable “road bikes” on surfaces such as asphalt, gravel, dirt, beginner single-track trails, and Forest Service Roads.

**Indirect Economic Output:** Expenditures by recreation-related businesses on input items, such as a hotel purchasing, financial services and insurance, or physical assets such as beds, televisions, etc.)

**Induced Economic Output:** Primarily expenditures by employees of recreation-related businesses in the local economy, on items such as food, entertainment, housing, etc.

**Intercept Survey:** On-location face-to-face surveys of outdoor recreation participants, conducted with a standardized questionnaire script.

**Jobs:** The number of specific jobs offered by recreation-related businesses as a result of recreationist expenditures in the study region.

**Recreation Day:** One day or a partial day of participation in an outdoor recreation activity by one person. Recreation days are a common measure for the volume of people participating in outdoor recreation activities. For example, an angler day is the time spent fishing by one person for any part of a day. Similarly, a skier day, is the time spent skiing by one person for any part of the day.

**Resident:** Someone living within the Fraser Valley Regional District.

**Sampling Plan:** A detailed outline of which measurements will be taken at what times, in what manner, and by whom. In this case, it was the detailed plan about when and where researchers conducted vehicle counts and intercept interviews.

**Tax Revenues:** The total amount of direct taxation revenue resulting from i) recreationist consumer taxes; ii) business income taxes; iii) Employee income taxes; and iv) other fees/surcharges/taxes.

**Visitor:** Someone living outside of the FVRD but visiting to participate in outdoor recreation activities. Visitors range from Metro Vancouver to those from Washington State and Europe.



Depot Creek  
Credit Hamish Baird

# EXECUTIVE SUMMARY

Outdoor recreation is an important driver of economic development and healthy lifestyles in the Fraser Valley Regional District (FVRD), and is a key factor in supporting tourism in the FVRD. Promoting travel to the region for commercial outdoor recreation has been a longstanding priority of the region’s Destination Marketing Organizations (DMOs).

Recognizing the importance of outdoor recreation, and in the absence of current and reliable data on the size and composition of the sector, in November 2018 the FVRD commissioned Larose Research & Strategy, in partnership with Align Consulting Group, and with support of Laura Plant Consulting, to undertake an Economic Impact Analysis of Outdoor Recreation in the Fraser Valley Regional District for calendar year 2019.

The study provides a first-ever baseline for future analysis on the value of outdoor recreation, assisting with planning and managing for future growth. This Economic Impact Analysis will also be a key component of the Outdoor Recreation Management Plan being developed by the FVRD in 2020.

The study was conducted over a 17-month period, from November 2018 to March 2020, including pre-planning and report development. Data in the report is based on calendar year 2019, with the project representing one of the largest on-site recreation surveying projects ever undertaken in British Columbia’s history.

More than 2,455 face-to-face surveys were conducted at 131 popular trail networks and recreation areas in the FVRD, of residents of the region and visitors, who were undertaking activities such as hiking, mountain biking, fishing, dirt biking, and more than a dozen other outdoor recreation activities. Volume estimates produced in the report were developed primarily from vehicle counts at these 131 recreation locations, in addition to trail counter data, traffic counter data, and data provided by third party organizations such as outdoor recreation associations.

The study gathered a comprehensive array of information from both residents of the Fraser Valley Regional District and visitors (tourists) to the region, including demographic information, activity-based expenditures within the region, satisfaction with various aspects of their recreation experience, and other recreation experience characteristics.

## Key Findings

In total, approximately 7.4 million recreation days<sup>1</sup> were estimated for the Fraser Valley Regional District in 2019.

These recreationists spent almost \$948 million on outdoor recreation-related products & services in the region that year, on such items as equipment purchase and rental, transportation, food and beverage, accommodation, and retail items. When economic spinoffs are included (indirect and induced economic impacts), the total economic impact increases from \$948 million to \$1.5 billion.

<sup>1</sup> A recreation day includes the activities of a single person at a specific recreation location, for a specific recreation activity. If a recreationist undertakes a second recreation activity in the same day, it will still be counted as one recreation day, not two.

**2,455**

**FACE-TO-FACE SURVEYS**

**131**

**LOCATIONS**

**7,4000,000**

**RECREATION DAYS**

### Top 5 Activities by # Rec Days

- 1 
- 2 
- 3 
- 4 
- 5 

Table A: 2019 FVRD Outdoor Recreation Days by Activity (Independent & Guided)

Activity	Resident	Visitor	Total	% of Total
Hiking/Trail Running	999,893	664,451	1,664,344	22.48%
Camping	547,851	967,825	1,515,676	20.47%
Walking/Dog Walking	1,112,717	341,237	1,453,954	19.63%
Sport Fishing	325,530	255,812	581,342	7.85%
Swimming/Beach/Waterside Activities	268,158	115,669	383,826	5.18%
Park/Picnic/Play in Park	218,718	61,066	279,784	3.78%
Canoeing/Kayaking/SUP	137,242	94,323	231,565	3.13%
Mountain Biking	125,363	64,018	189,380	2.56%
Sightseeing/General Leisure	134,731	53,556	188,287	2.54%
Nature Interpretation/Ecotours/Wildlife Viewing	97,807	89,628	187,435	2.53%
Motorized Boating/Jet Skiing/Waterskiing/Boat Rentals	105,926	36,421	142,347	1.92%
Adventure Race/Event (Participating, Watching, Volunteering)	86,170	30,974	117,143	1.58%
Attraction (e.g. Watersports, Nature at Farms)	66,325	49,625	115,950	1.57%
Road Cycling/Gravel Grinding/Cycling Tours	71,601	14,524	86,125	1.16%
Downhill Skiing/Snowboarding/Cross Country and Backcountry Skiing	58,162	10,481	68,643	0.93%
Photography	37,546	14,212	51,758	0.70%
Motorized Off Road Vehicles (ATV/dirt bike/other)	32,065	18,779	50,844	0.69%
Hunting	35,495	1,244	36,739	0.50%
Rafting	2,201	21,678	23,878	0.32%
Flight Tours	2,181	17,820	20,001	0.27%
Caving	4,308	2,419	6,728	0.09%
Snowmobiling	1,995	2,072	4,067	0.05%
Climbing/Scrambling	985	2,536	3,521	0.05%
Horseback Riding	334	594	927	0.01%
Sky Diving/Paragliding/Air Sports	411	334	746	0.01%
<b>Grand Total</b>	<b>4,473,714</b>	<b>2,931,296</b>	<b>7,405,010</b>	<b>100%</b>

## Top 5 Activities by Spending

- 1 
- 2 
- 3 
- 4 
- 5 



Table B: FVRD Direct Outdoor Recreation Expenditures by Activity (Independent & Guided)

Activity	Resident	Visitors	Total	% of Total
Camping	\$145,961,428	\$83,669,452	\$229,630,880	24.23%
Sport Fishing	\$115,471,214	\$48,289,584	\$163,760,798	17.28%
Hiking, Trail Running	\$73,658,255	\$63,694,698	\$137,352,952	14.49%
Swimming/Beach/Waterside Activities	\$70,052,439	\$8,021,005	\$78,073,443	8.24%
Walking / Dog Walking	\$25,543,922	\$25,483,757	\$51,027,679	5.38%
Event (Participating, Watching or Volunteering)	\$38,662,148	\$6,062,825	\$44,724,972	4.72%
Motorized Boating/Jet Skiing/Waterskiing/Boat Rentals	\$32,122,036	\$7,801,330	\$39,923,366	4.21%
Canoeing Kayaking, SUP	\$29,452,461	\$8,143,931	\$37,596,392	3.97%
Mountain Biking	\$20,954,099	\$7,552,504	\$28,506,603	3.01%
Park, Picnic, Play in Park	\$18,600,012	\$3,479,485	\$22,079,497	2.33%
Motorized Off Road Vehicles (ATV/dirt bike/other)	\$19,597,922	\$2,295,034	\$21,892,956	2.31%
Photography	\$19,800,772	\$1,474,155	\$21,274,928	2.24%
Sightseeing/General Leisure	\$15,337,649	\$3,602,727	\$18,940,376	2.00%
Nature Interpretation/Ecotours/Wildlife Viewing	\$5,888,330	\$10,393,032	\$16,281,362	1.72%
DH Skiing/Snowboarding, Cross Country and Backcountry Skiing	\$6,539,799	\$1,464,317	\$8,004,115	0.84%
Attraction	\$2,352,693	\$3,745,307	\$6,098,000	0.64%
Road Cycling, Gravel Grinding	\$4,084,966	\$1,548,534	\$5,633,500	0.59%
Caving	\$4,645,062	\$250,965	\$4,896,027	0.52%
Hunting	\$3,238,364	\$129,084	\$3,367,448	0.36%
Rafting	\$763,744	\$2,593,638	\$3,357,382	0.35%
Flight Tours	\$237,517	\$2,653,174	\$2,890,691	0.31%
Snowmobiling	\$1,109,692	\$707,900	\$1,817,593	0.19%
Climbing/Scrambling	\$107,563	\$263,077	\$370,639	0.04%
Sky Diving/ Paragliding	\$84,759	\$45,249	\$130,008	0.01%
Horseback Riding	\$51,712	\$61,601	\$113,314	0.01%
<b>Grand Total</b>	<b>\$654,318,558</b>	<b>\$293,426,365</b>	<b>\$947,744,921</b>	<b>100%</b>

## Total Economic Impacts

The project estimated the total economic impacts of outdoor recreation in the FVRD. Table C summarizes these impacts.

**Table C: Total Economic Impacts**

2019 FVRD Outdoor Recreation Economic Impacts	
Direct Outdoor Recreation Expenditures	\$947,750,730
Direct Economic Output	\$853,356,486
Total Impact (includes indirect and induced impacts)	\$1,519,749,122
GDP	\$568,206,819
Employment (jobs)	10,262
<b>Total Taxes</b>	<b>\$257,788,199</b>
Federal Taxes	\$116,004,689
Provincial Taxes	\$126,058,429
Municipal Taxes	\$15,725,080

## Indigenous Awareness

The surveys included a series of questions regarding recreationist awareness of Indigenous communities in the areas where they are recreating, and for visitors to the region, whether Indigenous culture/heritage was a motivating factor in their trip decision. The final survey question on this topic asked about recreationist interests in learning more about Indigenous culture and heritage in the recreation area. Indigenous cultural/heritage tourism is a rapidly growing economic sector that is a key focus of tourism marketing for the region, and therefore understanding the intersections between Indigenous cultural/heritage tourism and outdoor recreation is important for recreation planning, product enhancement, and marketing.

Overall, approximately one-third of recreationists (visitors and residents) were able to name the local Indigenous Peoples, whether a Band, Tribal Council, Nation, or broader ethnic/linguistic group (e.g. “Coast Salish”).



Sta'ales Drummers celebrating opening of East Sector Lands  
Credit David Urban

More than half (53%) of respondents indicated a very high level of interest in seeing Indigenous cultural interpretation information in recreation areas (staging areas, parking lots, on-trail). This suggests a strong opportunity to raise awareness of Indigenous culture and heritage among recreationists, and to enhance recreational experiences by providing information about local Indigenous culture.

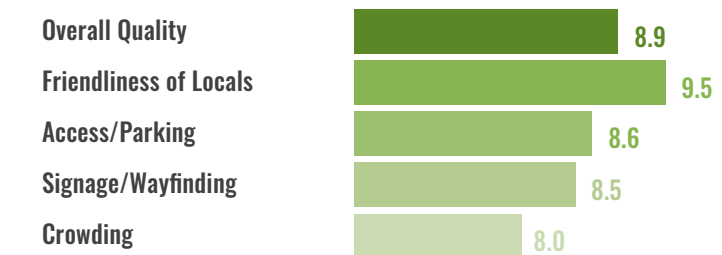
## Recreationist Satisfaction

One of the key elements of the report was a comprehensive evaluation of recreationist satisfaction with a number of aspects of their recreation experiences. Future growth potential of outdoor recreation, as well as management considerations related to infrastructure and policy, are all informed by recreationist satisfaction at each location, and for specific activity sectors.

Satisfaction was evaluated in a number of aspects of recreation, including recreationist perspectives on the overall quality of recreation at each location, friendliness of locals, quality of signage/wayfinding information, parking/access, and crowding. The study also included the analysis of Net Promoter Scores (NPS), which estimates the likelihood that recreationists will recommend the FVRD as an outdoor recreation destination. Overall, there was a very high level of satisfaction with most aspects of recreation, with the “friendliness of locals” being the highest-rated aspect of recreation in the region (9.5/10).

**Figure A: Outdoor Recreationist Satisfaction Scores**

Q. On a scale of 1 - 10, how would you rate the following?



The lowest-scoring aspect of recreation was related to “crowding” on trails and in recreation areas overall. This score was still strong at 8.0/10, and it should also be noted that most activities registered above 8.5/10 for crowding, with sport fishing and lakeside activities pulling down the overall average.

## Net Promoter Scores

For the first time, a Net Promoter Score (NPS)<sup>1</sup> was calculated for recreation in the region, assessing the likelihood that resident and visitor recreationists would recommend the FVRD as a recreation destination. Net Promoter Scores range from a possible low of -100 to a possible high of 100.

The region's NPS of 83 is among the highest Net Promoter Scores registered for any region of the world for tourism or recreation. By way of comparison, the NPS for British Columbia overall as a travel destination is one of the highest in the world, typically around 70. For the accommodation and food services sector, the majority of successful businesses score in the 15-45 range.

When analyzing the individual Net Promoter Scores for specific activity sectors, and analyzing trends in the NPS for each location and activity, it can be inferred that the region possesses a wide diversity of high calibre outdoor recreation activities, but without the levels of crowding often experienced in Metro Vancouver, the Sea to Sky corridor, and the U.S. Pacific Northwest.

## Looking to the Future

By 2040, the population of Metro Vancouver is expected to increase by over 50% to 3.4 million, while the FVRD's population is projected to increase by over 40% to 450,000 resulting in a Lower Mainland population of 3.8 million by 2040. Like any growth, this will create both challenges and opportunities for outdoor recreation in the FVRD. As the primary link between Metro Vancouver and the rest of Canada, the FVRD will continue to be impacted by visitors traversing the region seeking to escape the more crowded urban periphery recreation areas of Metro Vancouver, as well as growth of the local population. To continue providing high quality outdoor recreation experiences for residents and visitors alike, it will be important to have current information on outdoor recreation activity levels, overall and for specific areas and activities, as well as the economic value of this activity, and the satisfaction of recreationists. This study addresses, in part, this need.

<sup>1</sup> Net Promoter, NPS and the NPS-related emoticons are registered service marks, and Net Promoter Score and Net Promoter System are service marks, of Bain & Company, Inc., Satmetrix Systems, Inc. and Fred Reichheld.

## Climate Change and Air Quality

Climate change and its related impacts is an increasingly prominent factor that must be considered with regard to outdoor recreation planning in the region.

Climate change poses a number of threats to sustainable outdoor recreation development and management in the FVRD, and elsewhere. Hot, dry summers, erratic weather, wildfires, flooding, deteriorating air quality, and other impacts of climate change are already posing significant threats to outdoor recreation in the FVRD. Climate change can degrade the natural environment upon which outdoor recreation is dependent, deteriorate outdoor recreation infrastructure, and diminish recreationist satisfaction.

Climate change impacts are already apparent in trends from data gathered as a part of this project, including multi-year recreation volume data gathered by the FVRD, other levels of government, and sector associations such as those representing snowmobiling and mountain biking. Analysis of this data demonstrate a strong generalized trend of reduced outdoor recreation in the region in summer months of the two years that had widespread forest fires in British Columbia: 2017 and 2018, which are broadly believed to be the result of climate change impacts on the landscape.<sup>2</sup> As an illustration, in August 2017, recreation visits in the Mt. Cheam area, gathered via automated vehicle counters on Chipmunk Creek FSR, declined by over 60% in August 2017 compared to the same month in 2016. These declines in recreation coincided with weeks-long air quality advisories from wildfires in the B.C. Interior and Pacific Northwest, and health authority advisories for local residents to remain indoors or limit activities outdoors. While the sampling year for this project (2019) was a reprieve year from wildfires, this is likely to be an ongoing issue that must be addressed in the future, with a higher likelihood of wildfires constraining recreation levels during poor air quality events in particular. These air quality impacts are compounded in the Fraser Valley, which already faces air quality challenges, particularly in summer months.

<sup>2</sup> For example see Jeff Lewis, "B.C. Wildfires Stoked by Climate Change, Likely to Become Worse: Study," The Globe and Mail (Canada), January 8, 2019. <https://www.theglobeandmail.com/canada/article-bc-wildfires-stoked-by-climate-change-likely-to-become-worse-study/>

Additional climate change impacts include radical fluctuations in the winter snowpack, spring flooding, erratic general precipitation patterns, and highly fluctuant water levels. These impact outdoor recreation by deteriorating winter sport activities due to reduced/fluctuant snowfall and the winter snowpack for activities such as skiing and snowmobiling. Erratic water levels, particularly in rivers, can impact fish abundance, and deteriorate water activities such as whitewater rafting and kayaking.

## Summary Conclusions

The results of this first-ever comprehensive analysis of outdoor recreation use levels, expenditures, user characteristics, satisfaction levels, and user perceptions provides critical information to support outdoor recreation development and management in the region.

Compared with world-recognized outdoor recreation regions such as Vancouver's North Shore, the Sea to Sky corridor, and the Canadian Rockies, the FVRD has not traditionally been considered a major outdoor recreation destination. The results of this analysis suggest, however, that this may be changing.

With over 7 million recreation days registered in the region in 2019, and over \$948 million in direct spending on outdoor recreation by residents and tourists, the FVRD must be considered a bona fide outdoor recreation destination. The diversity of activities, relative lack of crowding, and world-class recreation assets all suggest there is a strong opportunity to sustainably manage outdoor recreation in the region. This will provide ongoing opportunities for economic development, improved quality of living and health outcomes, as well as a sense of pride amongst the region's residents.



Hayward Lake, Mission  
Credit Tourism Abbotsford

# BACKGROUND AND CONTEXT

## Study Purpose

The Fraser Valley Regional District (FVRD) is blessed with an abundance of awe-inspiring scenery, countless recreational opportunities, a broad range of services, growing employment opportunities close to home, and housing costs which are more affordable than many other Lower Mainland communities. Combined with the region's productive farmland, historic rural communities, and many wilderness areas, residents of the Fraser Valley enjoy a high quality of life in one of the most livable environments in North America.

These contextual factors led the FVRD to identify outdoor recreation and tourism as strategic priorities for economic diversification. In 2017, the FVRD hosted a visioning workshop to discuss the future potential of outdoor recreation and tourism in the region. The workshop identified information gaps relating to outdoor recreation use and the economic value of the outdoor recreation sector. One of the recommendations generated was:

*"To undertake a region wide economic impact study to inform an outdoor recreation strategic plan and to support ongoing tourism marketing and economic development initiatives."*

In 2018, the FVRD obtained funding to conduct a comprehensive outdoor recreation economic impact analysis and to develop an outdoor recreation management plan (ORMP). This report is a key factor for determining management strategies to support outdoor recreation for both residents and tourists to the region.

The purpose of the study was to quantify the value of outdoor recreation activities, including motorized and non-motorized activities, occurring within the region, and to provide current and credible estimates on spending patterns, travel behaviours and characteristics of outdoor recreation users in the region. To do so, nearly 2,500 intercept surveys were completed (face-to-face questionnaires administered in recreation areas) of outdoor recreation participants at 131 sites throughout the FVRD.

Estimates of recreation use volumes were developed primarily from vehicle counts at recreation areas in the region, in addition to administrative data sources such as FVRD trail counters, BC Parks and Recreation Sites and Trails B.C. camping statistics, and Fisheries and Oceans Canada (DFO) angling effort. An online business survey was also used to develop visitor volume and spending estimates.

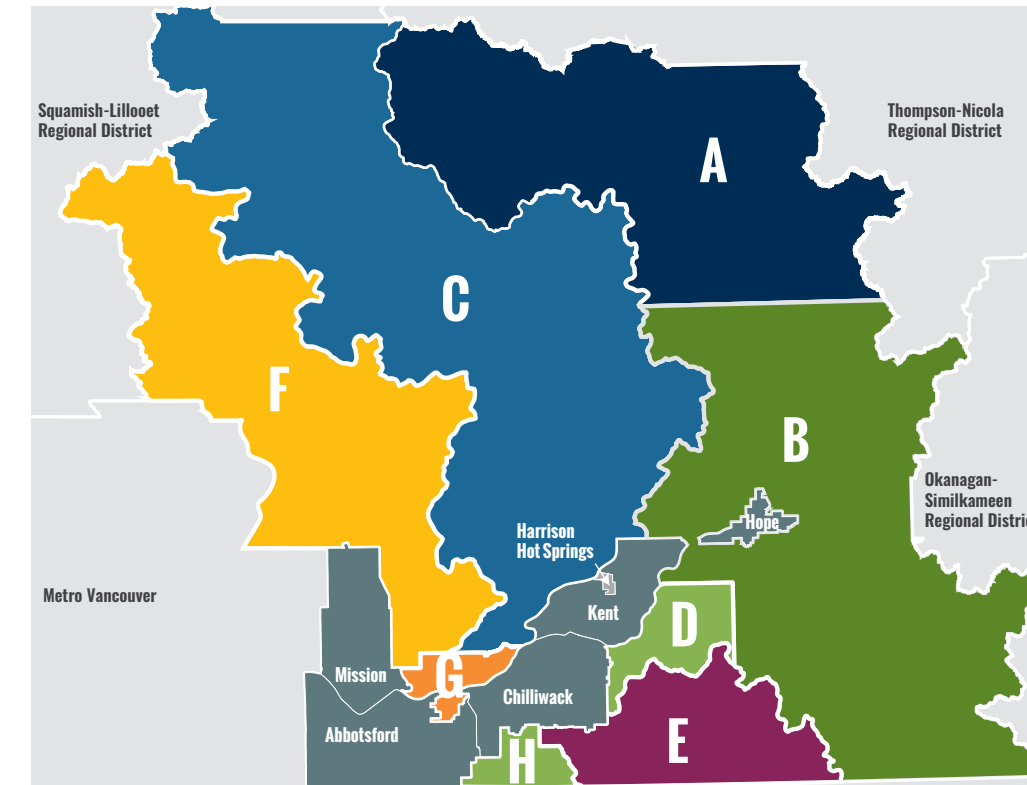
Study results provide important baseline estimates of outdoor recreation activity volume and economic value which can be used to manage and plan for future growth. In addition, resident and visitor characteristics and perceptions will provide key insights for management, marketing and development of outdoor recreation in the FVRD.

One of the key focal points for the analysis was the intersection of Indigenous culture/heritage with outdoor recreation. From a visitor economy perspective, outdoor recreation and Indigenous cultural/adventure tourism are considered highly compatible experience categories. Understanding the awareness, interest, and perspectives of both locals and visitors with respect to Indigenous culture is a key aspect in tourism and outdoor recreation planning, which in turn enhances opportunities for economic development within Indigenous communities.

## Study Area

The FVRD comprises six member municipalities and eight electoral areas, and features a wide range of communities, from small rural hamlets to the fifth-largest city in British Columbia. Situated just east of Metro Vancouver, the boundaries of the FVRD extend from Abbotsford to the border of Manning Park in the east, sharing a southern border with Washington State and extending north just past Boston Bar and the north end of Harrison Lake and Little Lillooet Lake. The region's total land base is 13,361 square kilometers.

Figure 1: Map of Fraser Valley Regional District Area



The FVRD is one of the fastest growing regional districts in British Columbia. As of 2019, the region was home to 320,000 residents. According to planning and forecasting undertaken by the FVRD, by 2041, the population is expected to increase by 41% to around 450,000. Anticipating and accommodating this growth over the next 20 to 30 years will offer both opportunities and challenges for the region in the context of outdoor recreation growth and management. Close proximity to Metro Vancouver causes increasing external pressures as a result of growth occurring within Metro Vancouver.

Populations of FVRD municipalities are listed in Table 1, and Electoral Area populations are listed in Table 2. These figures include Indigenous populations.

Table 1: Municipalities in the FVRD

Municipality	Population (2016)
City of Abbotsford	141,397
City of Chilliwack	83,788
District of Mission	38,833
District of Hope	6,181
District of Kent	6,067
Village of Harrison Hot Springs	1,468

Table 2: Electoral Areas in the FVRD

Electoral Areas	Population (2016)
A - Boston Bar/North Bend/Canyon Alpine	551
B - Yale/Choate/Dogwood Valley/Emory Creek/Laidlaw/Othello/Ruby Creek/Spuzzum/Sunshine Valley	1,495
C - Hemlock Valley/Harrison Mills/Lake Errock/Weaver Creek	2,218
D - Popkum/Bridal Falls	1,741
E - Chilliwack River Valley	1,540
F - McConnell Creek - Hatzic Prairie	1,293
G - Nicomen Island/ Deroche/ Dewdney/Hatzic Island	2,166
H - Cultus Lake/Columbia Valley/ Lindell Beach	2,094

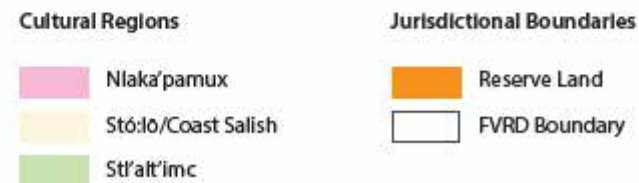
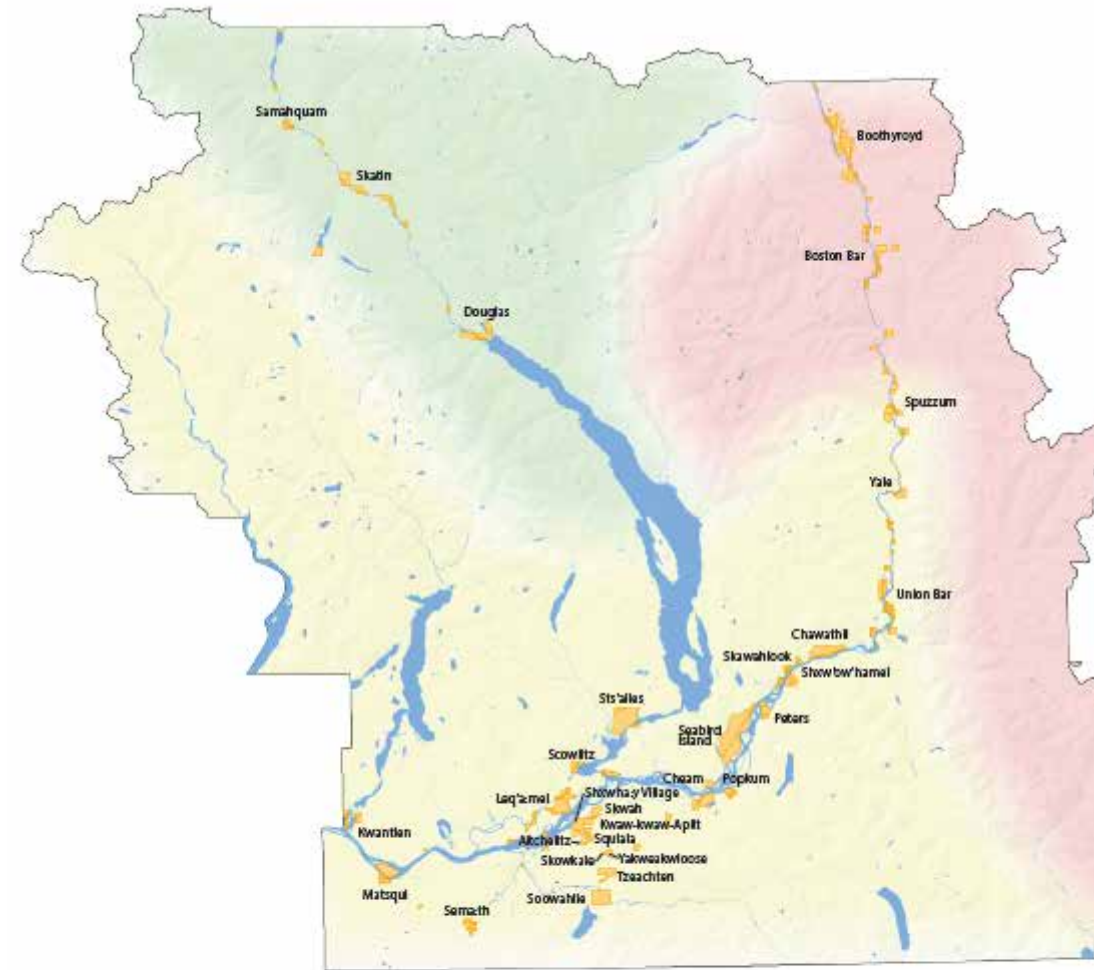
Source: Canada Census of Population, 2016.

The FVRD is immediately adjacent to Metro Vancouver and growth pressures in that region create both challenges and opportunities for the FVRD. The FVRD's unique relationship with Metro Vancouver offers advantages by putting the region within easy reach of a large market, generating new potential in the tourism industry and creating opportunities for collaboration in areas such as outdoor recreation planning.

The FVRD is within the unceded traditional territories of the Stó:lō, St'átimc and Nlaka'pamux Peoples. Indigenous Peoples have lived in the region since time immemorial. The extensive network of rivers, lakes and mountains are central to past, present and future ways of life, and offer opportunities for Indigenous economic development through tourism and ways for non-Indigenous Peoples to learn about Indigenous cultures and heritage.

There are 30 Indigenous communities within the FVRD. There are also approximately 25 additional Indigenous organizations with land or resource interests in the region. Indigenous cultural awareness is an important component to be recognized in outdoor recreation, particularly in terms of use of the landscape, growth, and management. Indigenous communities developing economic opportunities are becoming more engaged with outdoor recreation and tourism opportunities, with prominent examples including Stó:lō Tourism, Sts'ailes festivals and campgrounds, Cheam Campground, and others.

Figure 2: Local Indigenous Communities



Source: First Peoples' Language Map of B.C.



Stó:lō Welcome Figures, Chilliwack Visitors Centre  
Credit Jenn Kleingeltink



# RESEARCH APPROACH

This section includes a summary of project planning steps, data collection, how outdoor recreation volume and direct spending were estimated and economic impact estimate development.

## Planning and Data Collection

The FVRD is a vast geographic area with many opportunities to participate in outdoor recreation. At the outset of the project it was determined that it would be necessary to estimate total outdoor recreation volume, which could then be combined with average spending data obtained from intercept surveys to estimate direct spending by activity.

The first step was to develop a comprehensive outdoor recreation site inventory. The inventory was developed by the project consultants with the Project Working Group. The inventory was informed by FVRD staff, Indigenous organizations, and outdoor recreation user groups/stakeholders. Also, mid-country and back-country access points/staging areas were reviewed and discussed with Chilliwack and Central Fraser Valley Search and Rescue (SAR) organizations. The site inventory included location, primary recreational activity, management organization, and whether existing recreation volume data was available. In total, 191 outdoor recreational sites were identified, from which intercept surveys were conducted in 131 locations.

The site inventory was then organized into 23 routes based on location and activities such as fishing, hiking, snowmobiling, or other recreation types. For example, 24 recreation locations (sites) in the Chilliwack River Valley were organized into three routes called CRV-1, CRV-2 and CRV-3. CRV-1 included sites the closest to Chilliwack and the furthest downstream whereas CRV-3 included sites in Chilliwack Lake Provincial Park. A complete list of routes and sites is included in Appendix C, as well as a map of the region's sampling routes and sites.

The routes and sites were the basis of planning data collection actions. Data collection included vehicle counts and intercept interviews. Vehicle counts were necessary to estimate volume at sites without existing data. Intercept interviews were conducted at each site to understand factors associated with volume (e.g. # of people per vehicle), activity participation, spending, and other descriptive data.

The next step was to develop the sampling plan. The sampling plan outlined where and when the sampling research team would conduct vehicle counts and intercept interviews. A stratified, random sampling approach was developed, which means the study period (January – December 2019) was

segmented into seasons,<sup>1</sup> months, and day type (weekends and weekdays). The amount of research effort (i.e. time spent on each route) was roughly proportional to expected volume for each season, activity and site. Outdoor recreational participants were randomly approached at each site.

Each sampler was provided with training on the survey questionnaire, as well as general sampling instructions related to approaching potential respondents, weather considerations, and safety. In total, 24 samplers were recruited, retained, trained, and deployed over the twelve-month sampling period, and completed 613 days of data collection. With the region possessing one of its tightest labour markets in history during the entire sampling period, consistently hovering around 5% unemployment, recruitment, retention, and training were identified as the greatest single risk to project success. Modifications were thus made on a continuous basis for aspects such as compensation, additional one-time financial incentives for completing distant and “gap” shifts<sup>2</sup> for a specific route/day-type that were not completed in the prior month but the same season, retention bonuses, enhanced safety protocols, and other measures to ensure a sufficient complement of field staff to complete the project.

It should be noted that throughout the study period sites and routes were modified on a continuous basis. Improvements and adjustments were made based on the observations of field staff hired to conduct vehicle counts and intercept interviews. Field staff remained in continual contact with the project consulting team, and with one-another, through an online group organized via the handheld application WhatsApp.

With the project's user volume and economic impact estimates being based primarily on counts of vehicles at known recreation staging areas and parking lots, as well as vehicle traffic counters and third-party data, some activities that are more broadly distributed in the region were difficult to enumerate. In particular, activities such as horseback riding, gravel grinding, and road cycling are expected to have conservative user volume and economic impact estimates, as these activities often occur in areas that do not have established start and end points (e.g., trails), parking lots, or staging areas, and at the time no third-party reports were received upon which FVRD estimates could be extrapolated. For horseback riding, there is a considerable difference in reported numbers when compared with the Horse Council BC released the 2019 Equine Industry Economic Study which calculated the equine industry provincial economic benefit, so this study further expands on recreational riding in the Vancouver/South Coast region.

<sup>1</sup> Winter = December, January, February, Spring = March, April, May, Summer = June, July, August, Fall = September, October, November. Note that winter 2019 included January, February, and December 2019. Preliminary vehicle count data gathered in December 2018 and intercept data were blended with December 2019 data.



Kayaking in Chilliwack River Valley  
Credit Tourism Chilliwack/Robyn Bessenger



Ice Climbing in the Fraser Canyon  
Credit Andy Jackson

## Existing Outdoor Recreation Volume Data

Existing outdoor recreation volume data was collected from the following sources:

- » User statistics for 2019 and 2020 from the Coquihalla Snowmobile Club for the Britton Creek riding area
- » Fraser Valley Mountain Bikers Association statistics for the Vedder Mountain Classic mountain bike race
- » BC Enduro Series racer data for the 2019 Vedder Mountain/NCES Norco Canadian Enduro Series
- » Recreation Sites & Trails B.C. overnight campground statistics for the region
- » BC Parks camping statistics for all Provincial Parks in the region
- » BC Ministry of Forest, Land, Natural Resource Operations and Rural Development (MFLNRORD) vehicle counter data for Chipmunk Creek FSR
- » MFLNRORD steelhead licence questionnaire data
- » MFLNRORD estimates on guided and non-guided sturgeon catch and effort
- » Fisheries and Oceans Canada salmon fishing effort data (from recent creel surveys)
- » BC Hydro data for same-day and overnight user volumes for rec sites
- » The Chilliwack Outdoor Club group trip numbers

In some cases, outdoor recreation volume data was only available on an annual basis. Volume was distributed throughout the months to equal the total.

## Vehicle Counts and Intercept Surveys

For each site, researchers/samplers would record the date, route, site, weather, time and number of vehicles counted at arrival and departure. Altogether, there were 613 days of data collection. This means that on many days multiple people were out on different routes collecting data.

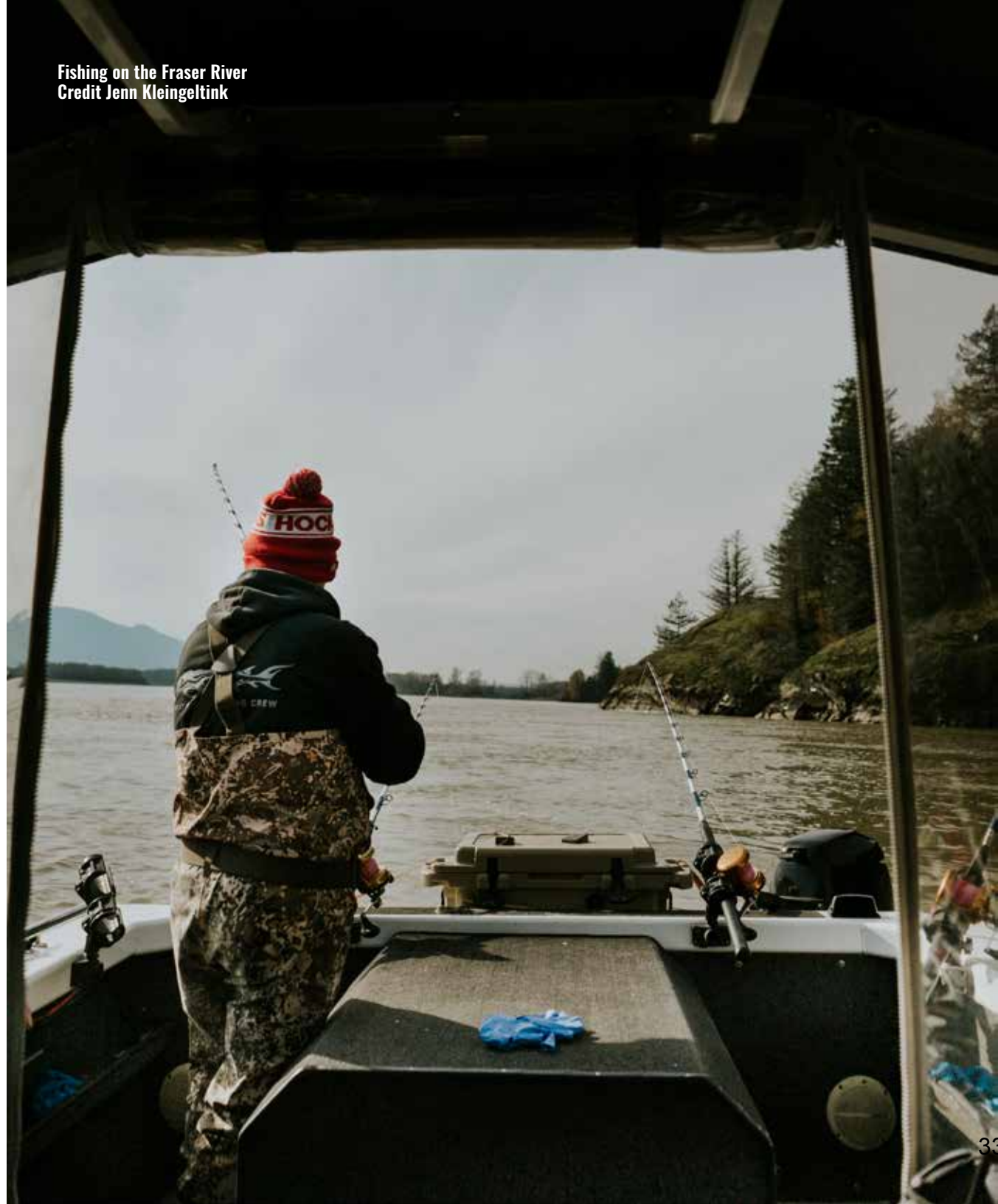
In addition, dozens of individual recreationists also provided photographs and vehicle count information to support the project. Data and information were requested through outdoor recreation associations, clubs and social media requests to the public.

A total of 2,455 intercept surveys were completed in all four seasons of 2019. The intercept survey collected information about:

- » Origin (resident, visitor)
- » Detailed origin (city, country)
- » Number of people in vehicle
- » Number of people in travel party
- » Hours at site
- » Activity at site
- » Other outdoor recreation activities in FVRD
- » Days spent doing that activity each year
- » Nights in FVRD (if visitor)
- » Accommodation (if visitor)
- » Activity experience level
- » Outdoor club membership
- » Detailed spending (daily and annual if resident)
- » Net Promoter Score
- » Overall Satisfaction
- » Satisfaction with access/parking, signage/wayfinding, friendliness of locals and crowding
- » Indigenous culture/heritage as a travel motivator
- » Interest in Indigenous cultural interpretation in recreation areas (signage, kiosks, etc.)
- » Ability to name local Indigenous Peoples
- » Age
- » Gender

Falls Lake - Coquihalla Summit  
Credit Peter Larose





The following categories of expenditures were estimated for visitors and residents:

**Resident Daily Expenditures:**

- » Transportation and Fuel
- » Equipment Purchase
- » Equipment Rental
- » Food and Beverage
- » Shopping

**Resident Annual Expenditures:**

- » Equipment Rental
- » Equipment Purchase
- » Transportation and Fuel

**Visitor Daily Expenditures:**

- » Local Transportation
- » Equipment Rental or Guiding
- » Equipment Purchase
- » Accommodation
- » Food and Beverage
- » Shopping
- » Other

The detailed intercept survey questions are in Appendix B.

Table 3 summarizes the data collection that was undertaken in the project. For the purposes of the project, a “research shift” is one shift of work undertaken by a sampler to conduct intercept surveys with recreationists on site, and count vehicles in recreation parking lots and staging areas.



**Table 3: Data Collection Levels by Season**

	Data Collection				
	Winter	Spring	Summer	Fall	Total
Research Shifts (#s)	150	146	178	139	613
Research Days (% of Total)	24%	23%	29%	24%	100%
Intercept Surveys Completed	313	588	787	767	2,455
Intercept Surveys (% of Total)	13%	24%	32%	31%	100%

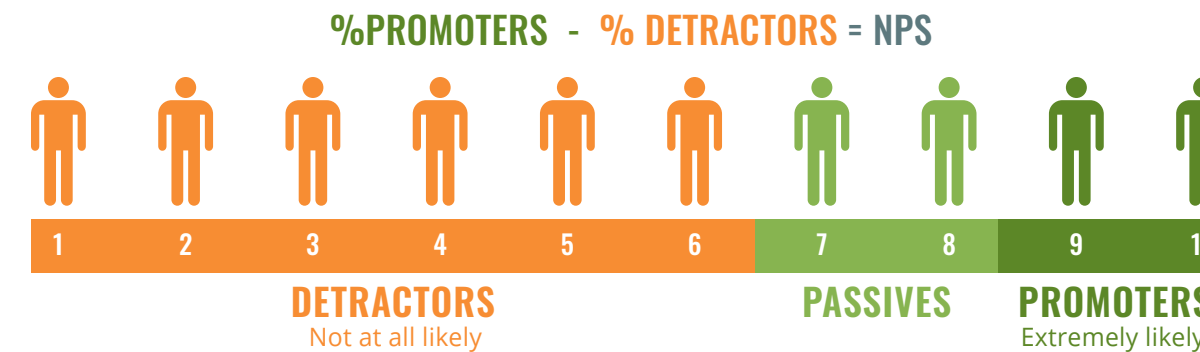
*Note: Winter = Dec, Jan, Feb; Spring = Mar Apr May; Summer = Jun, Jul, Aug; Fall = Sep, Oct, Nov.*

Analysis of survey responses is conducted for FVRD residents and visitors as well as by activity. Most graphs and tables presented in the following pages are expected to total to 100%. In some cases, the totals equal just over 100% (e.g. 101%) or just under (e.g. 98-99%), this is due to rounding of responses in each category.

**Net Promoter Score**

Growing customer service/experience expectations, changing tourism markets, and increasing worldwide competition have led to substantial shifts in the tourism marketplace over the past decade. The delivery of outstanding visitor experiences is critical to achieve higher revenues via increased spending, longer stays, repeat visits, and visitors’ positive word of mouth recommendations.

The Net Promoter Score® (NPS®)<sup>2</sup> measures the intent to recommend a product, service, or in this case, an outdoor recreation destination, and is considered a robust indicator of overall satisfaction. NPS is measured by asking one question (likelihood of recommending the Fraser Valley as an outdoor recreation destination) on the intercept survey. The question results are used to categorize respondents into one of three groups – promoters (very/extremely likely to recommend), passives (may or may not recommend) and detractors (not likely to recommend). Overall, the percent of detractors is subtracted from the percent of promoters to equal the NPS (see below).



<sup>2</sup> Net Promoter, NPS and the NPS-related emoticons are registered service marks, and Net Promoter Score and Net Promoter System are service marks, of Bain & Company, Inc., Satmetrix Systems, Inc. and Fred Reichheld.

## Recreation Satisfaction Measures

A series of questions were asked of recreationists regarding their satisfaction with various aspects of their recreation experiences. All respondents to the surveys, including residents and visitors to the FVRD, were asked to rate their satisfaction on a scale of 0 to 10 for the following aspects of their recreation experiences:

- » Overall quality of the trail/recreation area
- » Accessibility/parking
- » Signage/wayfinding on-trail
- » Crowding
- » Friendliness of locals

The results for recreationist satisfaction with these different aspects of outdoor recreation were then compared between different activity sectors, and for different recreationist demographics (age, gender, origin, experience level, and others) to determine trends with satisfaction.

## Business Survey

To capture guided or commercial recreation activities, an online survey of businesses and associations that provide outdoor recreation experiences was conducted in February 2020. Businesses were included if they provided outdoor recreation experiences to visitors and locals in the Fraser Valley Regional District. This included businesses that provide camping (private campgrounds), sport fishing, nature and ecotours, winter sports (downhill skiing, snowboarding, backcountry skiing), attractions (water-based attractions, nature-based interpretative sites), flight tours, mountain biking, rafting, boat rentals, canoeing, kayaking, standup paddling, hiking, trail running, adventure race/event, cycling tours and air sports.

The online survey was distributed via email as well as a convenient online link distributed through working group members and the project sponsors. The survey collected information about:

- » Business characteristics (operating season, employees, revenue generated from visitors, revenues, expenses)
- » Client characteristics (length of stay, origin)
- » Barriers to growth
- » Optimism about growth of outdoor recreation/nature-based tourism in the FVRD

Multiple email and telephone call reminders were used to encourage survey responses. In total, there



were 43 full or partial responses to the business survey.

## Estimating Volume and Direct Expenditures

### Outdoor Recreation Volume

As previously stated, recreation volume was estimated by season from existing outdoor recreation data or from vehicle counts. For vehicle counts, the following steps were taken:

1. Calculated average vehicle count by day type (weekends or weekdays) for each site by each month.<sup>3</sup>
2. Multiplied the average day type vehicle counts by the number of weekdays or weekends in each month. This equaled the number of vehicles per site, per month for weekends and weekdays.
3. Multiplied the number of vehicles per site per month for weekends and weekdays by the average number of people per vehicle. This equaled the number of people (or recreation days) per month, for weekends and weekdays;
4. Given the vehicle counts were one point of time, for sites with shorter stays, a length of stay adjustment<sup>4</sup> was used to adjust recreation days for all daylight hours. This equaled a revised number of recreation days by site, by month for weekends and weekdays.
5. Added the weekend and weekday estimate up by site and month. This equaled total recreation days by month.
6. Multiplied monthly recreation days by the percent of residents and visitors. This equaled the number of resident and visitor recreation days by site by month.
7. Multiplied the number of resident and visitor recreation days by site by month by the percentage of people participating in each activity (often there were multiple activities per site). This equaled the number of recreation days for residents and visitors by activity, by site and by month.
8. For each activity, summed the total recreation days for residents and visitors for all months and across all sites. This equalled the total

<sup>3</sup> If sufficient data was not available seasonal averages were used. On several occasions, annual averages were used.

<sup>4</sup> The length of stay adjustment was daylight hours (minus 2 for dusk and dawn) divided by the average hours at the site.

recreation days for residents and visitors by activity.

spending on outdoor recreation in the FVRD in 2019.

### Direct Outdoor Recreation Expenditures

Two kinds of recreation spending were estimated: daily spending by residents and visitors, and annual spending by residents on equipment and transportation.

The following steps were taken to estimate spending:

1. To estimate daily spending for residents, total recreation days by activity were multiplied by average daily spending on transportation and fuel, equipment purchases, equipment rental (that day), food and beverages and shopping.
2. To estimate daily spending for visitors, total recreation days by activity were multiplied by average daily spending on accommodation, transportation and fuel, equipment purchases, equipment rental (that day), food and beverages and shopping.
3. To estimate annual spending for residents, total recreation days by activity were divided by the average number of days residents participated in that activity each year. This equalled the number of residents participating in each activity each year. The number of residents were multiplied by annual outdoor recreation expenditures on equipment rental, purchase and transportation.
4. All of these expenditures were added together to equal total direct

For mountain biking, volume estimates were triangulated with user-generated data on the popular mountain biking trail application, Trailforks. This method helped ensure consistency with estimates produced for mountain bike economic impact estimates produced in the Sea to Sky Mountain Bike Tourism Economic Impact Analysis managed by the Mountain Bike Tourism Association (MBTA) and allows for better data comparisons.

### Estimating Total Economic Impact Estimates

Total direct spending on 2019 FVRD outdoor recreation was used as an input into economic impact modeling using Statistics Canada's Provincial-Territorial Input-Output Model (2013)<sup>5</sup>. This model estimates additional economic impacts beyond the initial expenditures, including induced, indirect, total economic impacts, and job estimates. The model uses multiplier coefficients to determine the above economic impact measures when the total economic output (consumer spending minus consumption taxes) are known for specific expenditure categories.

Tax Revenues were estimated using national and provincial taxation attribution tables developed by Statistics Canada.<sup>6</sup>

<sup>5</sup> Statistics Canada, Input-Output Model Simulations (Interprovincial Model), 2015, 15F0009X2019001, release date April 4, 2019. <https://www150.statcan.gc.ca/n1/en/catalogue/15F0009X2019001>

<sup>6</sup> Statistics Canada, "Government Revenues Attributable to Tourism, 2011." Catalogue no.



# RESULTS

This chapter includes results in the following sections:

- » Outdoor Recreation Volume and Spending
- » Economic Impacts
- » Characteristics of Outdoor Recreation Participants
- » Characteristics of Visitor Trips
- » Indigenous Cultural Experiences
- » Experience Evaluation
- » Outdoor Recreation Business Insights

## Volume and Expenditures

### Overview

Overall, in 2019, there were 7,405,010 outdoor recreation days in the FVRD, which generated \$948 million in direct spending. In total, 60% of total recreation days were undertaken by FVRD residents while 40% were visitors.

**Table 4: Outdoor Recreation Days and Spending (2019)**

2019 Outdoor Recreation Days and Spending			
	Residents	Visitors	Total
<b>Independent</b>			
Outdoor Recreation Days	4,053,477	1,976,779	6,030,256
Direct Outdoor Recreation Expenditure (\$ million)	\$194.9	\$192.3	\$387.2
Annual Equipment Spending (\$ million)	\$433.7		\$433.7
<b>Guided/Commercial Recreation</b>			
Outdoor Recreation Days	420,237	954,517	1,374,754
Direct Spending (\$ million)	\$25.7	\$101.1	\$126.8
<b>Total</b>			
<b>Outdoor Recreation Days</b>	<b>4,473,714</b>	<b>2,931,296</b>	<b>7,405,010</b>
<b>Direct Spending (\$ million)</b>	<b>\$654.3</b>	<b>\$293.4</b>	<b>\$947.7</b>

*Note: People attending events are included as independent recreationists*

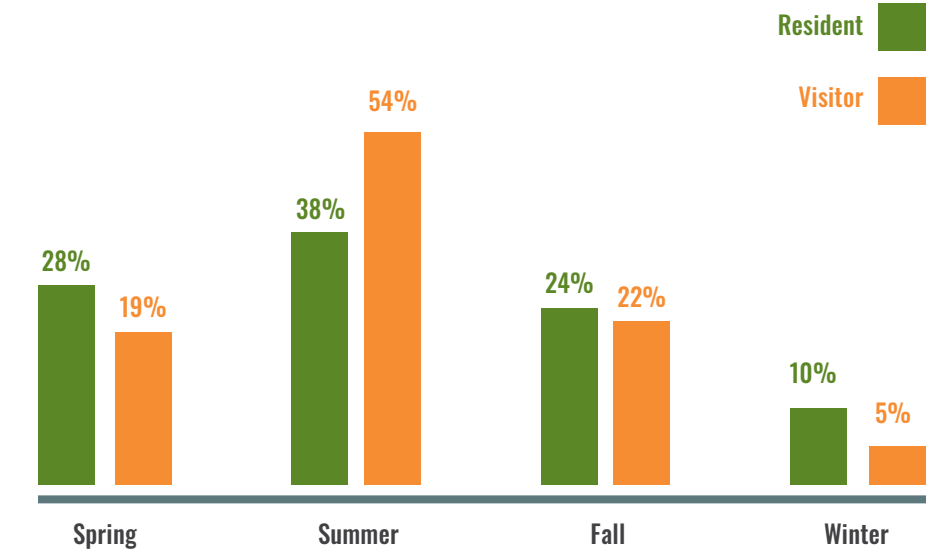
## Recreation Days

The majority (81%) of outdoor recreation days were independent, while fewer (19%) were guided/commercial recreation. Not surprisingly, the majority of recreation days were in the summer, followed by the spring and fall. A higher proportion of visitor recreation days occurred in the summer than resident recreation days.

The most common activities were hiking/trail running at over 1,664,344 recreation days, followed by camping (1,515,676 recreation days), and walking/dog walking (1,453,954 recreation days). Sport fishing totalled 581,342 recreation days, followed by swimming/beach/waterside activities (383,826) or visiting a park, picnicking or using playground equipment (279,784).

As might be expected, more FVRD residents than visitors participated in almost all activities, with the exceptions being camping, rafting, flight tours, snowmobiling, climbing/scrambling and horseback riding.

**Figure 3: Seasonality of Recreation Days (% of Total)**

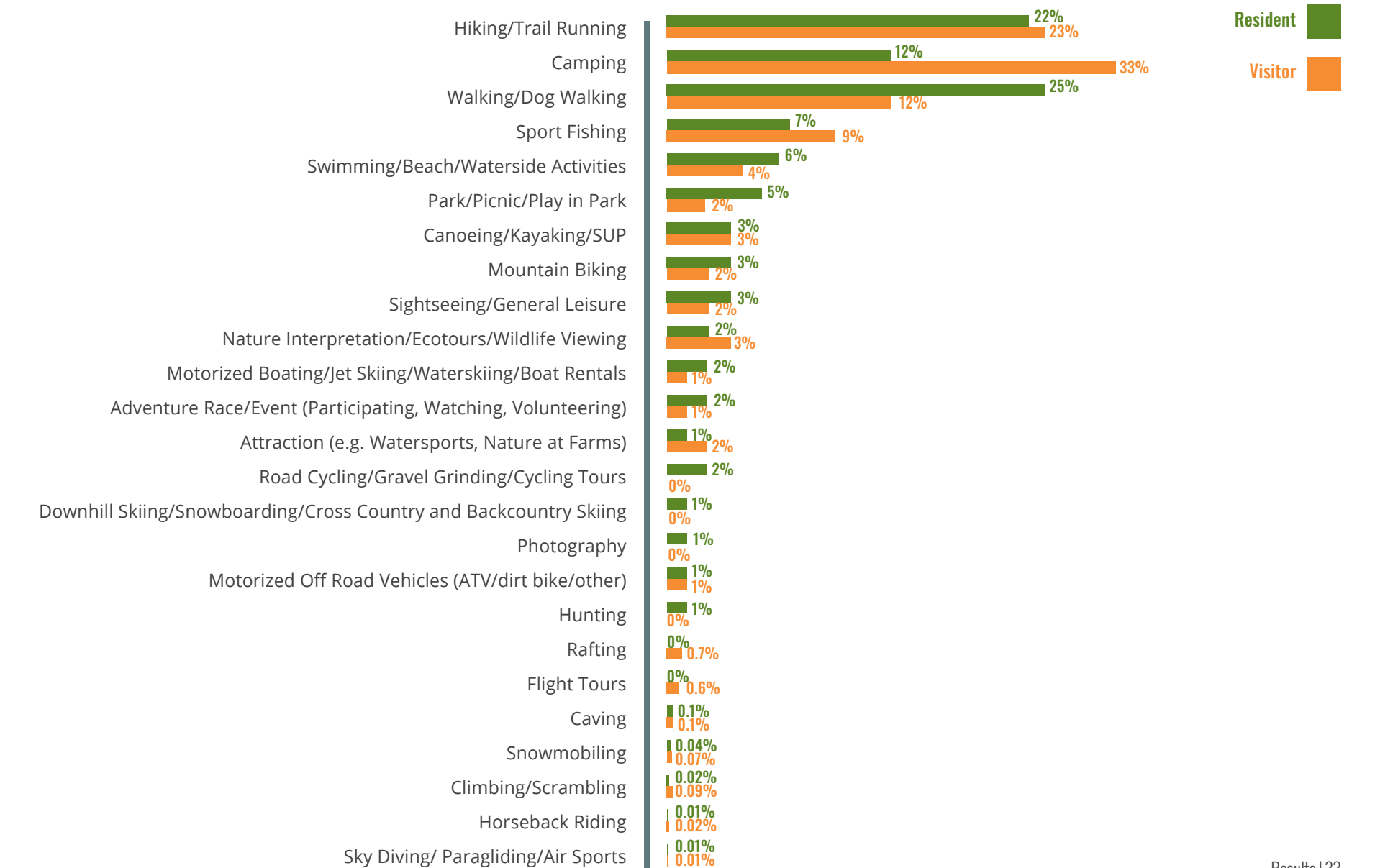


**Table 5: 2019 FVRD Outdoor Recreation Days by Activity Type (Independent & Guided)**

Activity	Resident	Visitor	Total	% of Total
Hiking/Trail Running	999,893	664,451	1,664,344	22.48%
Camping	547,851	967,825	1,515,676	20.47%
Walking/Dog Walking	1,112,717	341,237	1,453,954	19.63%
Sport Fishing	325,530	255,812	581,342	7.85%
Swimming/Beach/Waterside Activities	268,158	115,669	383,826	5.18%
Park/Picnic/Play in Park	218,718	61,066	279,784	3.78%
Canoeing/Kayaking/SUP	137,242	94,323	231,565	3.13%
Mountain Biking	125,363	64,018	189,380	2.56%
Sightseeing/General Leisure	134,731	53,556	188,287	2.54%
Nature Interpretation/Ecotours/Wildlife Viewing	97,807	89,628	187,435	2.53%
Motorized Boating/Jet Skiing/Waterskiing/Boat Rentals	105,926	36,421	142,347	1.92%
Adventure Race/Event (Participating, Watching, Volunteering)	86,170	30,974	117,143	1.58%
Attraction (e.g. Watersports, Nature at Farms)	66,325	49,625	115,950	1.57%
Road Cycling/Gravel Grinding/Cycling Tours	71,601	14,524	86,125	1.16%
Downhill Skiing/Snowboarding/Cross Country and Backcountry Skiing	58,162	10,481	68,643	0.93%
Photography	37,546	14,212	51,758	0.70%
Motorized Off Road Vehicles (ATV/dirt bike/other)	32,065	18,779	50,844	0.69%
Hunting	35,495	1,244	36,739	0.50%
Rafting	2,201	21,678	23,878	0.32%
Flight Tours	2,181	17,820	20,001	0.27%
Caving	4,308	2,419	6,728	0.09%
Snowmobiling	1,995	2,072	4,067	0.05%
Climbing/Scrambling	985	2,536	3,521	0.05%
Horseback Riding	334	594	927	0.01%
Sky Diving/Paragliding/Air Sports	411	334	746	0.01%
<b>Grand Total</b>	<b>4,473,714</b>	<b>2,931,296</b>	<b>7,405,010</b>	<b>100%</b>

In 2019, there were an estimated 1,374,754 guided/commercial recreation days in the FVRD. Visitors (non-residents of the Fraser Valley) constituted the majority (69%) of those recreation days. Camping at private campgrounds was the most popular activity, followed by visits to attractions, nature interpretation/ecotours, winter sports, sport fishing, mountain biking and rafting.

**Figure 4: Outdoor Recreation Days by Activity and User Type (% of Total)**



**Table 6: Guided/Commercial Recreation Business Recreation Days**

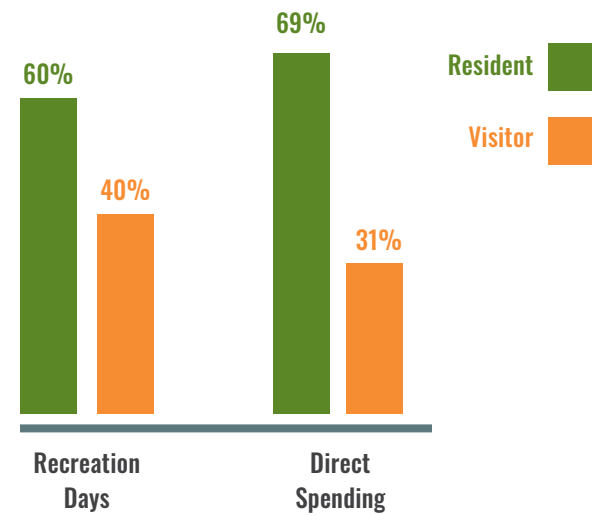
	Resident	Visitor	Total	% of Total
Camping	245,988	737,965	983,953	71.57%
Attraction	66,325	49,625	115,950	8.43%
Nature Interpretation and Ecotours	28,666	59,741	88,407	6.43%
Winter Sports (Skiing/Snowboarding/Backcountry Skiing)	56,020	7,130	63,150	4.59%
Sport Fishing	3,970	36,957	40,927	2.98%
Mountain Biking	8,864	15,725	24,589	1.79%
Rafting	1,556	20,092	21,648	1.57%
Flight Tours	2,181	17,820	20,001	1.45%
Boat Rentals	4,590	4,590	9,180	0.67%
Canoein/Kayaking/SUP	1,658	2,490	4,147	0.30%
Adventure Race/Event	203	958	1,161	0.08%
Hiking/Trail Running	79	965	1,044	0.08%
Cycling Tours	2	401	403	0.03%
Air Sports	135	60	195	0.01%
<b>Total</b>	<b>420,237</b>	<b>954,517</b>	<b>1,374,754</b>	<b>100%</b>

### Outdoor Recreation Spending

In total, \$948 million was spent directly on outdoor recreation activities in the FVRD in 2019. The majority (69%) of direct spending was attributed to FVRD residents while the remaining 31% was from visitors. The proportion of resident spending was much higher than visitors for at least two reasons:

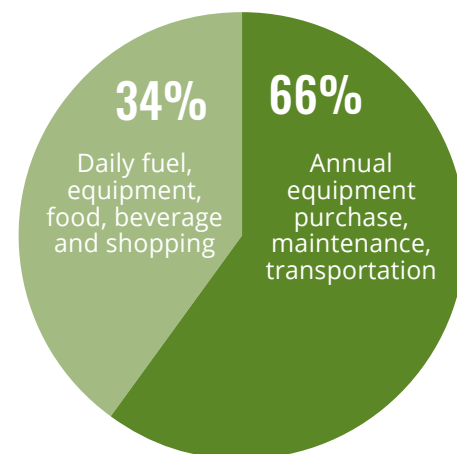
1. There were 1.5 million more resident than visitor outdoor recreation days, and
2. For resident expenditure estimates, both daily equipment purchases/rentals, and larger, annual equipment purchases (e.g. snowmobile, bike, etc.) made within the FVRD were included. For visitors, only equipment purchases/rentals made within the FVRD that day were included.

**Figure 5: Total Recreation Days and Direct Spending**



Outdoor recreation spending by FVRD residents was \$654.3 million which included items associated with daily trips to outdoor recreation places (34%) and annual spending on equipment purchase and maintenance (66%). The daily spending includes \$25.7 million at FVRD outdoor recreation businesses.

**Figure 6: FVRD Resident Outdoor Recreation Spending (Total - \$654.3 m)**

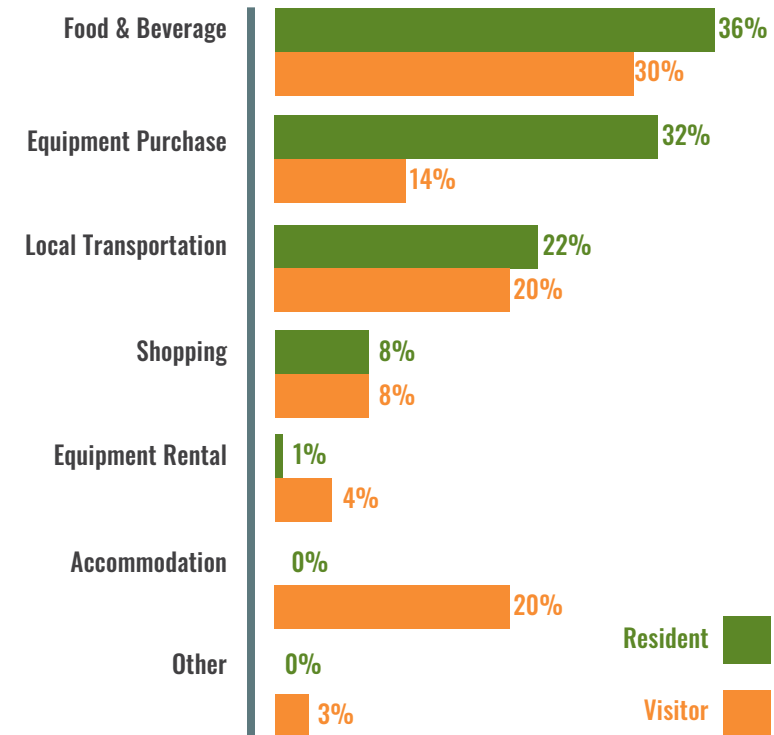


Visitors spent \$293.4 million in the FVRD on outdoor recreation, just over a third (34%, \$101.1 million) was spent on guided/commercial recreation experiences. Daily visitor expenditures totalled \$192.3 million.

Altogether, resident daily independent direct spending totalled \$628.6 million. Resident expenditures were more than three-quarters (77%) of daily spending, while the remaining 23% was spent by visitors to the region.

Residents spent most on food and beverages (36%) equipment purchases (32%), local transportation (22%), followed by and shopping (14%) and equipment rental (1%). Visitors spent the most on food and beverage (30%), followed by local transportation (20%), equipment purchase (14%), accommodation (20%) and shopping (8%). Note that many visitors were in the FVRD for the day and did not need overnight accommodation.

**Figure 7: Daily Outdoor Recreation Spending (% of Total)**



Vedder Mountain Classic  
Credit: David Urban





## Top 5 Activities by Spending

- 1 
- 2 
- 3 
- 4 
- 5 

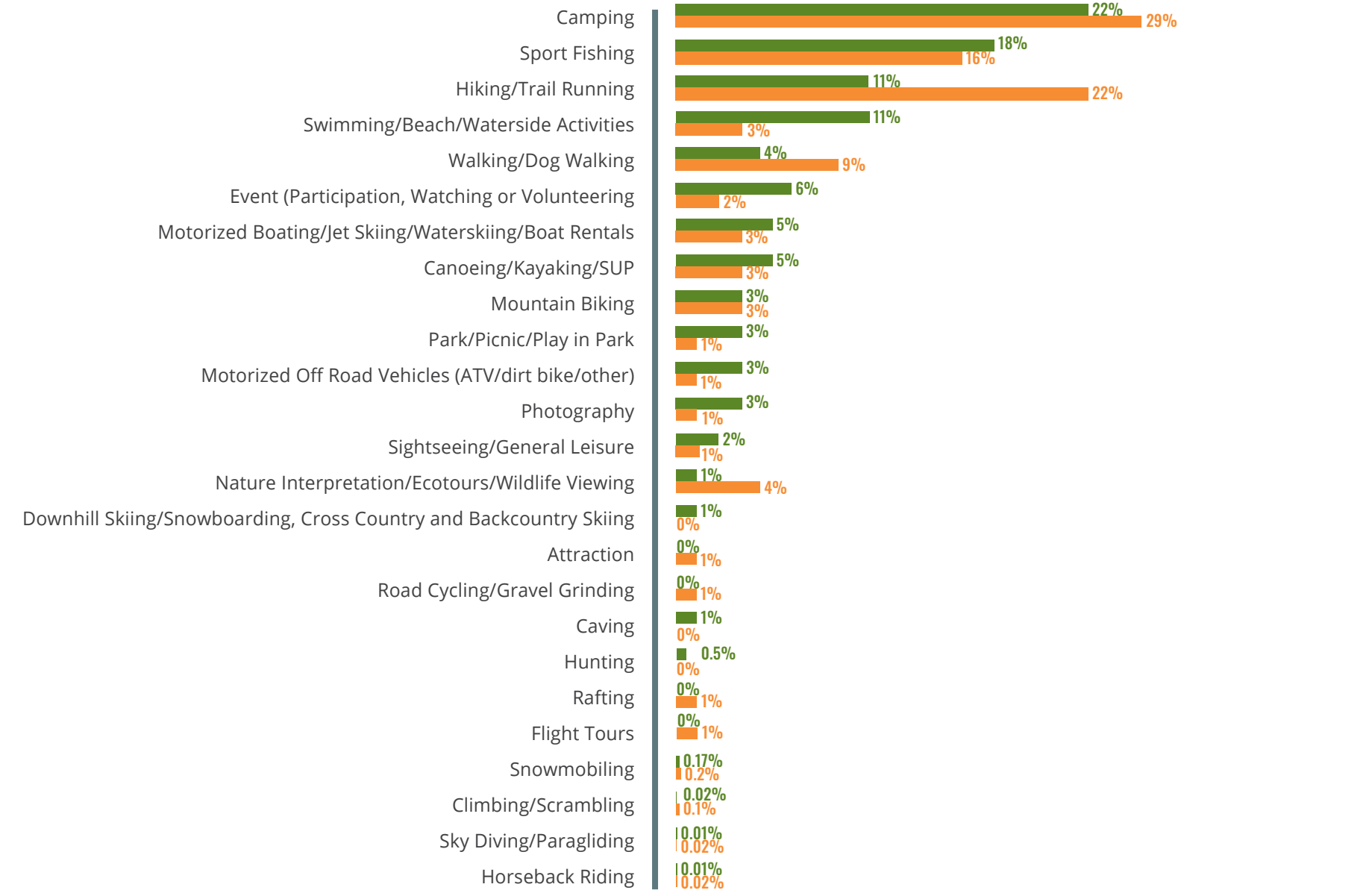
In terms of spending on activities, the top five activities were camping at \$230 million, followed by sport fishing (\$164 million), hiking/trail running (\$137 million), swimming/beach/waterside activities (\$78 million), and walking/dog walking (\$51 million).

For the most part, activity direct spending followed the same distribution (recreation days). However, sport fishing constituted a notably higher proportion of spending (17%) compared to participation (8%) due to the relatively higher average spending per day per person. Alternatively, walking/dog walking was 20% of total recreation days compared to only 5% of direct spending.

Table 7: Direct Outdoor Recreation Expenditures by Activity (Independent and Guided)

Activity	Resident	Visitors	Total	% of Total
Camping	\$145,961,428	\$83,669,452	\$229,630,880	24.23%
Sport Fishing	\$115,471,214	\$48,289,584	\$163,760,798	17.28%
Hiking, Trail Running	\$73,658,255	\$63,694,698	\$137,352,952	14.49%
Swimming/Beach/Waterside Activities	\$70,052,439	\$8,021,005	\$78,073,443	8.24%
Walking / Dog Walking	\$25,543,922	\$25,483,757	\$51,027,679	5.38%
Event (Participating, Watching or Volunteering)	\$38,662,148	\$6,062,825	\$44,724,972	4.72%
Motorized Boating/Jet Skiing/Waterskiing/Boat Rentals	\$32,122,036	\$7,801,330	\$39,923,366	4.21%
Canoeing Kayaking, SUP	\$29,452,461	\$8,143,931	\$37,596,392	3.97%
Mountain Biking	\$20,954,099	\$7,552,504	\$28,506,603	3.01%
Park, Picnic, Play in Park	\$18,600,012	\$3,479,485	\$22,079,497	2.33%
Motorized Off Road Vehicles (ATV/dirt bike/other)	\$19,597,922	\$2,295,034	\$21,892,956	2.31%
Photography	\$19,800,772	\$1,474,155	\$21,274,928	2.24%
Sightseeing/General Leisure	\$15,337,649	\$3,602,727	\$18,940,376	2.00%
Nature Interpretation/Ecotours/Wildlife Viewing	\$5,888,330	\$10,393,032	\$16,281,362	1.72%
DH Skiing/Snowboarding, Cross Country and Backcountry Skiing	\$6,539,799	\$1,464,317	\$8,004,115	0.84%
Attraction	\$2,352,693	\$3,745,307	\$6,098,000	0.64%
Road Cycling, Gravel Grinding	\$4,084,966	\$1,548,534	\$5,633,500	0.59%
Caving	\$4,645,062	\$250,965	\$4,896,027	0.52%
Hunting	\$3,238,364	\$129,084	\$3,367,448	0.36%
Rafting	\$763,744	\$2,593,638	\$3,357,382	0.35%
Flight Tours	\$237,517	\$2,653,174	\$2,890,691	0.31%
Snowmobiling	\$1,109,692	\$707,900	\$1,817,593	0.19%
Climbing/Scrambling	\$107,563	\$263,077	\$370,639	0.04%
Sky Diving/ Paragliding	\$84,759	\$45,249	\$130,008	0.01%
Horseback Riding	\$51,712	\$61,601	\$113,314	0.01%
<b>Grand Total</b>	<b>\$654,318,558</b>	<b>\$293,426,365</b>	<b>\$947,744,921</b>	<b>100%</b>

Figure 8 : Outdoor Recreation Direct Expenditures (% of Total)



In 2019, there was an estimated \$126 million of direct spending generated by guided/commercial recreation businesses in the FVRD. The majority (79%) of spending was attributed to visitors. Camping at private campgrounds generated 59% of commercial spending followed by sport fishing, nature interpretation and ecotours, winter sports and attractions.

Table 8: Guided/Commercial Recreation Business Revenues (Spending)

	Resident	Visitor	Total	% of Total
Camping (Private Campgrounds)	\$11,432,340	\$63,815,603	\$75,247,943	59.80%
Sport Fishing	\$1,513,792	\$15,570,058	\$17,083,850	13.58%
Nature Interpretation and Ecotours	\$2,546,777	\$7,697,186	\$10,243,963	8.14%
Winter Sports (Downhill Skiing/Snowboarding, Backcountry Skiing)	\$5,900,507	\$964,893	\$6,865,400	5.46%
Attraction	\$2,352,693	\$3,745,307	\$6,098,000	4.85%
Flight Tours	\$237,517	\$2,653,174	\$2,890,691	2.30%
Mountain Biking	\$776,972	\$2,007,358	\$2,784,330	1.42%
Rafting	\$110,342	\$2,429,133	\$2,539,475	2.02%
Boat Rentals	\$413,100	\$688,500	\$1,101,600	0.88%
Canoeing/Kayaking/SUP	\$334,651	\$602,274	\$936,925	0.74%
Hiking/Trail Running	\$33,428	\$467,460	\$500,888	0.40%
Adventure Race/Event	\$62,618	\$353,807	\$416,425	0.33%
Cycling Tours	\$297	\$83,583	\$83,880	0.07%
Air Sports	\$29,700	\$16,800	\$46,500	0.04%
<b>Total</b>	<b>\$25,744,734</b>	<b>\$101,095,135</b>	<b>\$126,839,869</b>	<b>100%</b>



Cascade Falls Regional Park  
Credit Tourism Abbotsford

## Economic Impacts

In total, there was \$948 million in direct spending as a result of FVRD outdoor recreation in 2019. When direct, indirect and induced spending were accounted for, the economic impacts of the outdoor recreation industry in the FVRD totalled:

- » \$1.52 billion in total impact
- » \$568 million in Gross Domestic Product (GDP)
- » 10,262 jobs
- » \$258 million paid in taxes, including \$116 million in federal taxes (45%), \$126 million (in provincial taxes (49%) and \$15.7 million in municipal taxes (6%)

**Table 9: Total Economic Impacts**

2019 FVRD Outdoor Recreation Economic Impacts	
Direct Outdoor Recreation Expenditures	\$947,750,730
Direct Economic Output <sup>1</sup>	\$853,356,486
<b>Total Impact (includes indirect<sup>2</sup> and induced<sup>3</sup> impacts)</b>	<b>\$1,519,749,122</b>
GDP	\$568,206,819
Employment (jobs) <sup>4</sup>	10,262
<b>Total Taxes<sup>5</sup></b>	<b>\$257,788,199</b>
Federal Taxes	\$116,004,689
Provincial Taxes	\$126,058,429
Municipal Taxes	\$15,725,080

1. Direct economic output: Expenditures of local residents and visitors on recreation-related items in the Fraser Valley region, minus consumption taxes – including equipment, accommodation, food & beverage, local transportation, and other items.
2. Indirect economic output: Expenditures by recreation-related businesses on input items, such as a hotel purchasing financial services and insurance, or physical assets such as beds, televisions, etc.).
3. Induced economic output: Primarily expenditures by employees of recreation-related businesses in the local economy, on items such as food, entertainment, housing, etc.

4. Jobs: the number of specific jobs offered by recreation-related businesses as a result of recreationist expenditures in the study region.
5. Tax Revenues: The total amount of direct taxation revenue resulting from i) recreationist consumer taxes; ii) business income taxes; iii) Employee income taxes; and iv) other fees/surcharges/taxes.

Estimating tax revenue attributable to recreation activity is challenging due to the multiple and varying layers of business taxes (income tax, property tax, payroll tax), employee income taxes, recreationist consumption taxes (GST/PST), municipal parking, and various other fees, levies, and surcharges. The tax revenues attributable to recreation in this study are therefore only initial, high-level estimates, based on national and provincial average tax revenues associated with recreation and tourism expenditures.

It should be noted that most, though not all of this \$1.5 billion in economic impact would accrue directly to the Fraser Valley region. The Statistics Canada Input-Output Model allows estimates of economic impact to be constrained to (confined within) either Canada overall, or within each province/territory. The \$1.5 billion in total economic output is the total economic impact to the BC economy – not just the FVRD area. In other words, recreationist spending in the Fraser Valley will create “spinoff” impacts throughout the BC economy, not just in the Fraser Valley. For example, if a hotel purchases furniture from the interior of BC or a retail outlet purchases business insurance from Metro Vancouver, these economic impacts would accrue to the BC economy but not directly to the Fraser Valley Regional District economy.

However, 100% of direct output will accrue to the Fraser Valley region, by definition, whereas the majority of induced and indirect economic impacts can be expected to accrue to the region. Indirect impacts result from recreation related businesses purchasing products and services from wholesalers and suppliers (for example, hotels/restaurants purchasing furniture, equipment, legal/accounting services, etc.). With the large geographic region and widespread availability of wholesalers and professional service providers in the region, similar studies would suggest that well over 50% of indirect impacts would accrue to the Fraser Valley region. Induced impacts are principally recirculated employee salaries throughout the local economy, on items such as housing, food, transportation, retail items, etc. Again, considering the large geographic size of the region and widespread availability of these products and services, well over 50% of induced impacts could be assumed to accrue directly to the Fraser Valley region.

## Characteristics of Outdoor Recreation Participants

More than half of outdoor recreation participants in the FVRD were male (61%)<sup>1</sup>. Interestingly, the trend was more pronounced in visitors (68% male) than residents (58% male), suggesting that male recreationists travel in higher relative proportion to female recreationists.

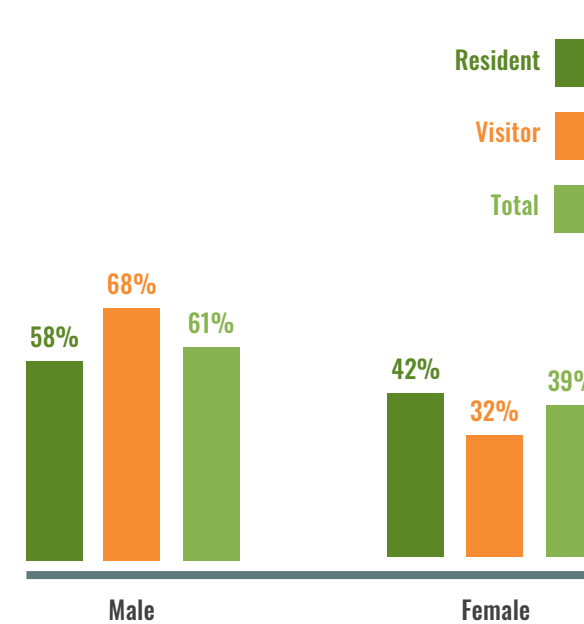
The region can be considered to have a comparatively broad distribution of recreation users, with nearly an equal proportion of trail users being 45-54 years old as 25-34 years old (20%). The most common age group of

recreationists was 35-44 years old (24%). Overall, residents and visitors had a similar age profile.

Proportions of males were more likely to be higher in activities such as mountain biking, sport fishing, and motorized off road vehicle recreation. In contrast, females were more likely to participate in hiking/trail running and walking/dog walking.

<sup>1</sup> For the purposes of this study, gender was observed by the recording sampler; recreationists were not asked their gender.

**Figure 9: Gender of Recreationists in FVRD**



**Figure 10: Age of Recreationists in FVRD**

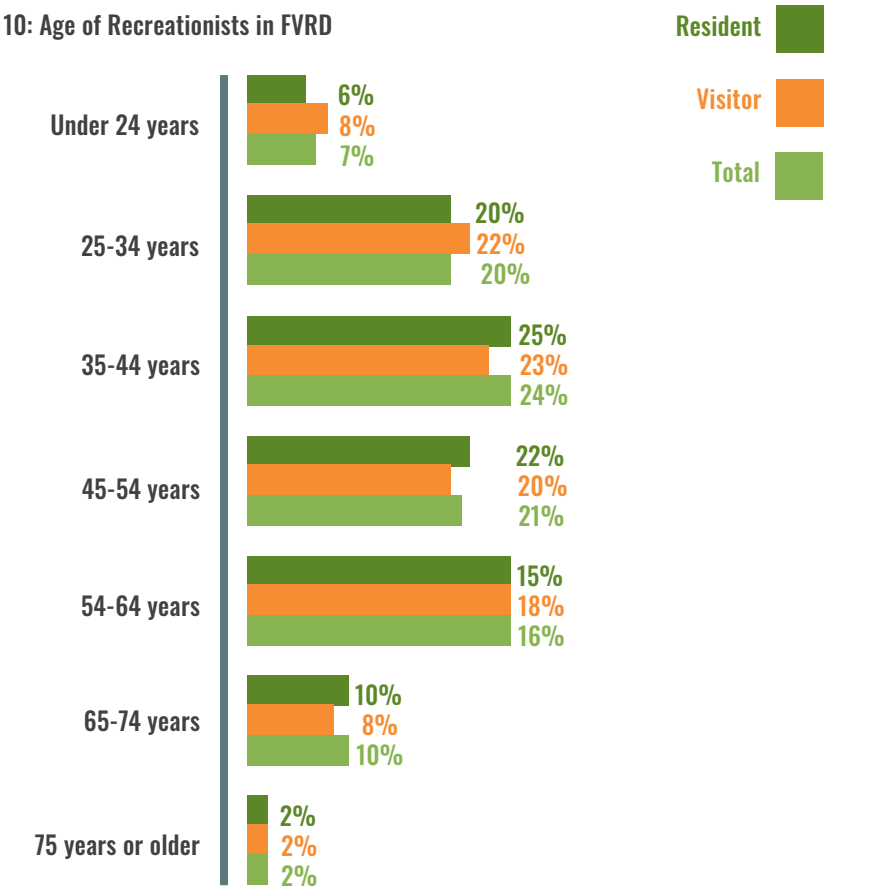
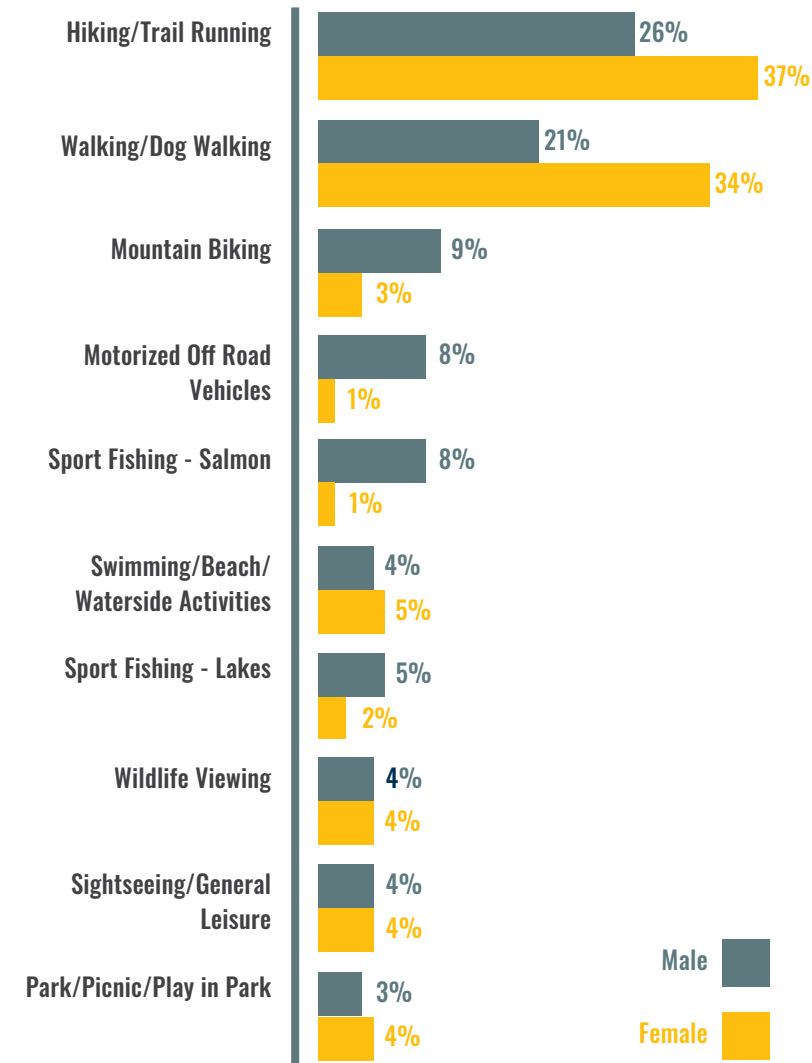




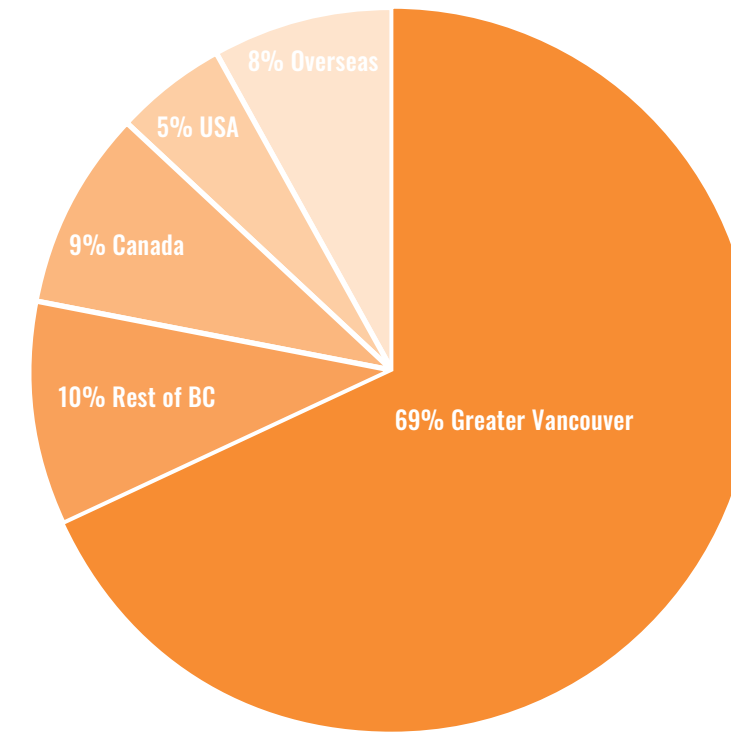
Figure 11: Top Ten Outdoor Recreation Activities by Gender (% of Total)



### Visitor Origins

Among visitors to the Fraser Valley, over two-thirds were from Metro Vancouver (69%), while another 10% were from other areas of BC, or Canada (9%). Another 8% were from overseas and 5% were from the United States.

Figure 12: Visitor Market Origin (% of Total)

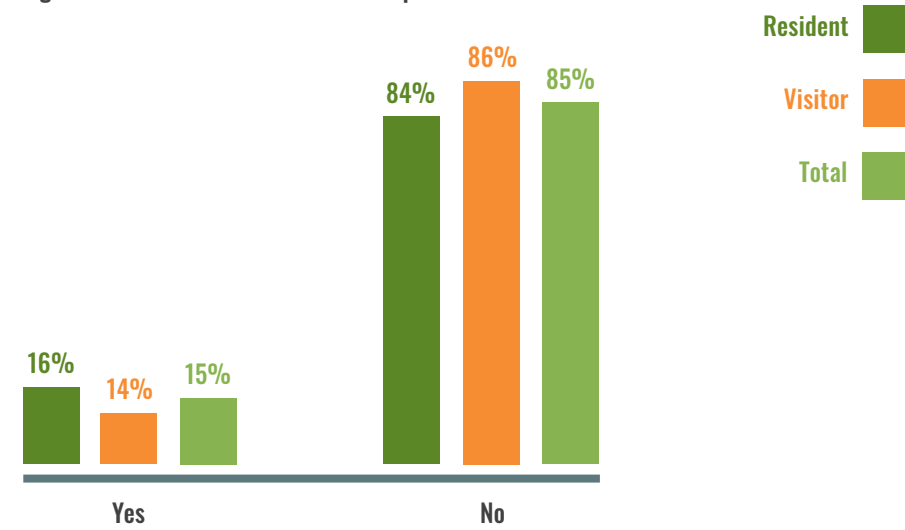


### Membership in an Outdoor Club

An important aspect of recreation planning is whether recreationists belong to a formalized outdoor club, as outdoor clubs assist with the coordination of recreationists, enhanced recreation area management, and stronger compliance with rules and regulations.

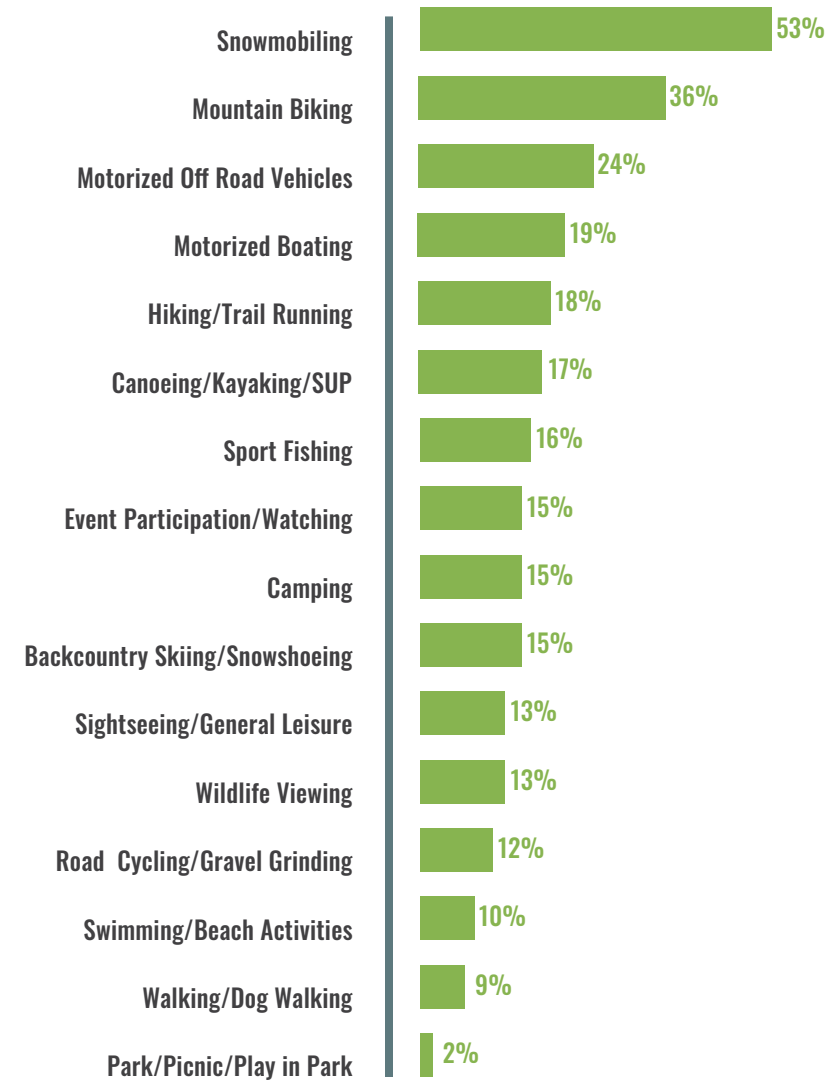
Approximately 15% of FVRD outdoor recreation participants were members of a BC outdoor club. Residents and visitors were similar in their club membership.

Figure 13: BC Outdoor Club Membership (% of Total)



Among activity sectors, snowmobilers (53%) and mountain bikers (36%) were the most likely to belong to a BC outdoor club. The next highest proportion was for motorized off road vehicle users, for which nearly one-quarter (24%) of riders belong to a club.

Figure 14: Membership in BC Outdoor Club by Activity Type (% of Total)



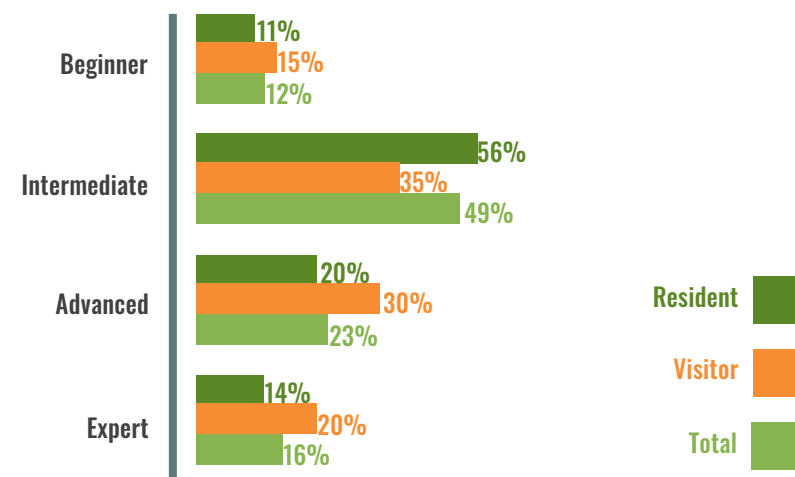
## Experience Level

Understanding the experience level of recreationists is a key factor when planning for infrastructure, marketing, and overall management systems. More experienced recreationists tend to desire more challenging terrain, more diverse and larger terrain in which to recreate. On the other hand, less experienced recreationists typically desire less challenging and safer terrain with lower associated risk levels, and additional clarity and support with aspects such as signage/wayfinding information, including maps and directional signage with marked distances.

The most common experience level stated by recreationists was “intermediate,” with nearly half (49%) of outdoor recreation participants rating their experience level thusly.

Fewer are advanced (23%) or expert (16%) or beginner (12%). More visitors rate their experience level as advanced or expert (50%) compared to residents (34%). This difference is sufficient to consider stratifying visitors and residents when developing and managing areas, to ensure the appropriate mix of more moderate, supported terrain with more challenging and “rugged” or “natural” terrain covering larger geographic areas for linear trails and managed recreation areas.

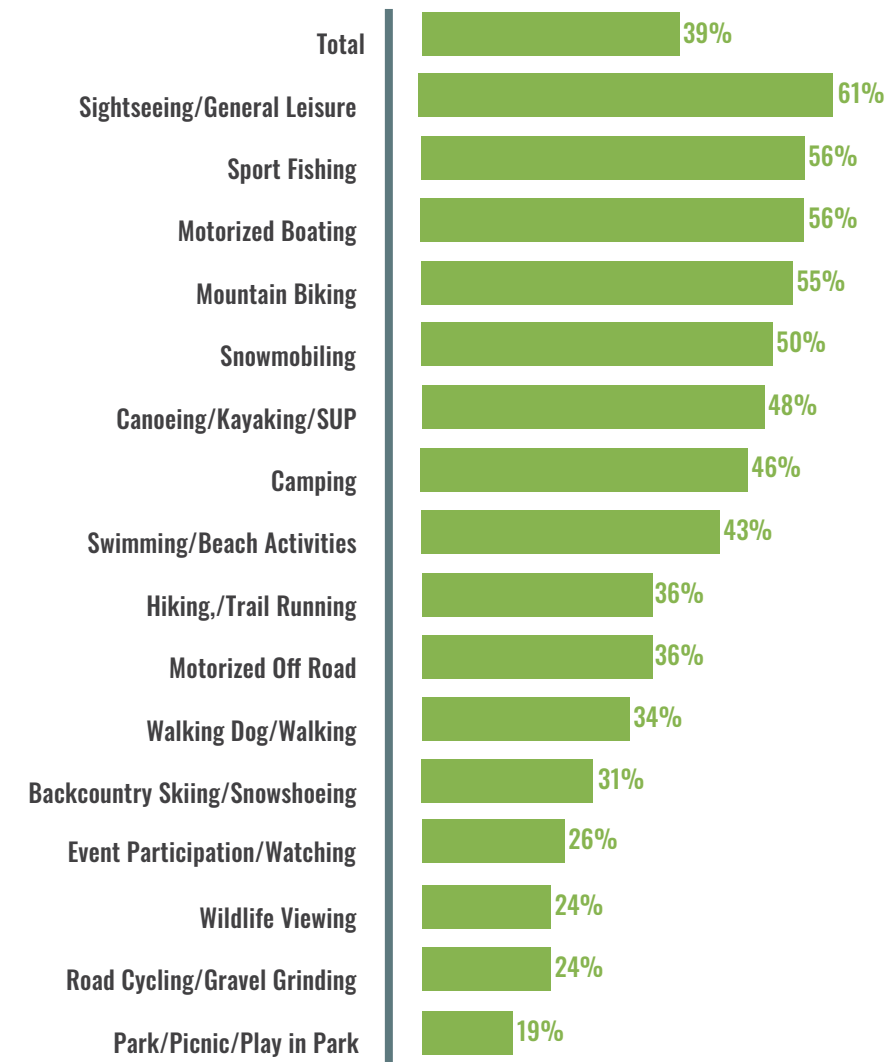
Figure 15: Activity Experience Level (% of Total)



Activities for which participants rated themselves as advanced/expert in the highest proportion (greater than 50%) were for sightseeing/general leisure, sport fishing, motorized boating, mountain biking, and snowmobiling.

Fewer outdoor recreation participants rated themselves as advanced/expert at backcountry skiing, snowshoeing/X-country skiing, wildlifed viewing, and road cycling/gravel grinding.

Figure 16: Advanced/Expert Experience Level by Activity (% of Total)



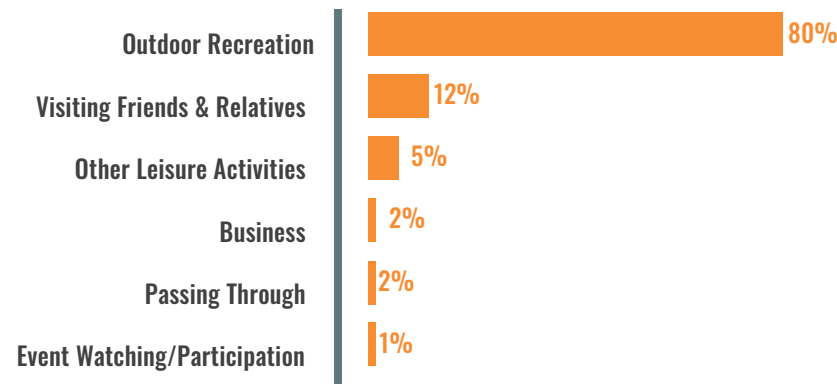
Yale Waterfront  
Credit Geoff Genge



## Characteristics of Visitor Trips

Most FVRD visitor trips were primarily to participate in outdoor recreation (80%). A lower proportion (12%) were motivated to travel primarily to visit friends and relatives (VFR) (12%), and to participate in other leisure activities (5%). Only 2% of recreationists were in the FVRD primarily for business. See Figure 17. These results suggest some opportunities to cross-market the region as a general leisure/VFR/recreation destination, and limited opportunities to market the region as a co-branded business/recreation destination.

Figure 17: Primary Reason for Trip (% of Total)



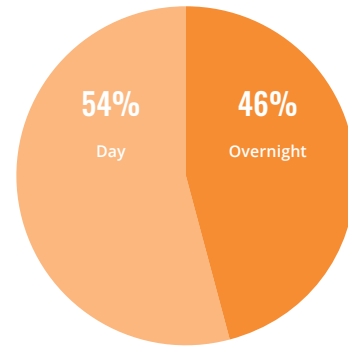
## Average Visitor Length of Stay

Slightly more than half of outdoor recreation visitors (54%) were day visitors, while the remaining 46% were overnight visitors.

Half of visitors were in the FVRD for two to three nights (51%), while nearly one-quarter (23%) only stayed one night and an additional 26% stayed more than four nights. The average overnight visitor length of stay was 3.7 nights. See Figure 18.

With more than three-quarters of visitors staying more than one night, destination planners and marketers should consider ways to enhance visitor experiences by developing, managing, and promoting complementary activity sets for visitors.

Figure 18: Visitor Length of Stay (% of Total)



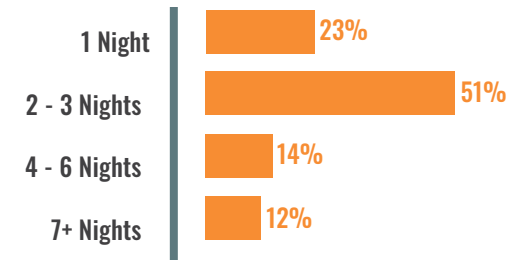
Fall visitors stayed in the region the longest, at 4.3 days per trip. Spring visitors stayed for just over half that duration on average, at 2.6 days. See Figure 20.

This may be a factor to consider in planning shoulder season destination marketing efforts for recreationists, in terms of generating the highest possible visitor “yields” (average expenditures per trip).

Figure 20: Visitor Length of Stay by Season (Average Nights in FVRD)



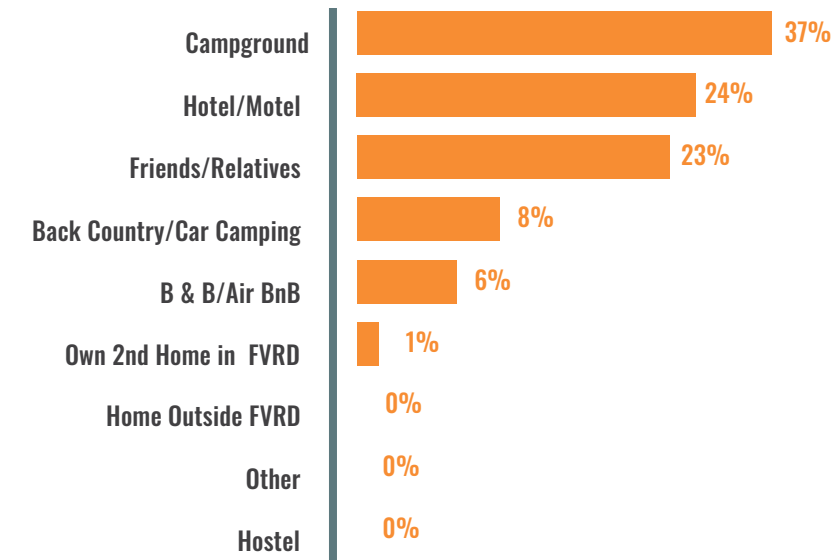
Figure 19: Visitor Average Length of Stay (% of Total)



## Visitor Accommodations Used

By far the most common type of accommodation used by recreationists was campgrounds, with more than one-third (37%) of respondents camping in the region. These results here are more than three-times the percentage of camping as an accommodation type (10%) for B.C. residents on a trip within the province.<sup>1</sup> This result demonstrates the importance of campground infrastructure for recreation travelers.

Figure 21: Overnight Visitor Accommodation Type (% of Total)



<sup>1</sup> Destination B.C., “Market Profiles – British Columbia, October 2018.”



Bridal Falls  
Credit David Urban

## Indigenous Cultural Experiences

The study also included a summary evaluation of the awareness, interest, and perspectives of FVRD residents and visitors to the region regarding Indigenous culture and history. Various studies on traveller motivations and intentions with regard to travel to/within BC have demonstrated an increasing interest in Indigenous culture among residents of BC and visitors to the Province. Considering the strong connection of Indigenous peoples to the land and natural resources, and shared interest with recreationists in environmental sustainability, this analysis will be crucial information for outdoor recreation and tourism planners in the region, including Indigenous community planners. More than half (53%) of outdoor recreation participants responded they were very interested (8+/10) in seeing Indigenous cultural interpretation information in the recreation area. One-third gave a 10/10 to this question, with both residents and visitors to the region registering similar results.

These results suggest a very strong linkage between outdoor recreation participant interest in expanding their knowledge and awareness of Indigenous culture and heritage, and opportunities to enhance visitor experiences and therefore grow the outdoor recreation economy. While raising awareness of Indigenous heritage and supporting reconciliation are desirable outcomes independent of economic considerations, there are also market opportunities with specific activity types. These activity areas could be prioritized for “experience enhancement” – the improvement of experiences through visual cues, educational information, wayfinding, itinerary development, and other experiential enhancers.

Another key finding is that despite strong interest in Indigenous cultural interpretation, only one-third of outdoor recreation participants could name the Indigenous Peoples on whose traditional lands they were recreating.

Figure 22: Interest in Indigenous Cultural Interpretation (% of Total)

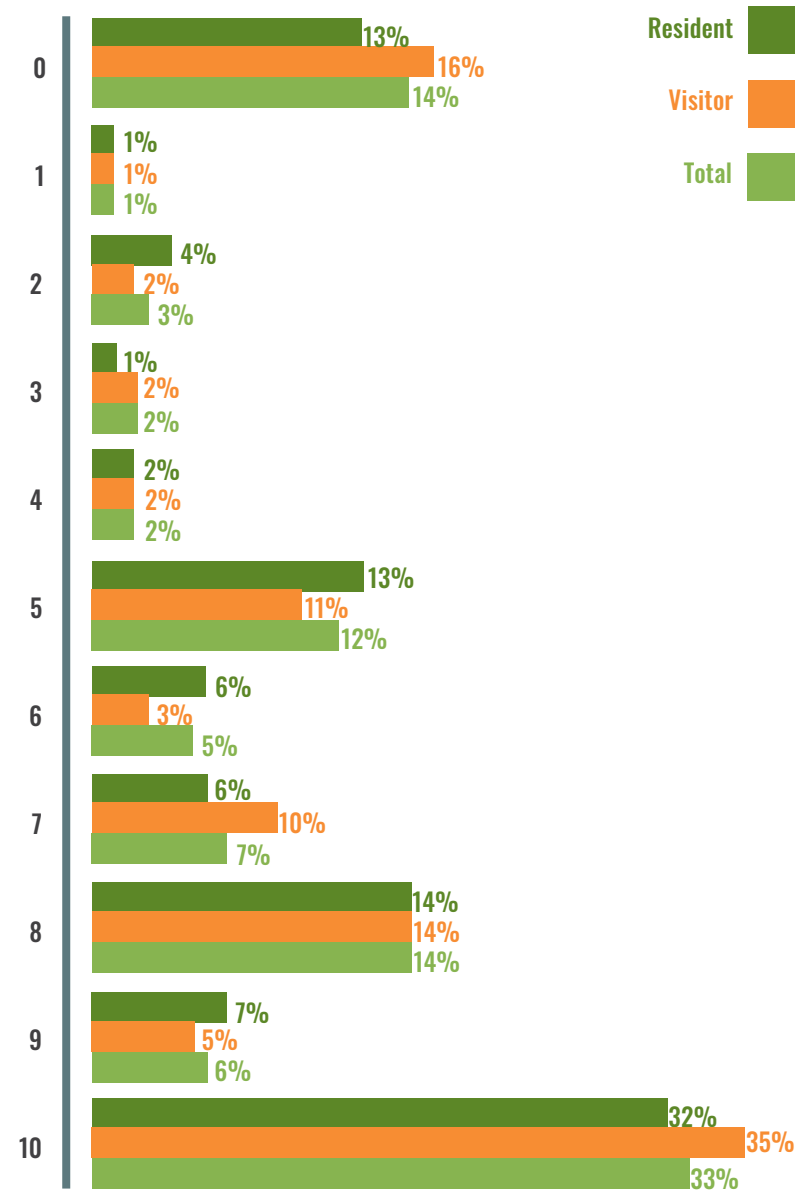
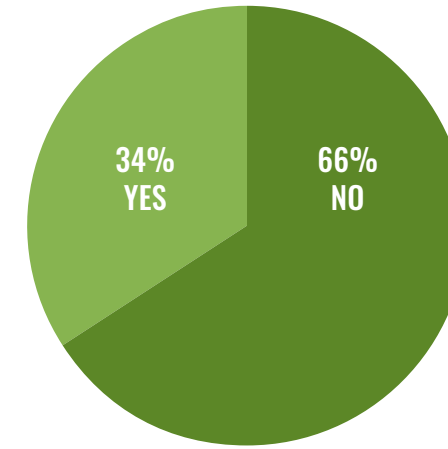


Figure 23: Awareness of Indigenous Peoples' Traditional Lands

Q. Can you name the Indigenous Peoples on whose traditional lands we are on today?



Perhaps not surprisingly, nearly twice the proportion of FVRD residents (40%) compared with visitors (21%) were able to name the Indigenous Peoples on whose traditional lands they were on.

The sampling team indicated that several respondents were unclear about the difference between bands, nations, tribal councils, cultural/linguistic groups (e.g., Coast Salish), and other organizational structures representing Indigenous Peoples, and were therefore uncertain how to respond to this question. Combined with the generally low awareness levels, these suggest that awareness building opportunities exist for enhancing understanding about the Indigenous culture and heritage in recreation areas in the FVRD. This will, ultimately, improve recreationist experiences – especially for visitors but also locals – which should lead to higher participation rates, greater recreation satisfaction, and higher overall economic benefits to Indigenous and non-Indigenous communities.

In the survey, visitors were then asked about the importance of Indigenous culture and heritage learning opportunities as a trip motivator. On a scale of 0-10, only 3% of FVRD visitors responded their trip was motivated by Indigenous culture and heritage learning opportunities (scores of 8+/10). Most (89%) responded that Indigenous culture and heritage learning opportunities were not a primary motivating factor for their trip (0/10 on this question). This is perhaps not surprising, considering that recreation-focused travellers have a primary intention of specific recreation objectives, unlike general leisure travellers who have a broader diversity of motivations for travel.



Bad Rock Tours  
Credit Robyn Bessenger



## Experience Evaluation

### Net Promoter Score

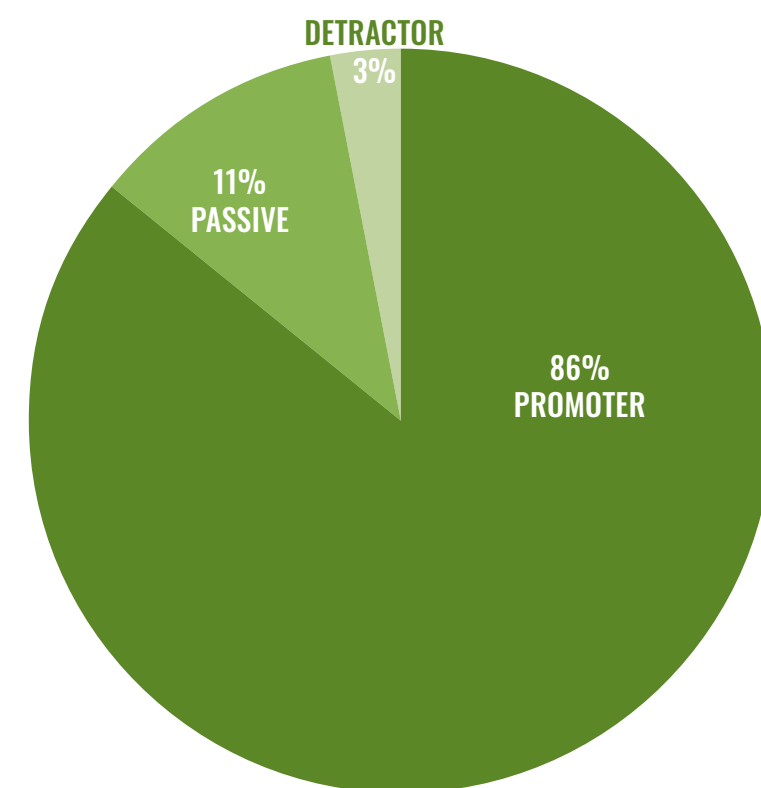
The study calculated a Net Promoter Score (NPS) to assess the likelihood that recreationists in the Fraser Valley would recommend the region as a recreation destination to friends, family, and colleagues. Overall, 86% of outdoor recreation participants in the FVRD were classified as Promoters (9 or 10 out of 10). Only 3% of respondents were Detractors (0 to 6 out of 10), and 11% were Passives (7 or 8 out of 10).

A Net Promoter Score of 83 is exceptionally high for any type of tourism activity, tourism region, sector, or individual business. Consumer research commonly shows the NPS of individual businesses typically average in the +15 to +35 range, including restaurants, hotels, and guided tours. The NPS for B.C. resident travellers within the Province is typically in the low-to-mid 60s, while the NPS overall is typically around 70 for all travellers in B.C. according to visitor exit surveys conducted periodically by Destination BC.

FVRD residents (NPS = 86), overnight visitors (NPS = 82), females (NPS = 88) and middle-aged outdoor recreation participants (35 - 54; NPS = 86) registered higher NPSs than other outdoor recreation participants. Also, those with beginner (NPS = 81) and intermediate (NPS = 87) skill levels had higher NPSs than those with intermediate (NPS = 80) and advanced (NPS = 75) skill levels. There was no difference in NPS scores between people who are B.C. outdoor recreation club members and those who are not.

Figure 24: Net Promoter Score for Outdoor Recreation in FVRD

Q. On a scale of 0 to 10, with 10 being the highest, how likely are you to recommend the Fraser Valley as an outdoor recreation destination to a friend or colleague?



**%PROMOTERS - % DETRACTORS = NPS**

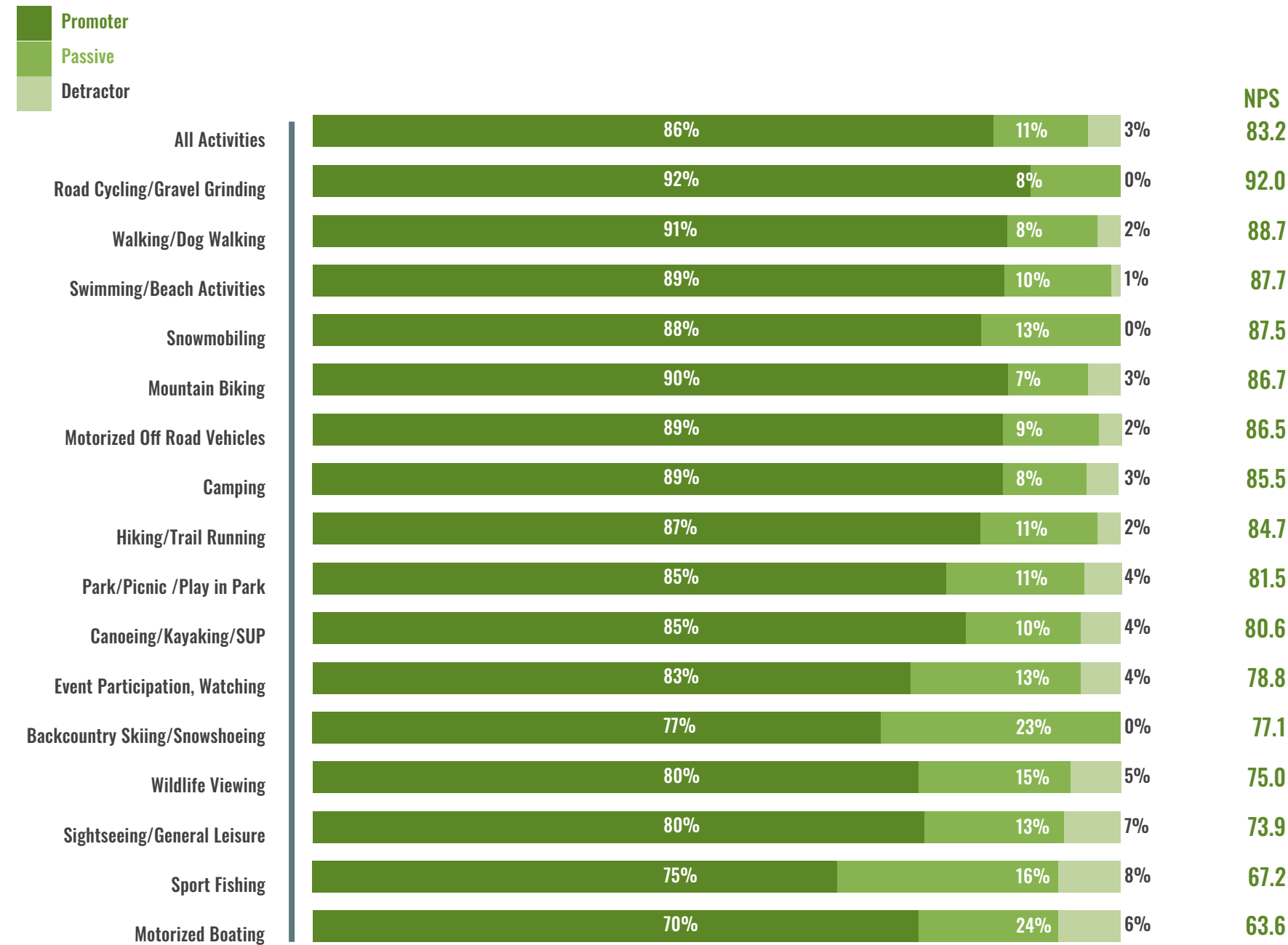
**NPS = 83**

Table 10: Net Promoter Score Summary

	% of FVRD Outdoor Recreation Participants			NPS
	Promoter	Passive	Detractor	
<b>Total</b>	86%	11%	3%	83.3
Resident	88%	10%	2%	85.7
Visitor	82%	13%	5%	77.6
<b>Length of Stay (Visitor Only)</b>				
Day	80%	15%	6%	73.7
Overnight	85%	12%	3%	82.1
<b>Member of BC Outdoor Club</b>				
Yes	87%	9%	4%	83.2
No	86%	11%	3%	83.2
<b>Level of Activity Experience</b>				
Beginner	85%	12%	3%	81.1
Intermediate	89%	10%	1%	87.4
Advanced	84%	12%	4%	79.9
Expert	81%	13%	6%	74.8
<b>Gender</b>				
Male	84%	12%	4%	80.5
Female	89%	9%	2%	87.6
<b>Age</b>				
Under 24 Years	80%	15%	4%	75.9
25-34 Years	86%	11%	3%	82.9
35-44 Years	89%	9%	3%	86.1
45-54 Years	89%	9%	2%	86.4
55-64 Years	85%	11%	4%	81.1
65-74 Years	81%	16%	3%	77.8
75 Years or Older	87%	11%	2%	84.9

The Net Promoter Score varied moderately by activity, but all activities registered very high NPSs overall. The NPS was the highest for road cycling/gravel grinding (NPS = 92), walking/dog walking (NPS = 89), swimming/waterside activities (NPS = 88), snowmobiling (NPS = 88) and mountain biking (NPS = 87). Sightseeing/general leisure (NPS = 74), sport fishing (NPS = 67) and motorized boating (NPS = 64) had the lowest NPS scores. While these are still positive scores, and above the provincial average of 63 (2017 & 2018) for all BC tourists within the province, it is statistically lower than any other activity. Trends and possible explanations for this are identified in the following sections.

Figure 25: Net Promoter Score by Activity



There is little apparent correlation between the NPS and type/nature of activity, aside from motorized activities generally registering higher NPS than non-motorized. Front-country and mid/back-country activities are equally distributed through the NPS range, and both hard adventure activities (e.g., mountain biking, ski touring, snowmobiling, etc.) and soft adventure activities (e.g., hiking, dog walking, canoe/kayak/SUP, etc.) are similar.

NPS is also incorporated into the following section on recreationist satisfaction with various aspects of their outdoor recreation experiences, to determine whether various aspects of satisfaction – such as crowding, or signage/wayfinding for example – are strongly correlated with, and possibly impact overall satisfaction as represented by the NPS for each activity.

### Satisfaction with Components of Outdoor Recreation Experiences

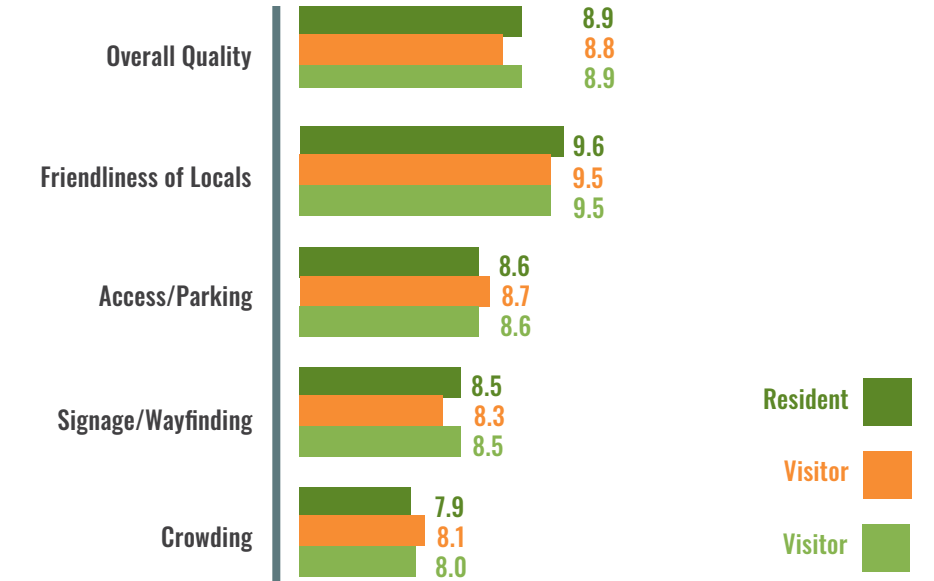
Outdoor recreation participants were also asked to provide a rating of 0 to 10 on a variety of aspects associated with their recreation activities. These aspects include the following:

- » Overall Quality of the Trail/Recreation Area
- » Accessibility/Parking
- » Signage/Wayfinding On-Trail
- » Crowding on Trails/In Area
- » Friendliness of Locals

In total, outdoor recreation participants gave an average score of 8.9/10 for the “overall quality” of recreation areas/trails in the region. This is another very positive result for the region’s outdoor recreation activities. Satisfaction scores were similar between residents and visitors. When broken down into components, “friendliness of locals” had the highest overall satisfaction level (9.5/10), followed by “access/parking,” (8.6/10) and “signage and wayfinding” (8.5/10). Crowding had somewhat lower scores overall, but was still quite positive with an average of 8.0/10.

By activity, backcountry skiing/snowshoeing/XC skiing, walking/dog walking, snowmobiling, event participation/watching, hiking/trail running, and camping had the highest overall quality ratings of the recreation site/trail scores. Sport fishing, sightseeing/general leisure, canoeing, kayaking, SUP and motorized boating had the lowest overall quality of their recreation site/trail scores.

Figure 26: Recreationist Satisfaction



As noted above, friendliness of locals had the highest overall score of all the quality rating components. By activity, friendliness of locals scores ranged from 8.9 to a very high 9.8. Snowmobiling (9.2) and sport fishing (8.9) had the lowest average scores for friendliness of locals.

Average access/parking scores ranged from a low of 7.4 for canoeing/kayaking/SUP to a high of 9.0 for “hiking/trail running.” Swimming/waterside activities (8.0) and snowmobiling (8.0) also had relatively low scores for access/parking. The low scores for access/parking for canoeing/kayaking/SUP are most likely related to the difficulty in carrying large equipment to the lake/river/stream.

Figure 27: Overall Quality Rating by Activity (Average Score)

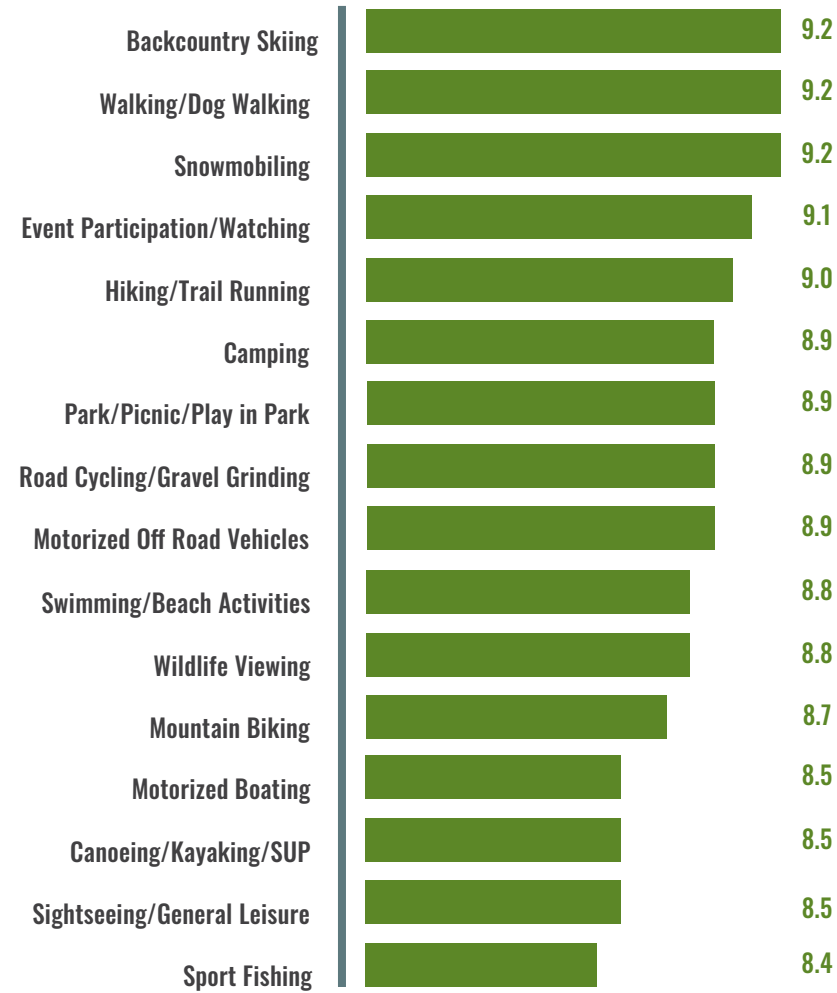


Figure 28: Friendliness of Locals Rating by Activity (Average Score)

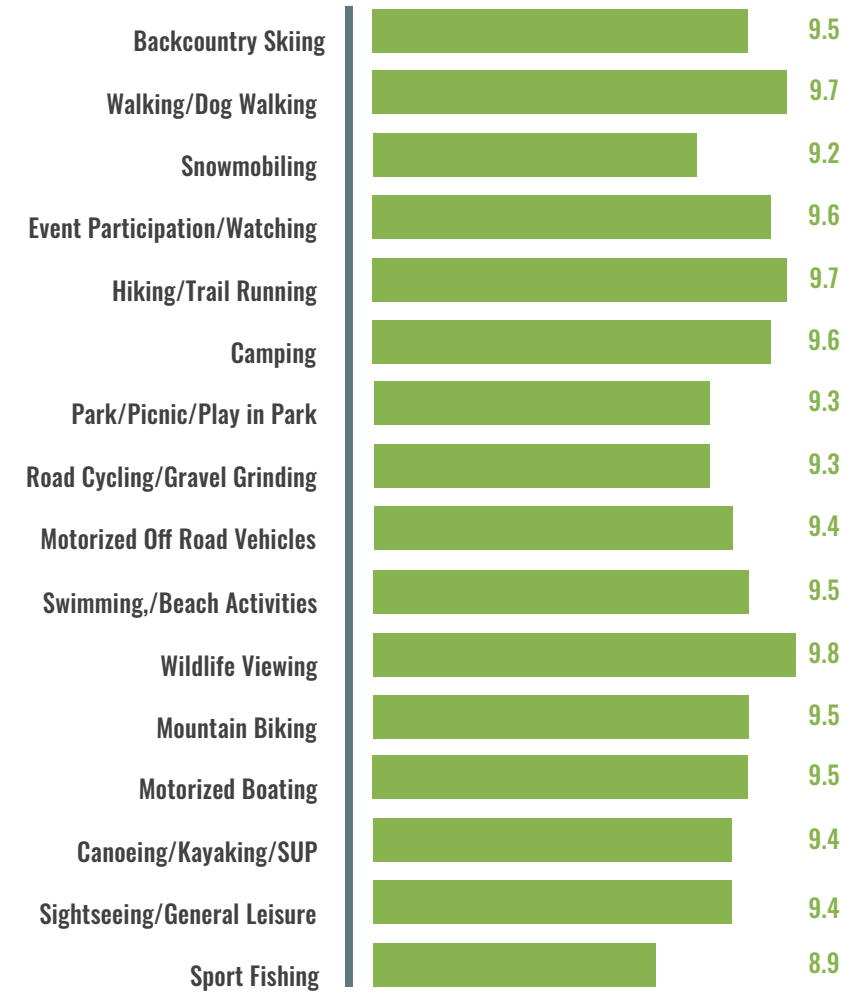


Figure 29: Access/Parking Satisfaction Rating by Activity (Average Score)

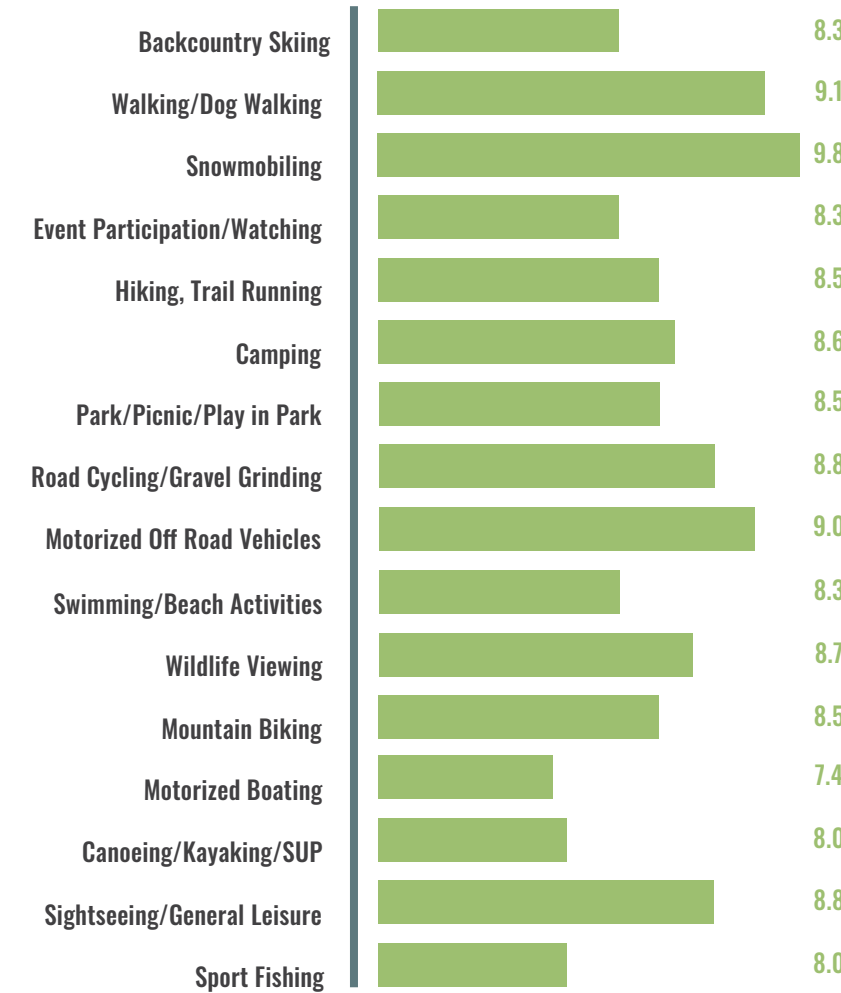


Figure 30: Signage/Wayfinding Satisfaction Rating by Activity (Average Score)

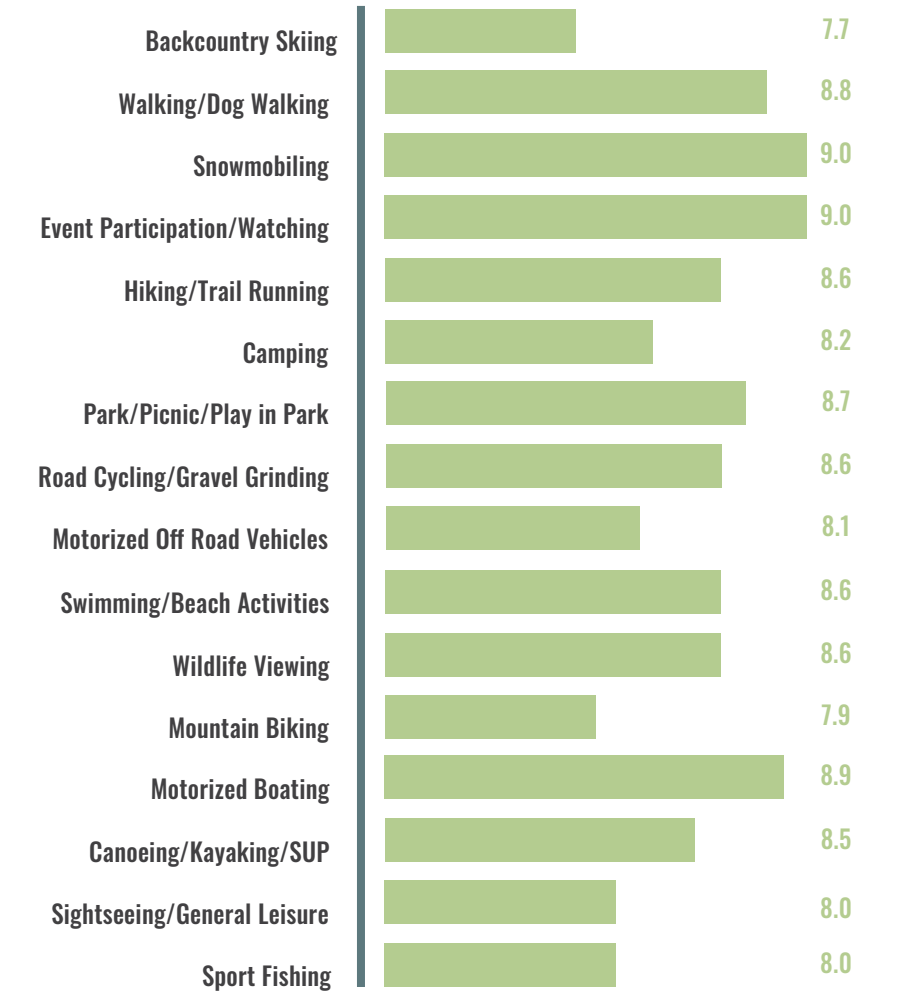
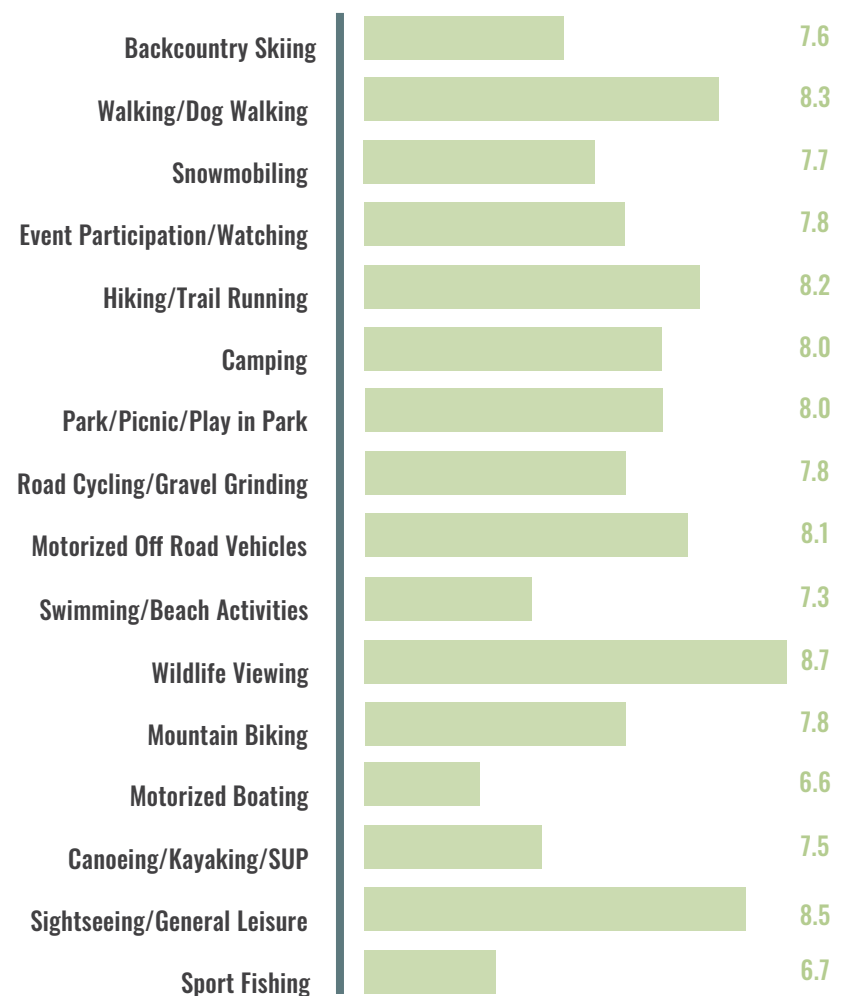




Figure 31: Crowding Satisfaction Rating by Activity (Average Score)



Similarly, signage/wayfinding average rating scores ranged from a low of 7.7 (backcountry skiing, snowshoeing, XC skiing) to a high of 9.0 (snowmobiling, events). Other relatively low scores were for mountain biking, sightseeing/general leisure and sport fishing.

Overall, crowding in recreation areas is the lowest scoring category of all outdoor recreation performance components. This merits a deeper investigation to understand trends and issues specific to crowding.

Among activities, wildlife viewing was the least crowded, with an average score of 8.7/10, followed by sightseeing/general leisure (8.5), walking/dog

walking (8.3), hiking/trail running (8.1), camping (8.0) and park/picnic/play in park (8.0). The lowest average satisfaction with crowding levels were seen for motorized boating (6.6), sport fishing (6.7), backcountry skiing/snowshoeing/cross country skiing (7.6), snowmobiling (7.7), and events, road cycling, gravel grinding, and mountain biking (all 7.8).

Not surprisingly, sport fishing scored very low in terms of crowding, with some of the region’s main river fisheries – salmon and steelhead in particular – often having significant user pressure and crowding along the Vedder/Chilliwack River. Some stakeholders indicated that the Vedder/Chilliwack River was more crowded than usual given the 2019 salmon fishing closure on the Lower Fraser River in the FVRD.

A notable trend in the data is that crowding is not correlated with satisfaction levels, as Figure 31 demonstrates. For example, “wildlife viewing” has high levels of satisfaction with crowding but a low overall satisfaction score (as indicated by its Net Promoter Score (NPS) of 7.7/10). On the other hand, sport fishing has very low levels of satisfaction with crowding, and a stronger NPS (8.3/10).

Examining the specific aspects of the recreation experience provides deeper insights into possible factors leading to lower Net Promoter Scores. For example, the activity with the lowest overall NPS is sport fishing. Examining trends in aspects of experiential quality shows that sport fishing generally trends similarly to other activities in terms of perceived overall quality of the recreation area, signage/wayfinding, and access/parking. However, the activity lags by a significant margin all other activities for “friendliness of locals” and “crowding”. These two factors can be highly inter-related as well, with crowded fishing areas leading to potential user conflicts.

Another notable trend is with regard to backcountry skiing, which trends similarly to other recreation activities in all aspects, except for signage/wayfinding. Further analysis of trends in the backcountry skiing activity sector also reveals that this is one of the least experienced groups of recreationists, with only 31% claiming to be either “advanced” or “expert” – compared with an average of 42% for all activities. The combination of being a relatively high-risk activity, coupled with lower skill/experience levels, and lack of directional signage, is the most logical explanation for relatively lower (but still high) NPS of 77 for backcountry skiing. This does raise the question, however, about the degree of user supports that should be maintained for backcountry activities where user responsibility is a paramount management consideration, and there is an expectation of high levels of experience, safety training, and self-sufficiency.



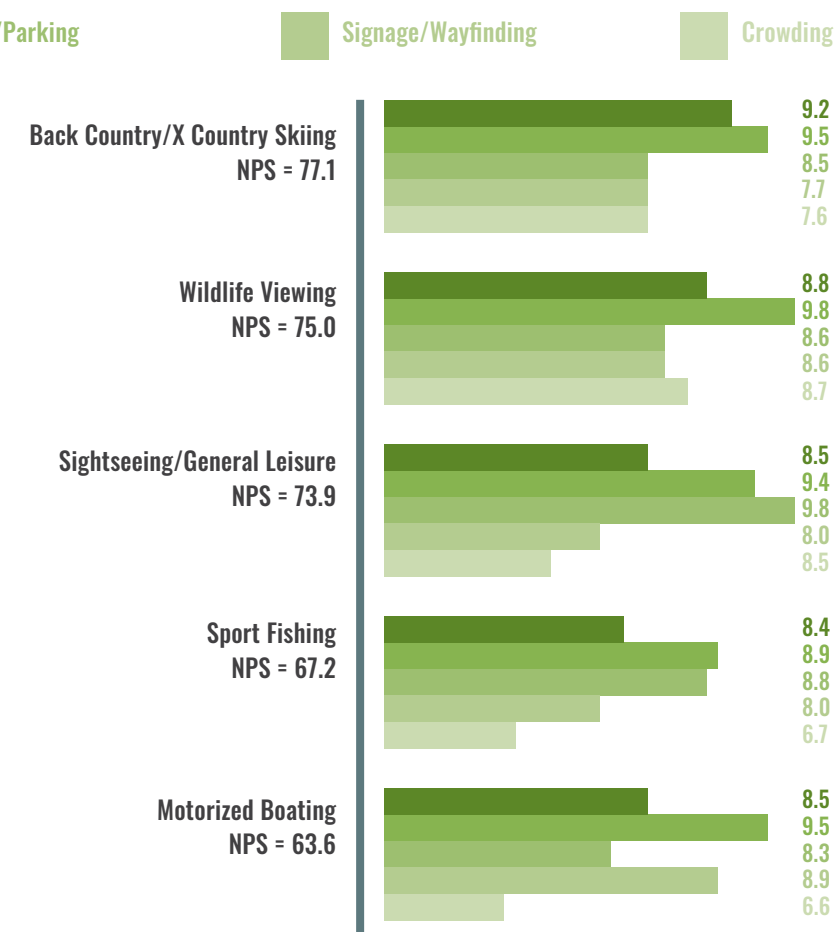
Figure 32: Highest NPS by Activity with Satisfaction Component Comparison



A similar pattern to backcountry skiing can be found for wildlife viewing, which possesses a less experienced recreation user population and a low NPS. However, there are no specific aspects of the recreation experience that provide an explanation of this relatively lower NPS for wildlife viewing.

There were similar patterns of inter-relationships among satisfaction categories for the activities that had higher overall satisfaction levels. For example, one of the highest rated activities, snowmobiling, demonstrated a Net Promoter Score of 89, which is among the highest for all activity types. However, this activity sector also displayed significant concerns with crowding,

Figure 33: Lowest NPS by Activity with Satisfaction Component Comparison



(second-lowest satisfaction level amongst all activities for crowding), but this did not have any apparent impact on overall satisfaction. Perhaps the best explanation for this outcome is that the crowding concerns must have been superseded by other factors, such as the strength of “signage/wayfinding,” satisfaction, for which snowmobiling scored higher than any other activity. This is likely due to the efforts of the Coquihalla Snowmobile Club to plough and groom its management area, including access roads, parking lots, and staging areas, at Britton Creek, while maintaining appropriate directional signage to and from the parking lots and staging areas.

## Insights From Outdoor Recreation Businesses

A total of 87 commercial recreation businesses (also called “adventure tourism” businesses) were identified in the FVRD. One-third of those offered sport fishing experiences, while 20% were private campgrounds, and fewer offered nature interpretation/ecotours, flight tours or adventure races/events.

### Business Characteristics

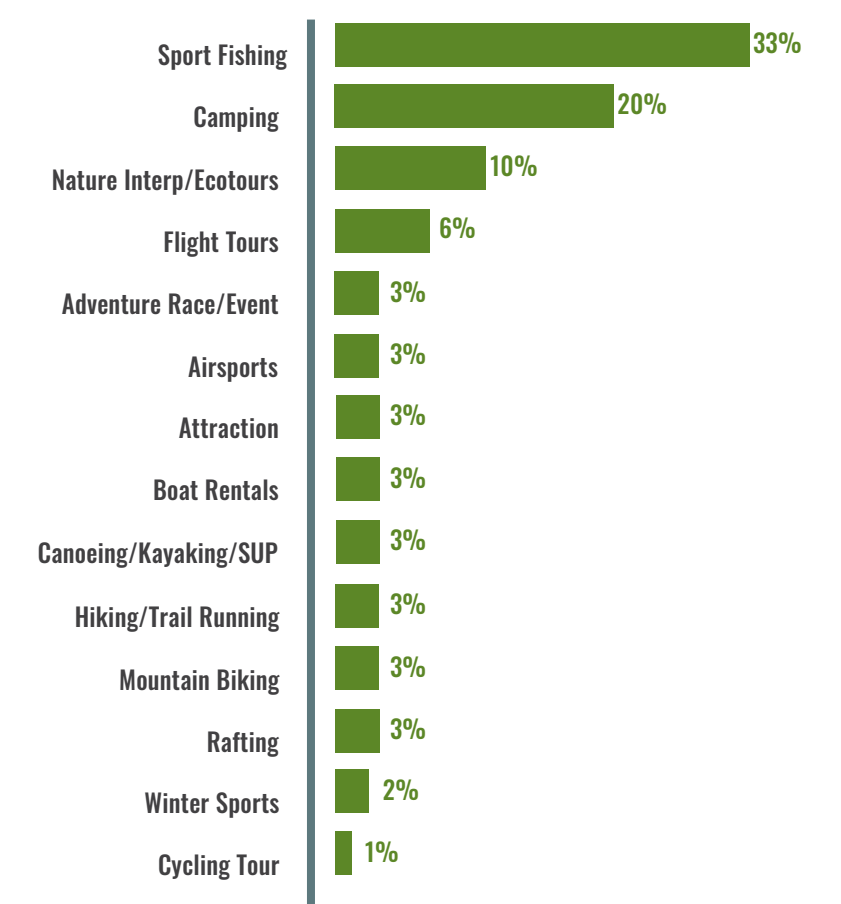
A total of 43 businesses responded to the online business survey. The survey responses revealed that most businesses are small in nature, with revenues of less than \$250,000 and fewer than 20 employees. Most businesses were open year-round.

Slightly less than half of the average business revenues were generated from FVRD visitors/tourists (47%). Most of those visitors were from Metro Vancouver (45%), Europe (17%), or the rest of BC (16%) and Alberta (13%). Not surprisingly, more commercial visitors were from international origins than for visitors intercepted in public recreation areas.

Nearly two-thirds (67%) of outdoor recreation business clients were day visitors to the FVRD, while just over one-third (37%) were overnight visitors. This is similar to the ratio of recreationists intercepted in public recreation areas.

Over the past five years, one-third of businesses saw increases in their number of clients, while only 12% responded that their number of clients had decreased. The average growth in client volume was 74%, the average decline in client volume was 9%.

Figure 34: Primary Activity of Commercial Recreation Businesses (Total 87)





Tamihi Rapids  
Credit James Wakeling

**Table 11: Client Demographics for Commercial Recreation Businesses**

Average Revenue From Tourism/Visitors	47%
Average Number of Employees (range 1-212)	18.7
<b>Client Origin (average %)*</b>	
Greater Vancouver (outside FVRD)	45%
Rest of BC	16%
Alberta	13%
Rest of Canada	9%
Washington State	7%
United States	7%
Europe	17%
Asia	7%
Other International	5%
<b>Length of Stay*</b>	
Average % of Day Visitors	63%
Average % of Overnight Visitors	37%
<b>Client Volume Increased or Decreased Over Past 5 Years</b>	
Increased (%)	35%
Average % increase in client volume	74%
Decreased (%)	12%
Average % decrease in client volume	9%
No Change (%)	23%
Not Operating/Don't Know (%)	31%
<b>Seasonality</b>	
Year-Round	63%
Seasonal	37%
<b>Business Revenues</b>	
Less than \$250,000	58%
\$250,001 - \$500,000	8%
\$501,000 - \$750,000	8%
\$750,001 - \$1,000,000	8%
\$1,250,001 - \$1,500,000	4%
\$1,500,001 - \$1,750,000	4%
Prefer Not to Answer	12%

\* Because reported values are averages, the total sums to more than 100%.

## Looking Forward

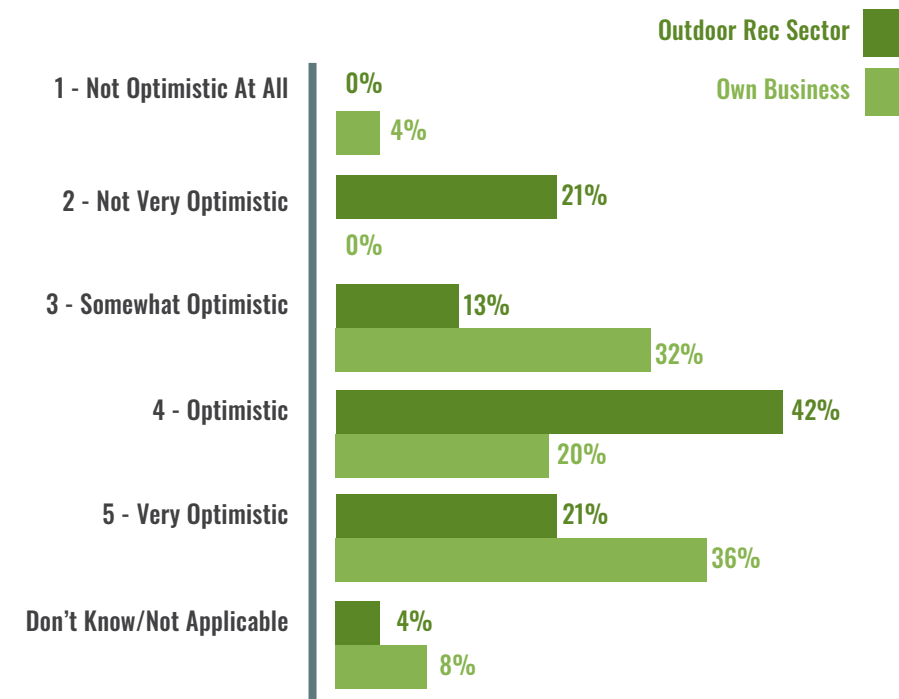
Outdoor recreation businesses were asked about optimism in revenue growth over the next five years for their business and the overall outdoor recreation sector in the FVRD.<sup>1</sup> Nearly two-thirds (63%) of businesses were either optimistic (42%) or very optimistic (21%) about their own business growth. Only 21% were not very optimistic about their own business growth. There were no clear trends in reasons for lack of optimism among these respondents, in either their activities, size of business, or in written comments.

In terms of overall outdoor recreation sector growth, more than half (56%) were either optimistic or very optimistic. More than one-third (36%) of businesses were very optimistic about sector growth, exceeding optimism for their own business. Also, only 4% were not optimistic about sector growth.

Respondents were asked about barriers to growth in the outdoor recreation industry in the FVRD. The most common responses were related to natural resource uncertainty, declining fish stocks, and the impacts of climate change on weather patterns and resources (e.g. rising river temperatures impacting fish populations). Many responses also indicated management concerns related to government policy, including but not limited to licensing, fees, tenure issues, and Indigenous land claims uncertainty.

<sup>1</sup> It should be noted that the data gathering component of this study concluded prior to COVID-19 having a devastating impact on the commercial recreation and overall tourism sector in British Columbia. Optimism would almost certainly be considerably lower post-COVID.

**Figure 35: Optimism about the Future**



# CONCLUSIONS: THE FUTURE OF OUTDOOR RECREATION IN THE FVRD

The results of this first-ever comprehensive analysis of the value of outdoor recreation in the FVRD has produced many compelling insights that will be invaluable for understanding and managing this vital sector in the future.

Outdoor recreation provides the FVRD and its many communities with significant and diverse benefits, including economic benefits for recreation-related businesses, their suppliers, and employees, with a total economic impact of approximately \$1.5 billion annually (2019). These economic benefits also extend to government taxation revenues at all three levels of government, at approximately \$258 million annually (2019), which can be used, in part, to further enhance recreation infrastructure and other supports.

Perhaps just as importantly, or even more importantly, outdoor recreation provides social and environmental benefits to residents of the region, and visitors, with natural resources being conserved and managed for non-extractive purposes. The region's vast array of generally un-crowded, well-managed recreation areas and trails support healthy lifestyles, help families and communities come together, and bridge inter-cultural differences for diverse peoples with coalescing objectives: getting outdoors for personal enjoyment, exercise, leaving behind the trappings of busy work lives, spiritual connection, and other purposes.

Outdoor recreation in the region also provides citizens with compelling reasons to carefully manage the resources in this vast and varied geography, ensuring that these shared resources are sustainably managed for a variety of environmental and ecosystem services,<sup>1</sup> as well as personal enjoyment and fulfillment. Carefully managed natural resources and high-quality recreation areas are a primary component of community building, economic resilience, and are a key factor in drawing youth, families, skilled workers, and new immigrants to the region, through a process known as "amenity migration."

<sup>1</sup> The term "Ecosystem services" includes a wide variety of benefits – often non-economic – that result from having healthy and stable ecosystems. These include non-forest products such as mushrooms and herbs, medicinal resources, carbon sequestration, waste decomposition, flood protection, and a variety of "cultural" services such as film, photography, painting, ecotourism/recreation, spiritual, historical, and other valued uses of natural ecosystems.

## Key Findings and Considerations

This unprecedented (in British Columbia) and ambitious project, with nearly 2,500 surveys completed, has provided a high-resolution snapshot of outdoor recreation overall, and its many activity sectors, including their size, composition, and characteristics. The reliability of these results, due to the robust sampling program and four-season timeframe for data collection, will be invaluable for decision-makers not only in the Fraser Valley Regional District, but all levels of government, including Indigenous and municipal governments at the local level, as well as the Government of BC and Government of Canada.

## Outdoor Recreation Volumes

While the FVRD may not yet have an internationally recognized reputation as a world-class outdoor recreation destination, at least not at the level of Vancouver's North Shore and Sea to Sky corridor, the results of this analysis suggest that, perhaps, it should be considered a strong competitor in the future.

With over 7.4 million recreation days in the FVRD in 2019, the region is already a leading destination for outdoor recreation not only in British Columbia but across Canada and around the world. With over 60% of recreation in the region being undertaken by local residents – and much higher for most trail-based activities such as hiking and mountain biking – the region can be characterized as a "built by locals for locals" destination, which provides for more robust, sustainable, and geographically distributed outdoor recreation opportunities than destinations built primarily for "export revenue," which focus on a relatively smaller array of high-value, often commercial activities, designed for non-residents.

As this ratio of residents-to-visitors shifts in the future, with relatively more visitors almost certainly bound to recognize the region's impressive outdoor recreation offerings, careful management will be required to integrate and balance the needs of local residents with visitors, who already provide immense economic benefits to the region.

Canadian Border Peak  
Credit Hamish Baird



## Economic Impacts

The 7.4 million recreation days in the FVRD in 2019 produced more than \$948 million in annual direct spending by residents and visitors combined, including public recreation and guided/commercial recreation. With nearly 70% of this spending originating from FVRD residents, we can conclude that the sector is primarily driven by local residents, with the visitor component believed to be growing at a robust but sustainable pace for most activity sectors, and overall.

### “Soft” Outdoor Recreation Activities

Three of the four most significant economic impacts were for the most common activity sectors, which are defined in tourism and recreation literature as “soft” adventure or recreation activities. These include camping (\$230 million), hiking/trail running (\$137 million), and swimming/waterside activities (\$78 million).

The common characteristic among these three activities is their relative accessibility for a wide variety of outdoor recreationists. These urban interface activities, provide more accessible opportunities for people with disabilities, the elderly, families with young children, and others who are less comfortable venturing into more remote areas. Considering their low barriers to entry for most user demographics, and the associated benefits of outdoor recreation for these groups, these resources should be carefully stewarded in the future. The high Net Promoter Scores and overall satisfaction levels (with the exception of crowding in some areas) suggests that they are currently being managed effectively and sustainably.

### Sport Fishing

Sport fishing is another well-known activity for which the region is famous, registering \$164 million in resident and visitor spending in 2019. This sector has many well-known challenges with crowding, particularly in years such as 2019 when many popular recreational salmon fisheries in the region were closed due to low returns. This, in turn, leads to lower scores related to “friendliness of locals” and produces management challenges for this sector that has robust and perhaps growing interest, amidst dwindling resources and conservation concerns. Due to salmon fishing closures in 2019,

expenditure values were significantly lower than they would have been in a year without closures. These closures caused displacement to other rivers and fishing areas for fisheries that were open at the time, causing additional crowding pressures.

### Mountain Biking

The highest-value “hard” recreation activity in the region – including higher-risk activities such as kayaking, ski touring, rock climbing, and others - was mountain biking, for which the 190,000 recreation days produced over \$29 million in annual spending. The ongoing careful management of this fast-growing activity sector has resulted in very high user satisfaction levels across all categories, and a very strong Net Promoter Score of 87. The strong scores for crowding and friendliness of locals suggests that this activity sector has much growth potential and does not reveal any of the early warning indicators of being near its carrying capacity. Well-planned development and management of this activity sector should ensure its robust and sustainable growth into the mid-to-long-term future.

### Total Economic Impacts

The initial expenditures of local residents and visitors are only one component of the economic value of outdoor recreation. We must also consider the “spinoff” impacts, such as indirect impacts – primarily business purchases of inputs such as furniture, computers, and professional services, as well as induced impacts – primarily the recirculated income of individuals directly employed in the outdoor recreation sector.

When combined, these spinoff impacts increase the overall value of outdoor recreation in the FVRD from \$948 million to nearly \$1.5 billion for calendar year 2019. This is a key consideration that merits emphasis: the economic value of outdoor recreation is not solely confined to the sector itself, but is spread across a wide variety of supplier and beneficiary sectors, including manufacturing, professional services, transportation, energy/utilities, and others.

These benefits of indirect and induced impacts are shared broadly throughout the economy, including Indigenous communities, which are realizing increasing benefits from Indigenous cultural and adventure tourism.

Put into context, this \$1.5 billion in economic impact results in more than \$4,700 in economic value for each of the region’s 320,000 residents.

The \$948 in initial recreationist expenditures also produced \$568 million in GDP (new, value-added economic activity in the economy), and created jobs for 10,262 people in 2019 – over 3% of the region’s residents.

While generally considered an “expenditure” budgetary line item for most levels of government, it bears mentioning that outdoor recreation typically produces significantly more revenues than government outlays. In 2019, outdoor recreation produced over \$257 million in taxation revenues to federal (\$116 million), provincial (\$126 million), and local governments (\$15.7 million). This almost certainly exceeds the total expenditures on trailnetworks, infrastructure, staffing, and other costs to governments.

### Quality of the Outdoor Recreation Experience

Considering the relatively low profile of outdoor recreation in the Fraser Valley – at least compared to globally recognized destinations such as Vancouver’s North Shore and the Sea to Sky corridor, as well as the Canadian Rockies – the FVRD region produces remarkably high scores on recreationist satisfaction. The natural comparative advantage of the region is its vast terrain and almost unlimited recreation opportunities, which results in highly satisfied recreationists who are not impacted by excessive crowding, user conflicts, and antagonistic local residents.

With a Net Promoter Score of 83, the region will not remain a “secret” much longer, which suggests that growth should be supported and promoted, but this should be done carefully and with an eye on long-term sustainability, particularly related to negative impacts on local residents, Indigenous communities, and the environment. This “natural strength” could quickly become a management problem when the growth exceeds carrying capacities, and local residents become increasingly antagonistic toward one-another and visitors to the region.

With COVID-19 occurring at the tail end of this project, and not considered as part of the data gathering component, we can only assume that there will be at least short- to mid-term concerns about user crowding, not only from a quality of experience perspective, but now from a community health perspective.

## Other Key Findings and Considerations

### Visitor Origins

While nearly 40% of recreation days in the FVRD were from visitors to the region, the vast majority of these were from other areas of Metro Vancouver. Opportunities exist to spread awareness of the region’s diverse and exceptionally high-calibre outdoor recreation offerings to a global audience.

### Signage and Wayfinding

Careful management of recreation areas is a key factor correlated with positive (and negative) visitor experiences. For example, the most significant concern of backcountry skiers was with regard to signage and wayfinding, and this appears to have detracted from overall experiential satisfaction.

### Parking/Access

Recreation areas with challenges related to parking and access were shown to be strongly correlated with recreationist satisfaction. For example, activities with challenges related to user crowding, such as snowmobiling, appear to have ameliorated these concerns with careful management of parking, staging areas, and signage, such as the Britton Creek snowmobile area managed by the Coquihalla Snowmobile Club. Some activity sectors also displayed notable challenges with parking and access, such as watersports activities with limited “put-in” areas for canoes, kayaks, and SUPs.

### Indigenous Cultural and Heritage Tourism

Indigenous communities in the region are developing opportunities for economic growth in the outdoor recreation and tourism sectors. Considering the high level of interest of recreationists in Indigenous cultural and historical interpretation in recreation areas, and their low levels of awareness, this should be considered a priority development / management opportunity, from an economic opportunity perspective associated with enhancing recreation experiences and driving tourism and recreation economic activity.



## Climate Change

Outdoor recreation and tourism are highly vulnerable to the direct and indirect impacts of climate change. The rapidly heating global climate results in direct impacts such as uncomfortably hot summer recreation periods, which discourages recreation during the peak travel and summer holiday season. Perhaps more importantly, climate change also produces indirect impacts such as lower water levels that deteriorate fish(ery) habitat, and limit watersports such as rafting and kayaking – among other impacts.

Perhaps most prominently, continuous hot and dry summers spanning at least the past fifteen years have also produced an unprecedented severity of forest fires in the province, which resulted in air quality levels that far exceeded public health guidelines, causing local residents to avoid outdoor recreation for extended periods, and travellers to stay at home. For example, vehicle counters on the Chipmunk Creek FSR (which accesses Mt. Cheam and other recreation attractions in the area) showed a staggering 60% decline in recreation use in August 2017 compared with August 2016, and a 37% decline in recreationists in August 2018 compared with August 2016. Assuming a relatively similar decline occurred for other outdoor recreation areas and activities in that period – a valid assumption considering the widespread advisories across British Columbia - poor air quality from wildfires likely cost the region close to \$200 million in total (gross) economic impacts for 2017,<sup>2</sup> and roughly half that amount in 2018.

For a region that already has challenges with air quality (ground level ozone and fine particulate matter), this must be factored into future management practices and policy. Unfortunately, there is little that can be done to support outdoor recreation when air quality reaches dangerous levels, particularly for intense outdoor activities.

---

<sup>2</sup> The 60% decrease in vehicle traffic in the Mt. Cheam area for August 2017 alone resulted in an annualized decline of 12% for that year. A 12% annualized decline in outdoor recreation across the region would amount to a total negative economic impact (loss) of approximately \$180 million, for a sector currently valued at \$1.5 billion annually.

## Concluding Remarks

The Fraser Valley Regional District is in the auspicious situation of possessing immense natural competitive advantages to support the development and management of outdoor recreation, so that the already considerable benefits of this sector continue to grow sustainably into the future. This report provides key insights that should be considered when planning for recreation development, management, and engagement with key stakeholders in the region, as well as federal, provincial, and Indigenous governments.

Compared with other destinations, the FVRD possesses significantly more opportunities than challenges, with only a few activity sectors having sporadic issues with lacking infrastructure (parking, staging, wayfinding/signage, facilities) and user crowding. However, unlike other recreation destinations that have faced carrying capacity issues due to internal challenges (crowding/congestion, competing demands for resources), the FVRD will likely face more issues in its external environment that are beyond its control: climate change, resource scarcity, and now possibly future health pandemic issues.

With careful planning through evidence-based approaches, the region nonetheless remains poised to more fully capture the many benefits of a responsibly managed, sustainable outdoor recreation sector that provides significant economic, social/cultural, and environmental benefits to the area's growing population for current and future generations.



# APPENDIX A

## DETAILED ACTIVITY SECTOR ANALYSIS



### HIKING AND TRAIL RUNNING

average group size: 2.9 people  
average people in vehicle: 2.4  
average time at location: 4.5 hrs  
average nights spent in Fraser Valley: 2.9



### MOTORIZED OFF ROADING

average group size: 3.3 people  
average people in vehicle: 2.6  
average time at location: 8.5 hrs  
average nights spent in Fraser Valley: 2.8



### CAMPING

average group size: 3.7 people  
average people in vehicle: 2.7  
average time at location: 21.4 hrs  
average nights spent in Fraser Valley: 2.9



### BACKCOUNTRY SNOWSPORTS

average group size: 3.6 people  
average people in vehicle: 2.3  
average time at location: 8.3 hrs  
average nights spent in Fraser Valley: 2.4



### DOG WALKING AND WALKING

average group size: 2.4 people  
average people in vehicle: 2.4  
average time at location: 1.9 hrs  
average nights spent in Fraser Valley: 3.4



### WILDLIFE VIEWING

average group size: 5 people  
average people in vehicle: 2.9  
average time at location: 4.7 hrs  
average nights spent in Fraser Valley: 4.2



### FISHING

average group size: 2.2 people  
average people in vehicle: 1.9  
average time at location: 6.2 hrs  
average nights spent in Fraser Valley: 4.2



### NON-MOTORIZED WATERSPORTS

average group size: 5 people  
average people in vehicle: 2.5  
average time at location: 5.8 hrs  
average nights spent in Fraser Valley: 4.0



### WATERSIDE ACTIVITIES

average group size: 5.3 people  
average people in vehicle: 3.5  
average time at location: 6.1 hrs  
average nights spent in Fraser Valley: 3.5



### SNOWMOBILING

average group size: 3 people  
average people in vehicle: 2.1  
average time at location: 11.1 hrs  
average nights spent in Fraser Valley: 3.6



### MOUNTAIN BIKING

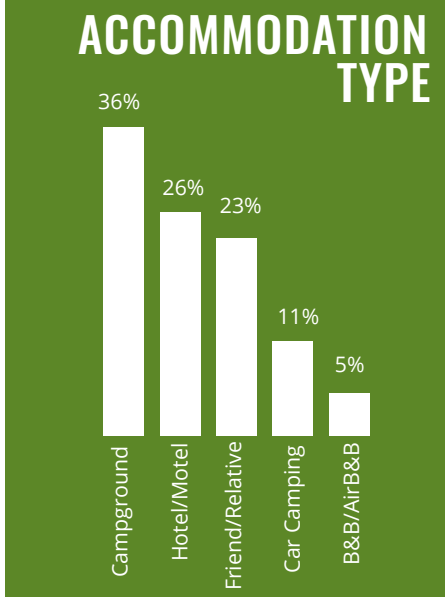
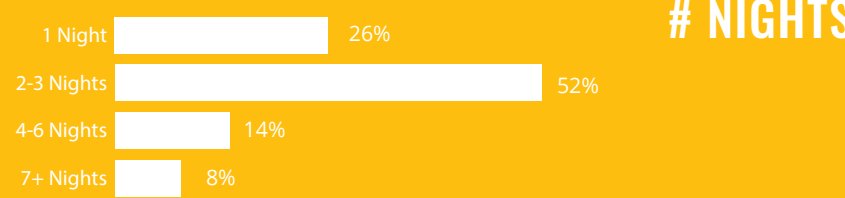
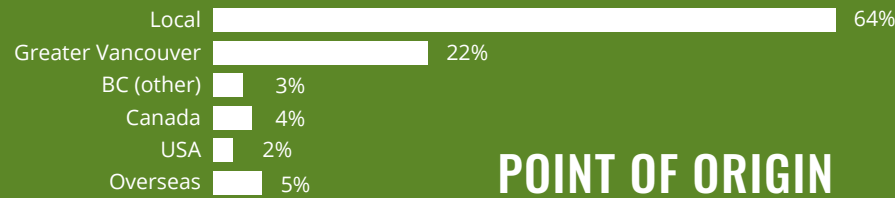
average group size: 2.8 people  
average people in vehicle: 2  
average time at location: 3 hrs  
average nights spent in Fraser Valley: 2.7

# HIKING AND TRAIL RUNNING

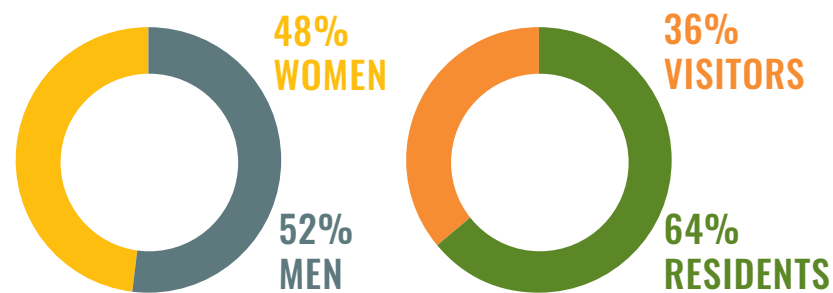
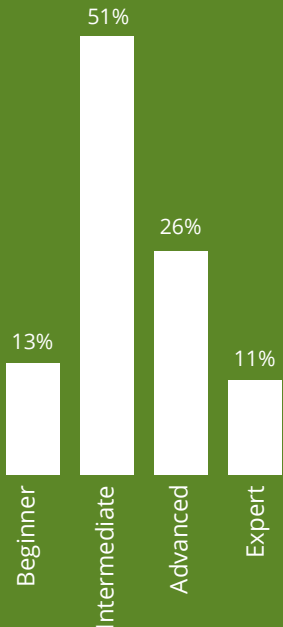
14% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 49% DAY | 51% OVERNIGHT

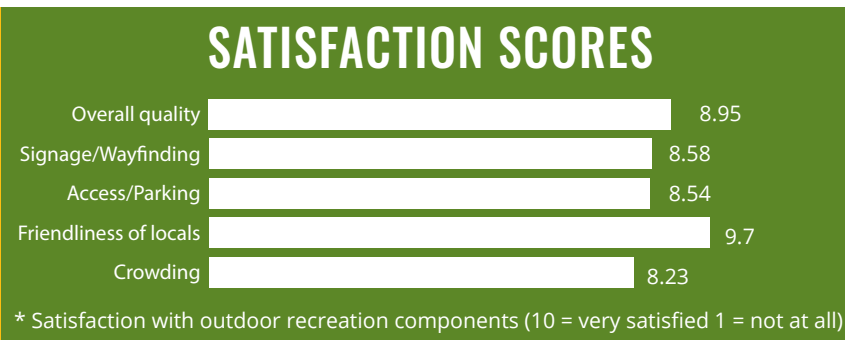
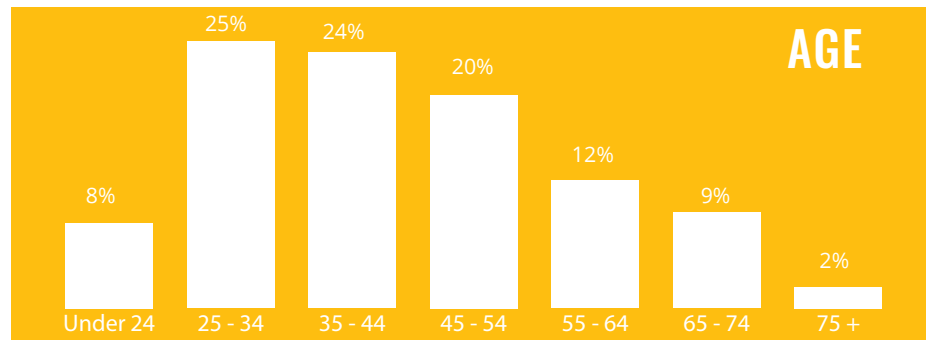
17% BELONG TO AN OUTDOOR CLUB



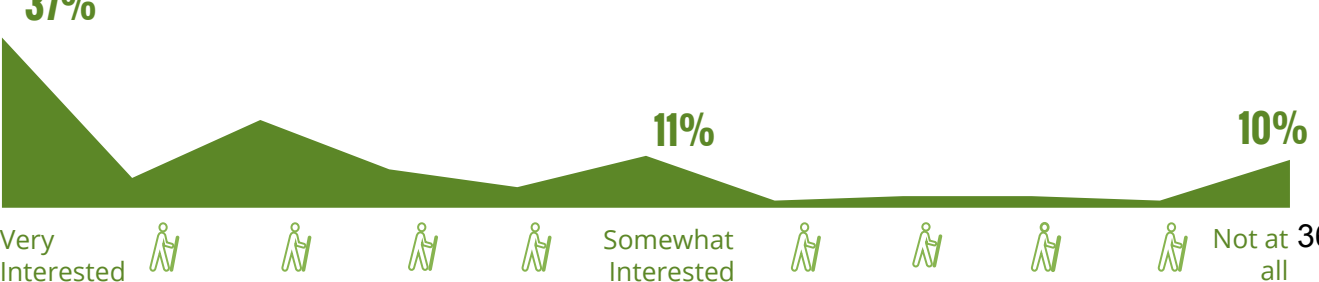
**EXPERIENCE LEVEL**



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



**INTEREST IN INDIGENOUS CULTURE**



Three Brothers Trail  
Credit Melissa Geddert

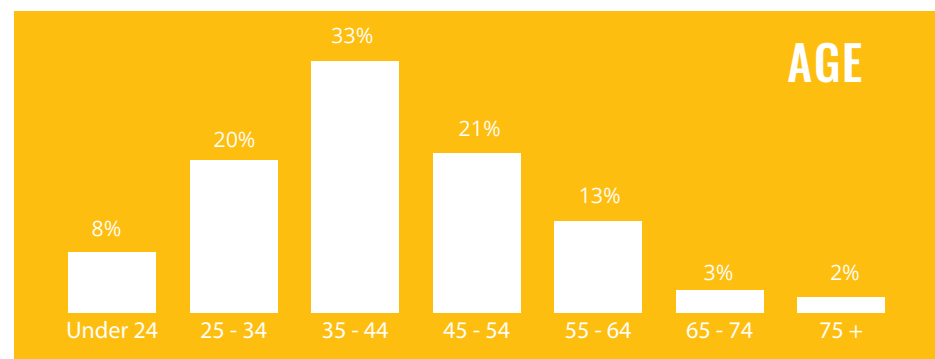
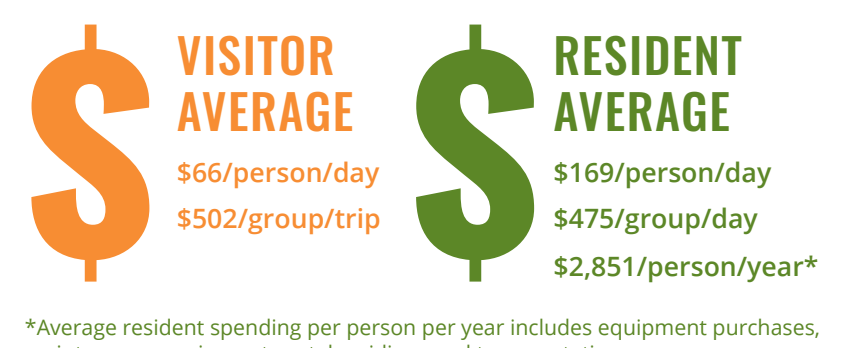
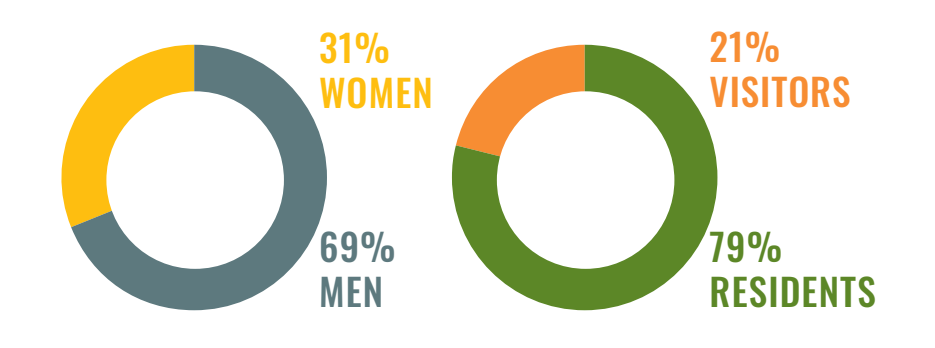
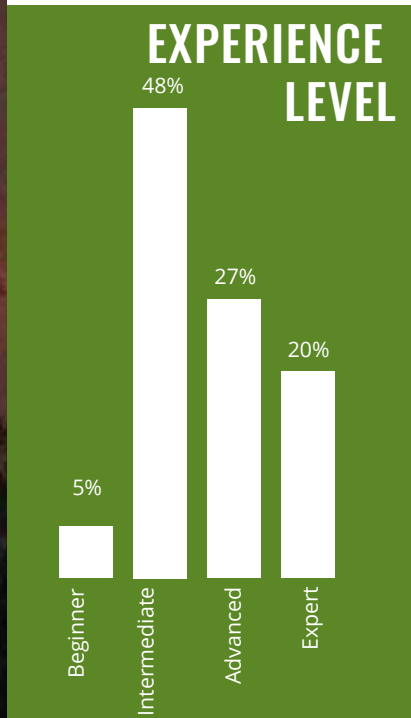
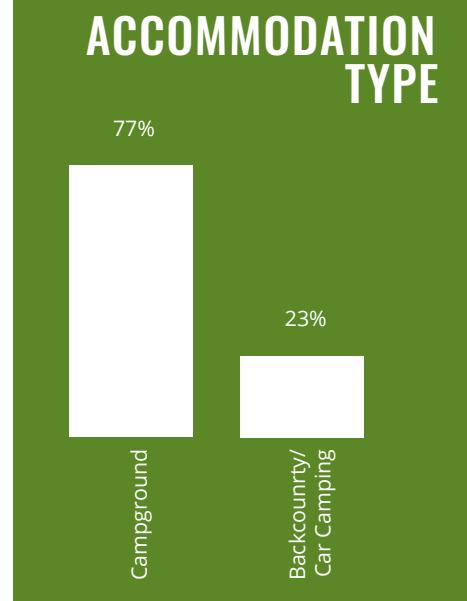
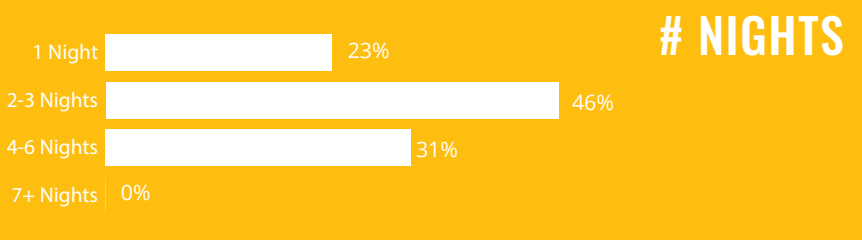
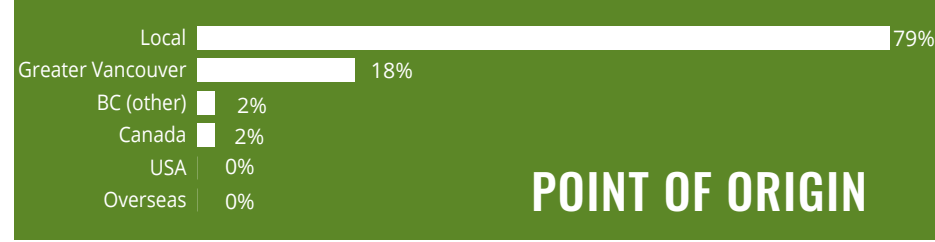
Mount Cheam Ridge Trail  
Credit David Urban

# CAMPING

24% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 7% DAY | 93% OVERNIGHT

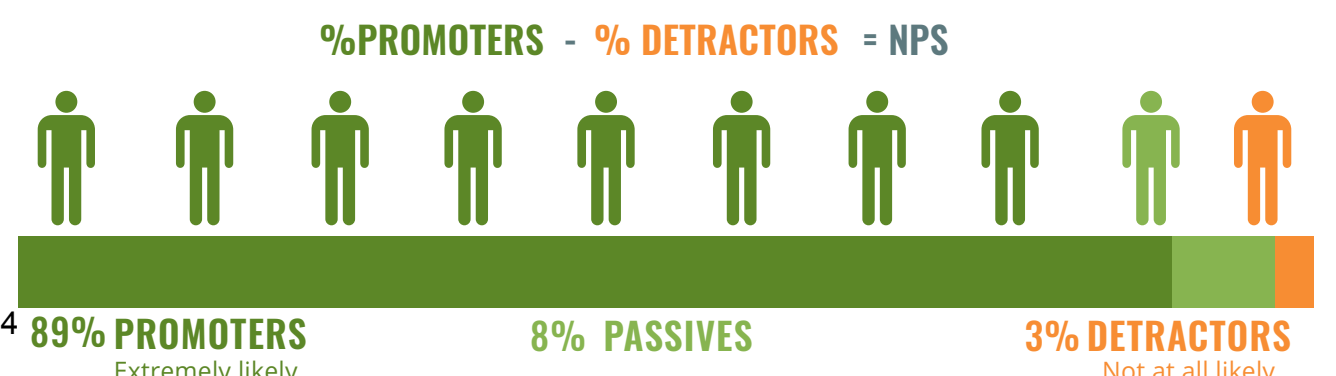
**16% BELONG TO AN OUTDOOR CLUB**



**NET PROMOTER SCORE (NPS)**

**86**

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination



Claimstake Camp  
Credit Hamish Baird

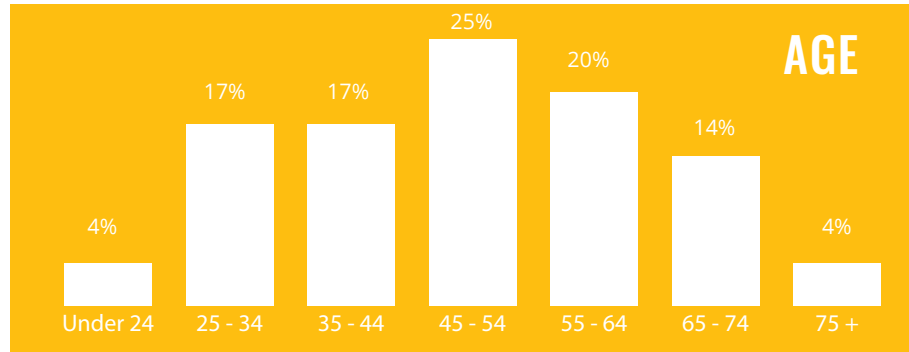
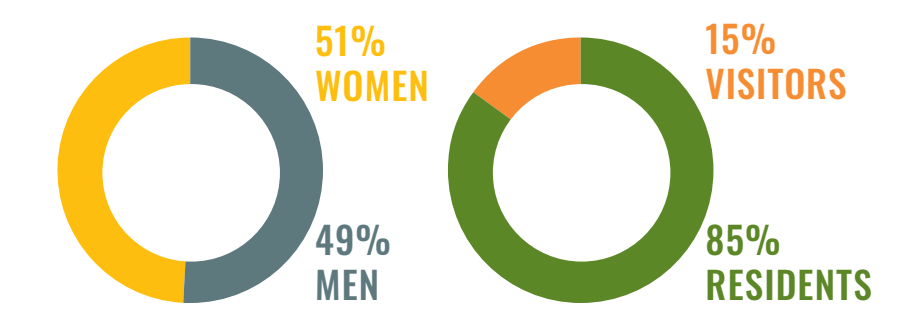
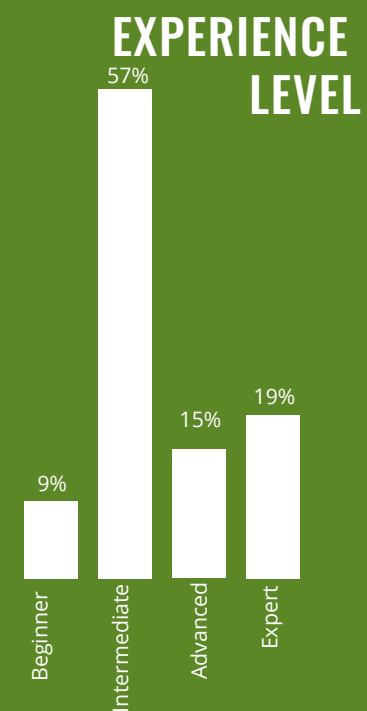
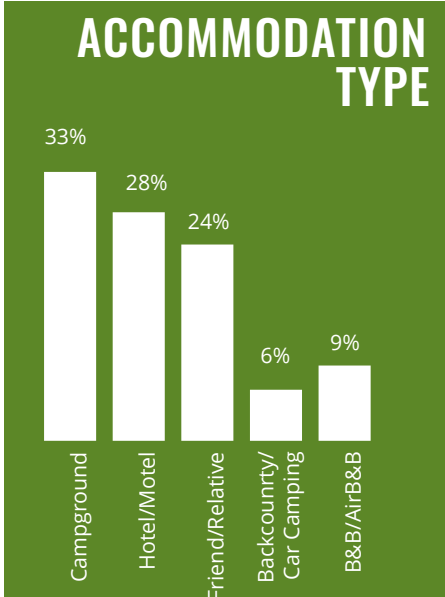
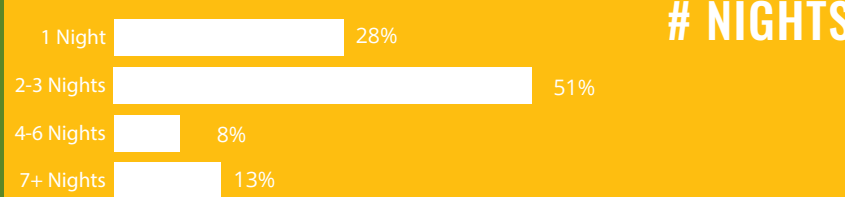
Credit Daniel Nainggolan

# WALKING AND DOG WALKING

5% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 45% DAY | 55% OVERNIGHT

9% BELONG TO AN OUTDOOR CLUB



NET PROMOTER SCORE (NPS)

**89**

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination



Credit Jenn Kleingeltink

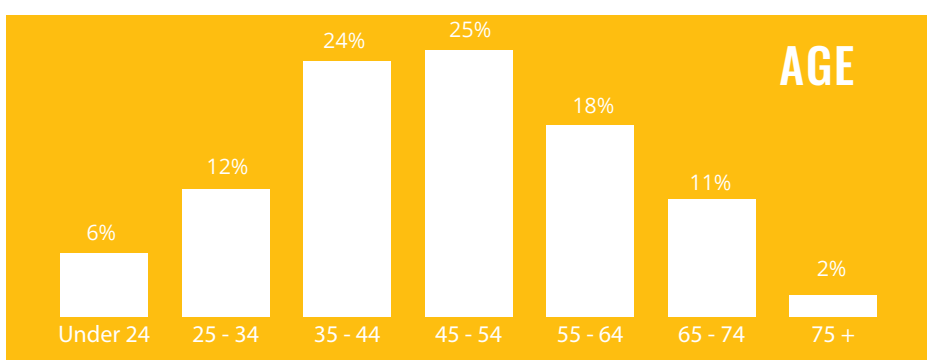
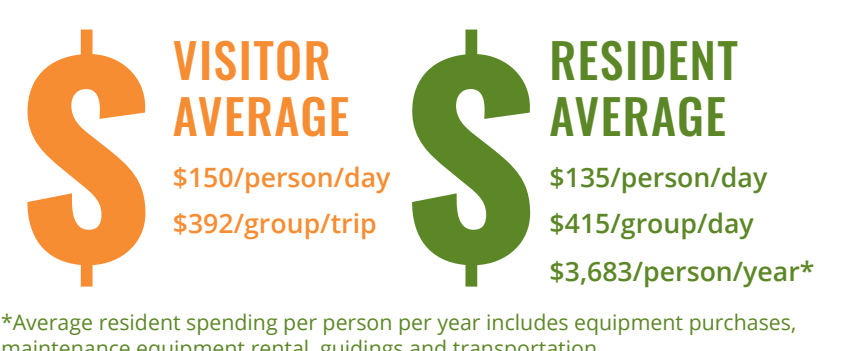
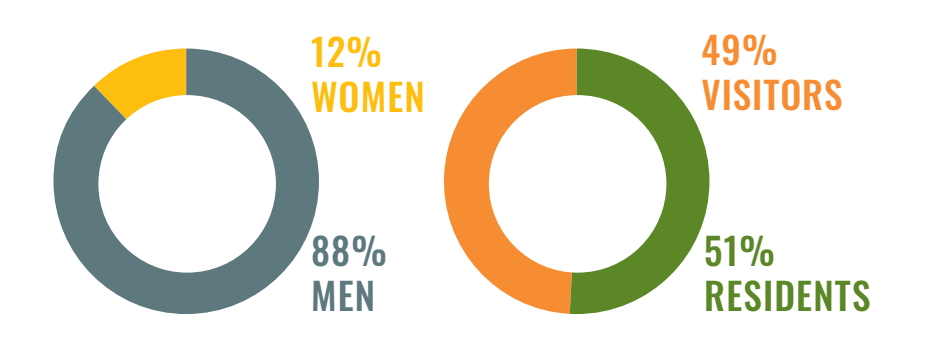
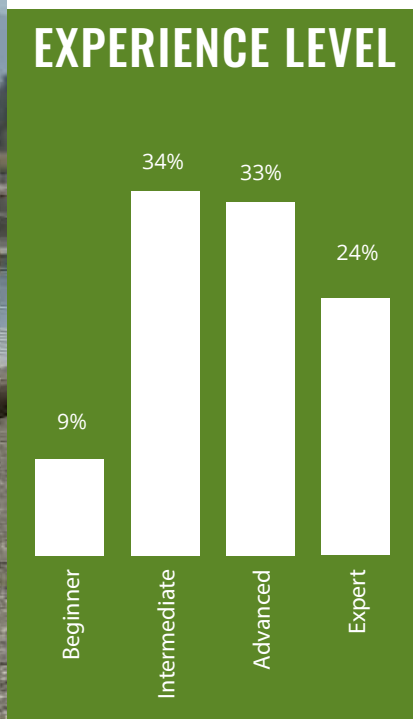
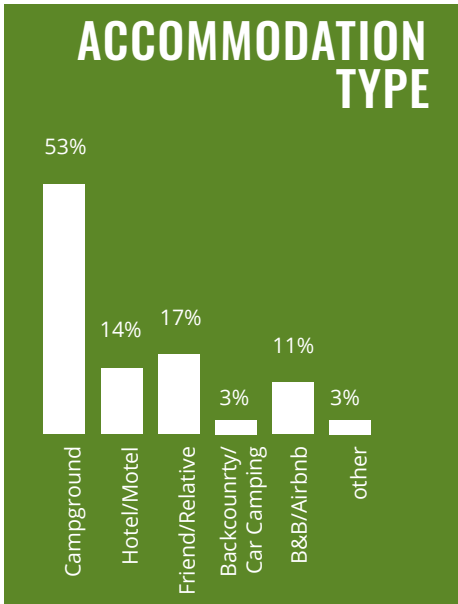
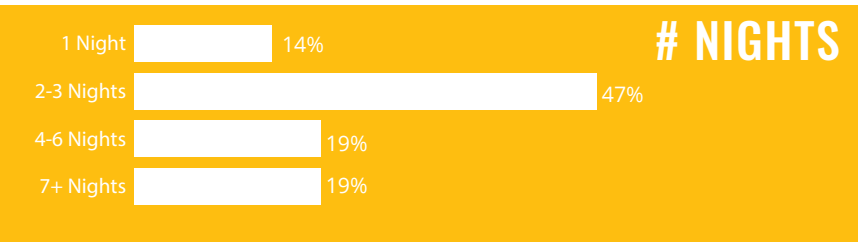
Credit Juliane Liebermann

# FISHING

17% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 69% DAY | 31% OVERNIGHT

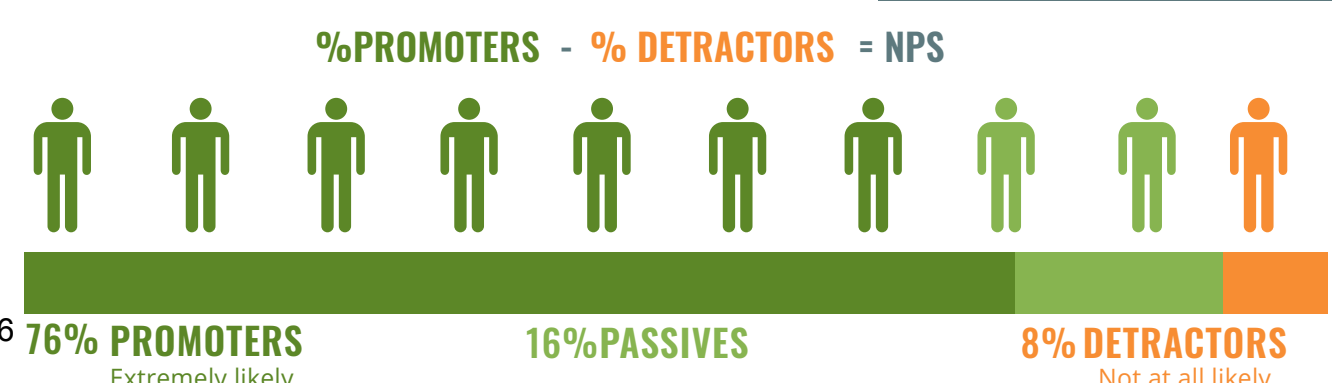
**16% BELONG TO AN OUTDOOR CLUB**



### NET PROMOTER SCORE (NPS)

**68**

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination

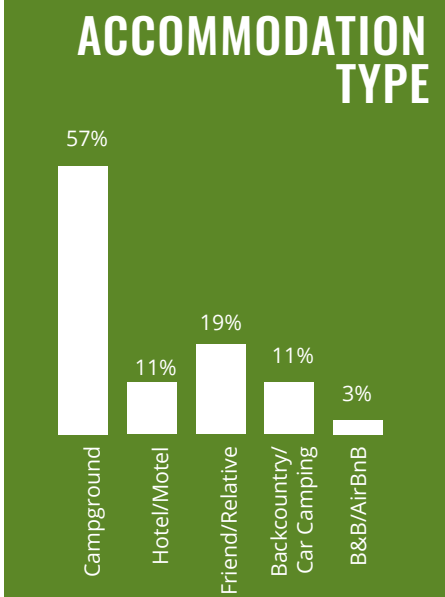


# WATERSIDE ACTIVITIES

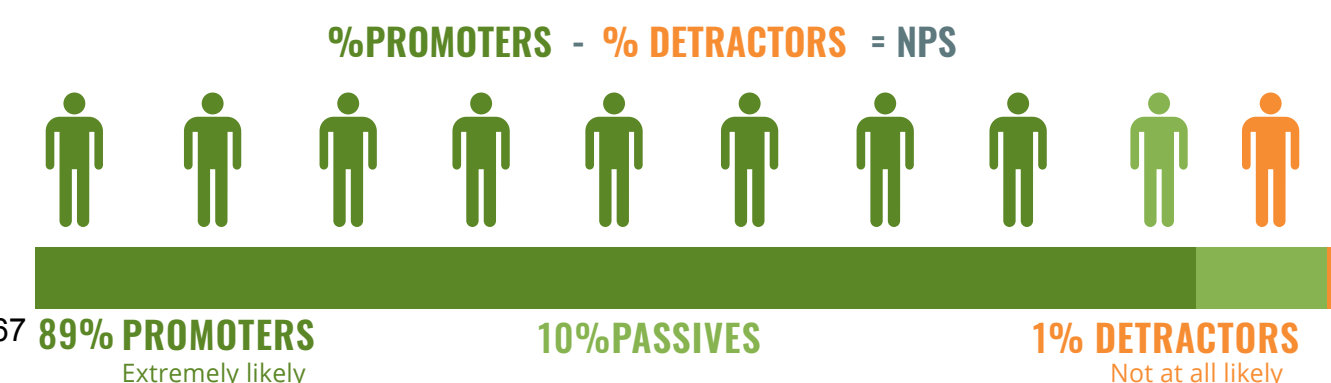
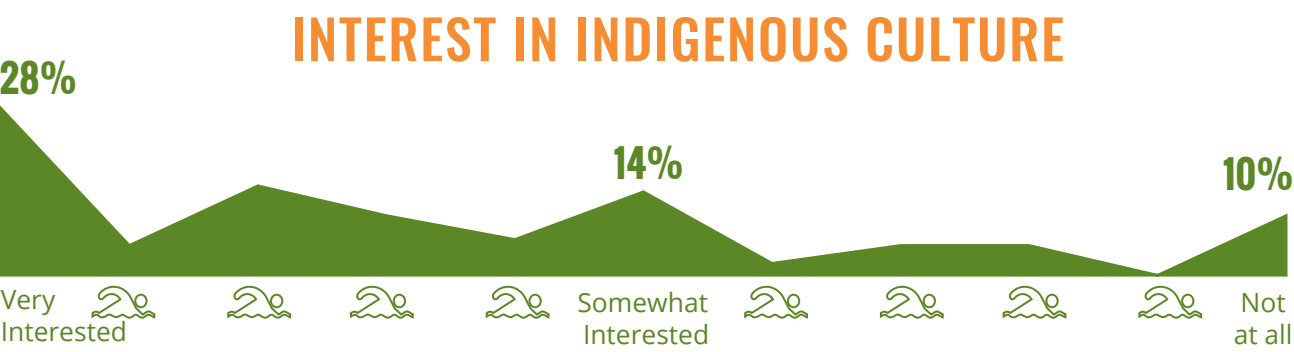
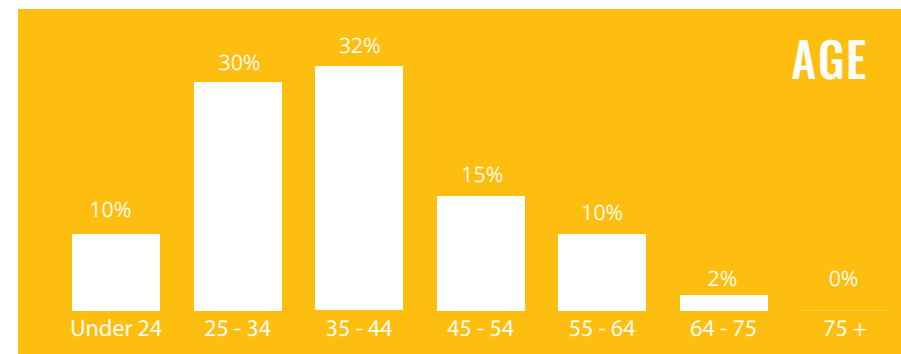
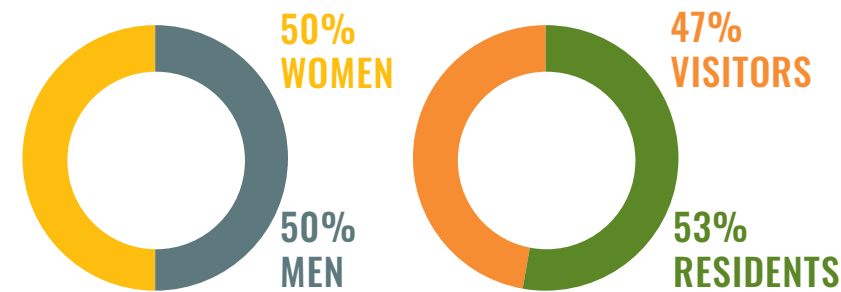
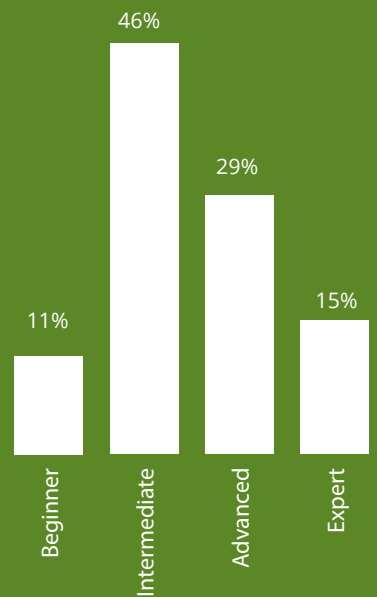
8% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 24% DAY | 76% OVERNIGHT

10% BELONG TO AN OUTDOOR CLUB



## EXPERIENCE LEVEL



Lindemann Lake  
Credit Jenn Kleingeltink

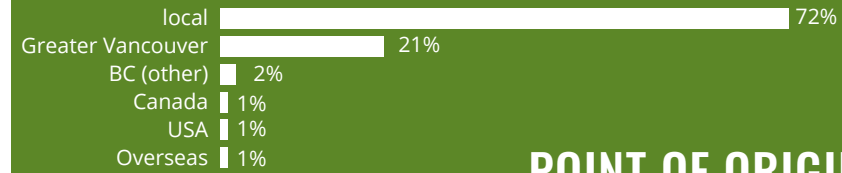
Main Beach Cultus Lake  
Credit Kyle Pierce

# MOUNTAIN BIKING

3% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 68% DAY | 32% OVERNIGHT

24% BELONG TO AN OUTDOOR CLUB

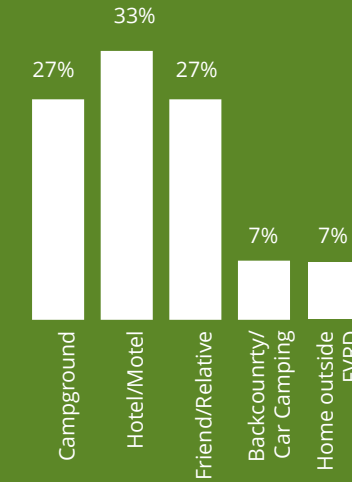


POINT OF ORIGIN

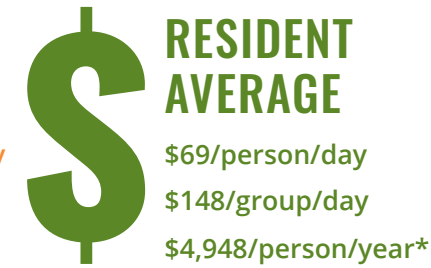
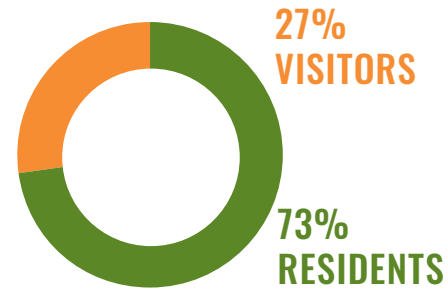
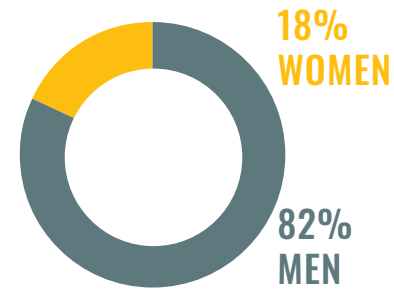
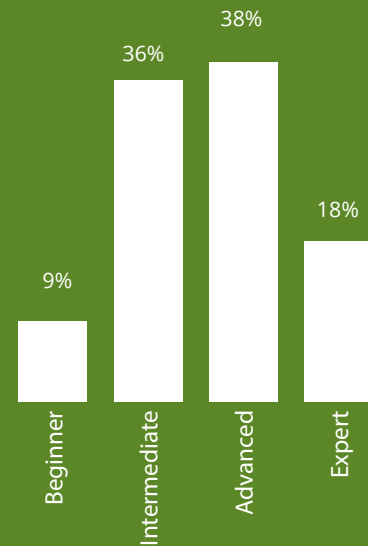


# NIGHTS

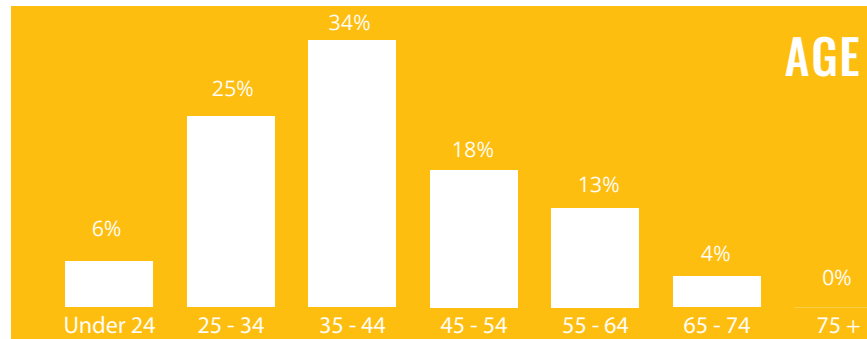
ACCOMMODATION TYPE



EXPERIENCE LEVEL



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



AGE

SATISFACTION SCORES



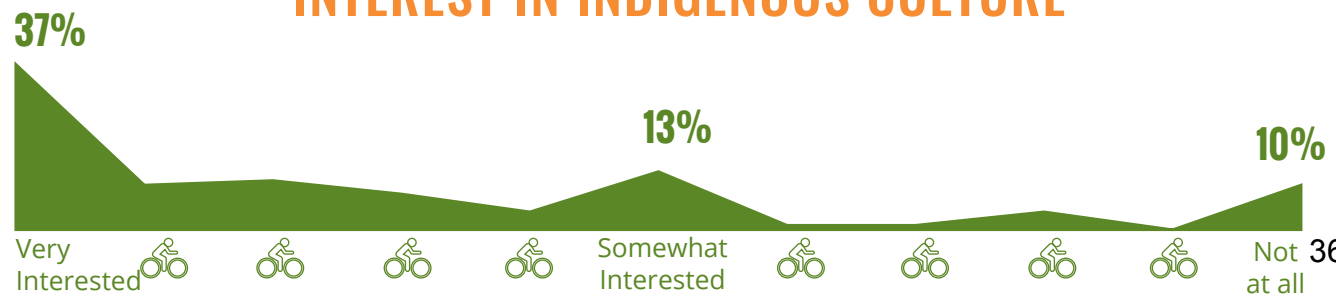
\* Satisfaction with outdoor recreation components (10 = very satisfied 1 = not at all)

NET PROMOTER SCORE (NPS)

87

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination

INTEREST IN INDIGENOUS CULTURE



%PROMOTERS - % DETRACTORS = NPS



Sumas Mountain  
Credit: Tourism Abbotsford

Vedder Mountain  
Credit: Tourism Chilliwack

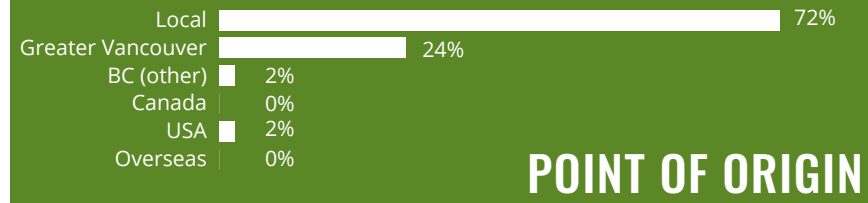


# MOTORIZED OFF ROADING

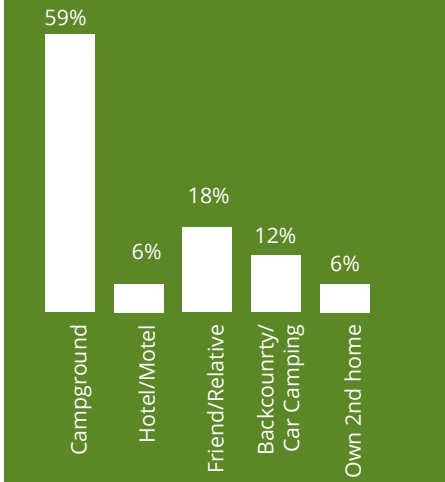
2% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 46% DAY | 54% OVERNIGHT

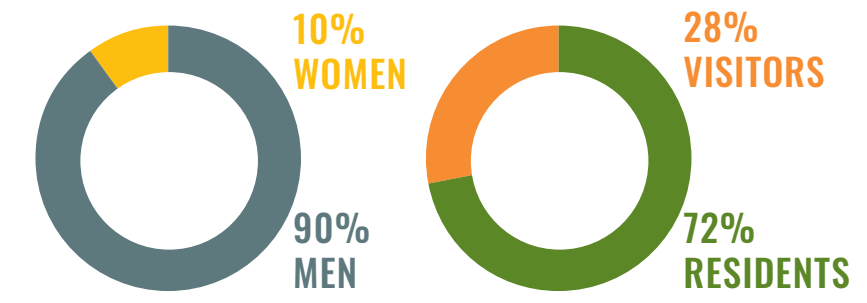
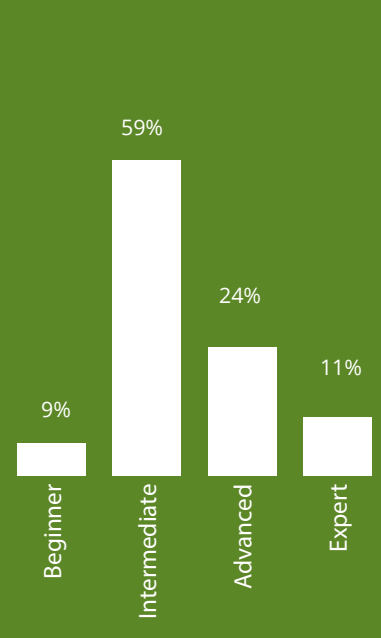
24% BELONG TO AN OUTDOOR CLUB



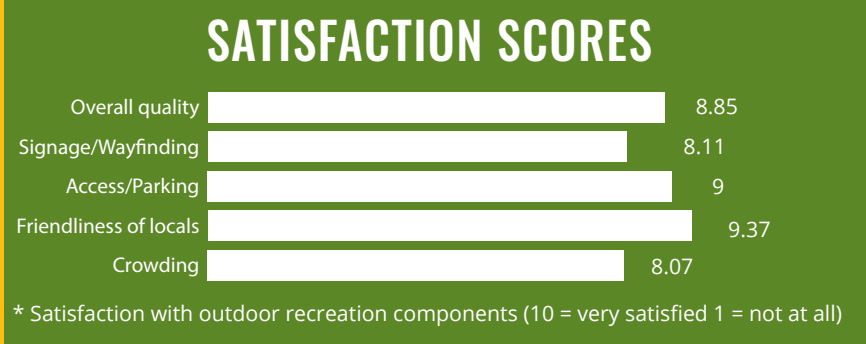
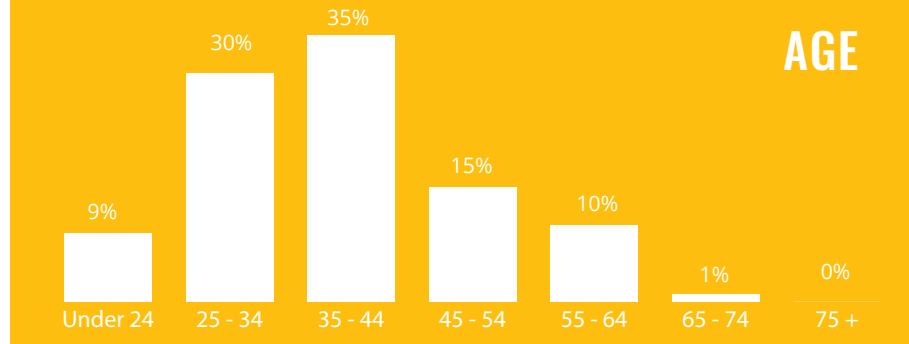
## ACCOMMODATION TYPE



## EXPERIENCE LEVEL



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



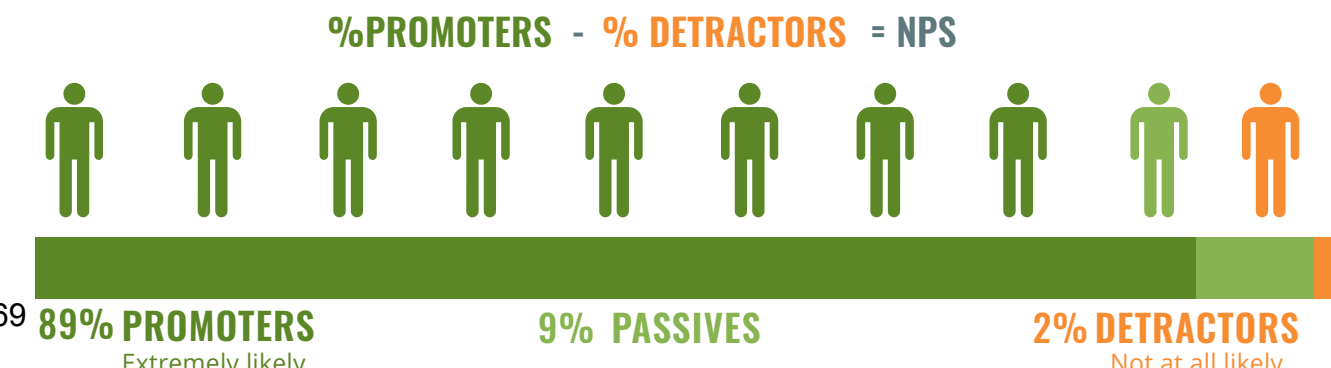
\* Satisfaction with outdoor recreation components (10 = very satisfied 1 = not at all)

## NET PROMOTER SCORE (NPS)



\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination

## INTEREST IN INDIGENOUS CULTURE



Memorial Rock  
Credit: David Wakely

Credit: Ryan Thom

# BACKCOUNTRY SNOWSPORTS

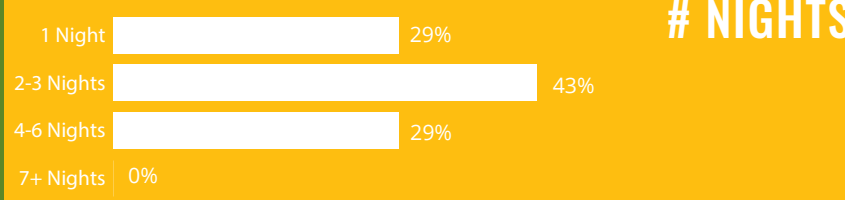
1% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 67% DAY | 33% OVERNIGHT

15% BELONG TO AN OUTDOOR CLUB

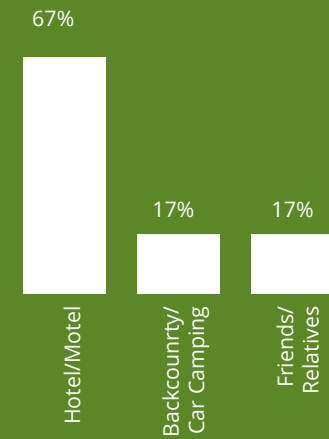


POINT OF ORIGIN

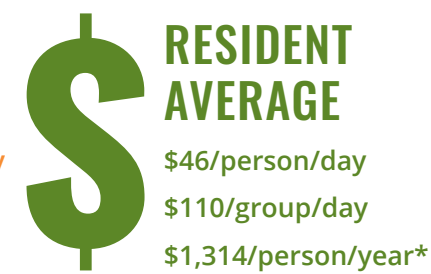
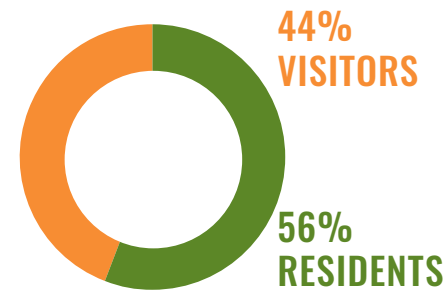
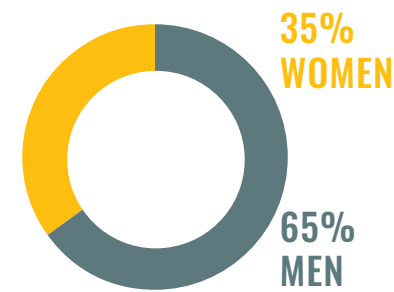
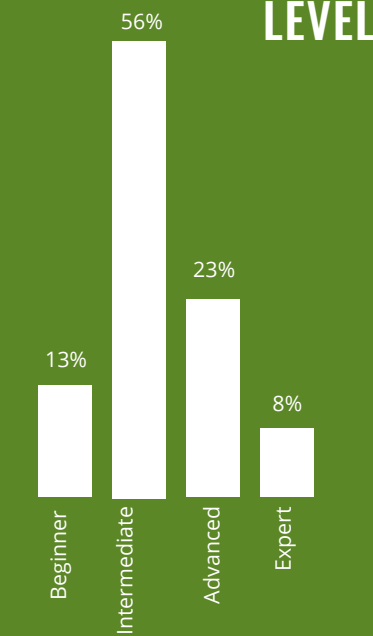


# NIGHTS

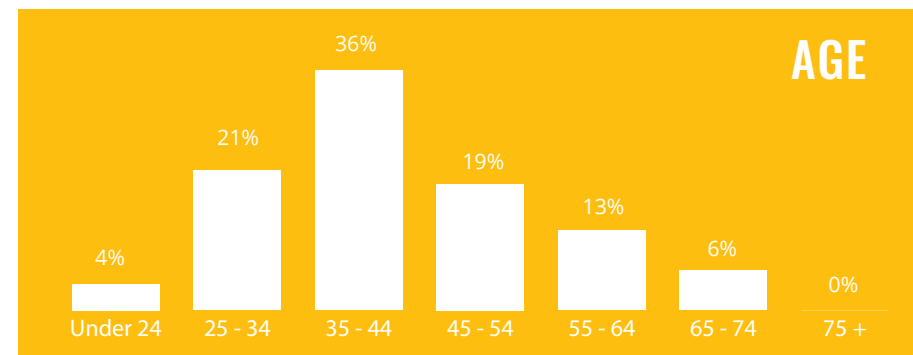
ACCOMMODATION TYPE



EXPERIENCE LEVEL



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



AGE

SATISFACTION SCORES



\* Satisfaction with outdoor recreation components (10 = very satisfied 1 = not at all)

NET PROMOTER SCORE (NPS)

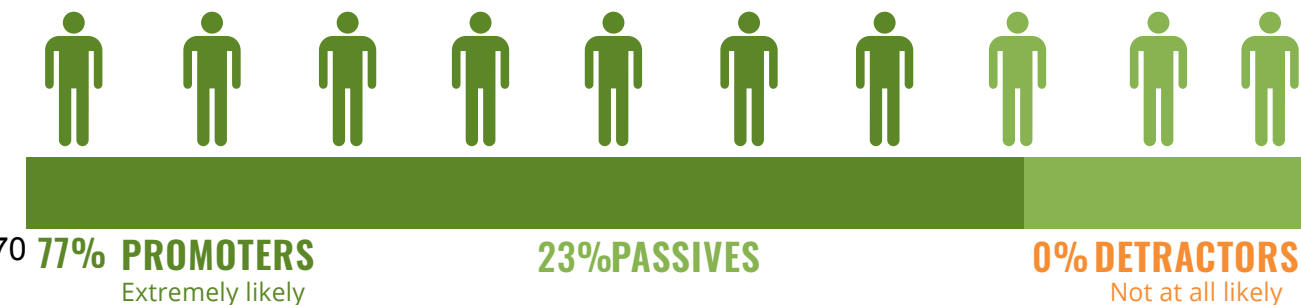
77

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination

INTEREST IN INDIGENOUS CULTURE



%PROMOTERS - % DETRACTORS = NPS



# WILDLIFE VIEWING

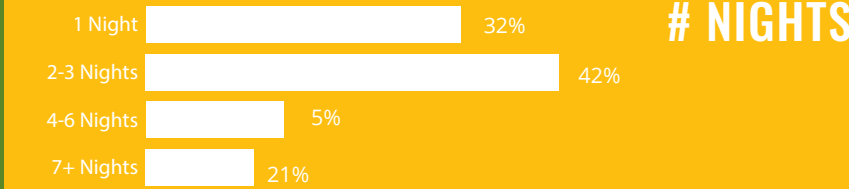
2% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 52% DAY | 48% OVERNIGHT

13% BELONG TO AN OUTDOOR CLUB

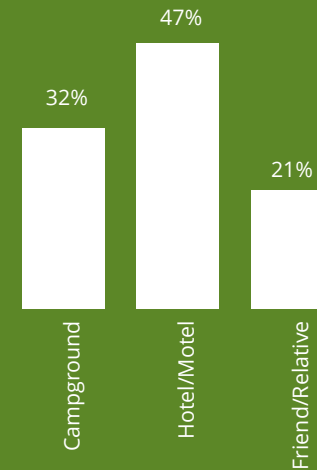


POINT OF ORIGIN

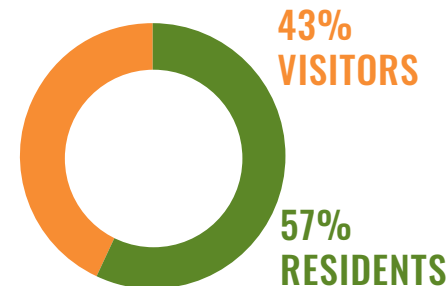
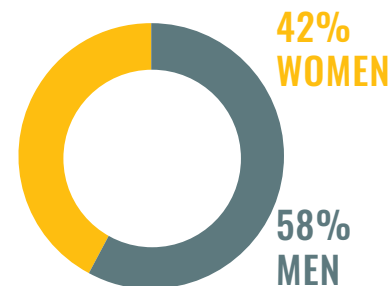
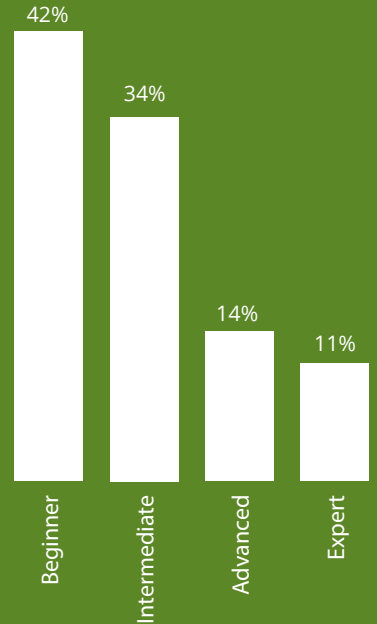


# NIGHTS

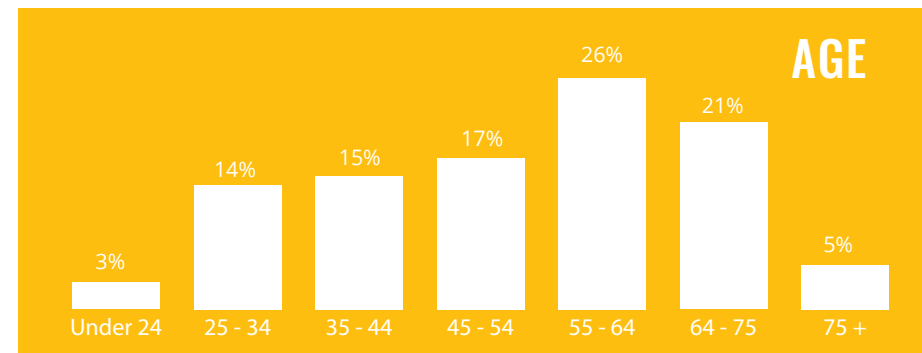
ACCOMMODATION TYPE



EXPERIENCE LEVEL



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



AGE

SATISFACTION SCORES



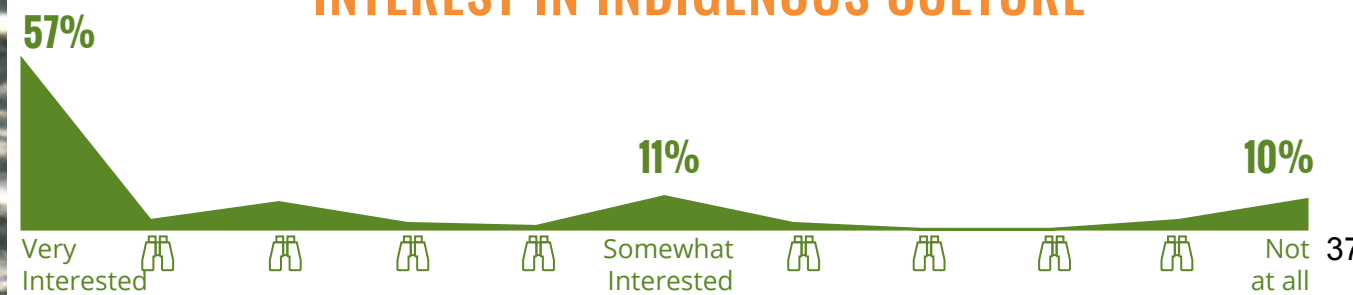
\* Satisfaction with outdoor recreation components (10 = very satisfied 1 = not at all)

NET PROMOTER SCORE (NPS)

75

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination

INTEREST IN INDIGENOUS CULTURE



%PROMOTERS - % DETRACTORS = NPS



Lakeside Trail  
Credit Gillian Berger

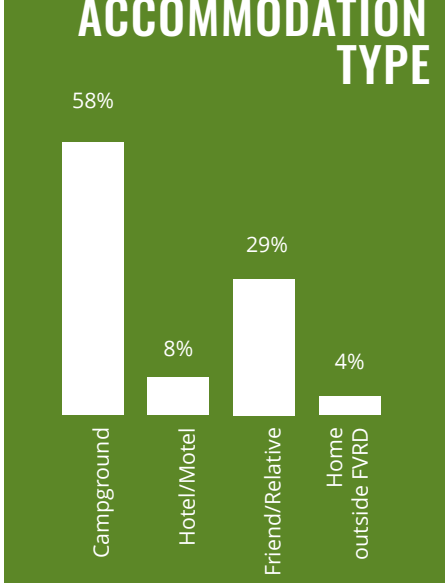
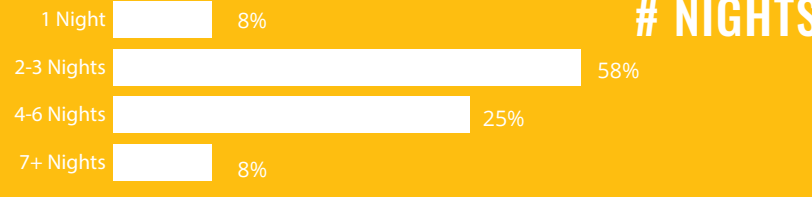
Blue Heron  
Credit Gord Gadsden

# NON MOTORIZED WATERSPORTS

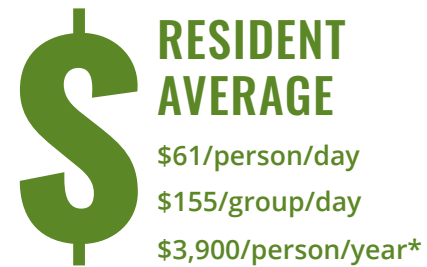
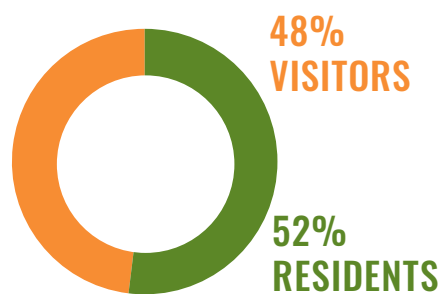
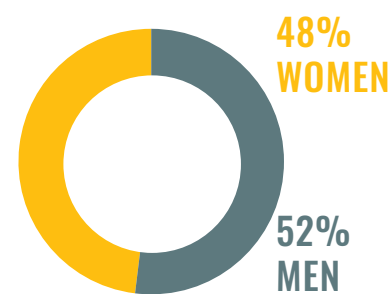
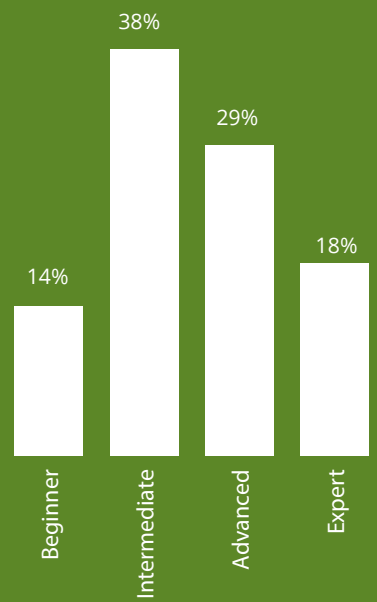
4% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 22% DAY | 78% OVERNIGHT

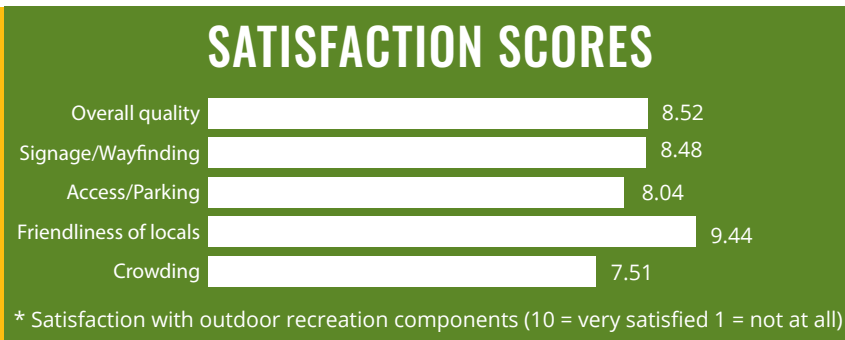
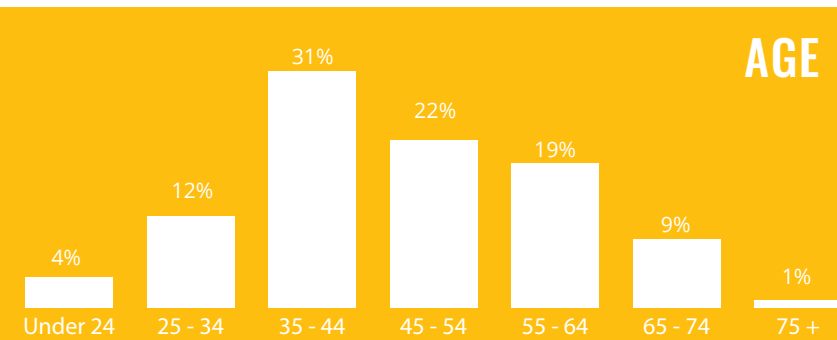
18% BELONG TO AN OUTDOOR CLUB



## EXPERIENCE LEVEL



\*Average resident spending per person per year includes equipment purchases, maintenance, equipment rental, guidings and transportation



## INTEREST IN INDIGENOUS CULTURE

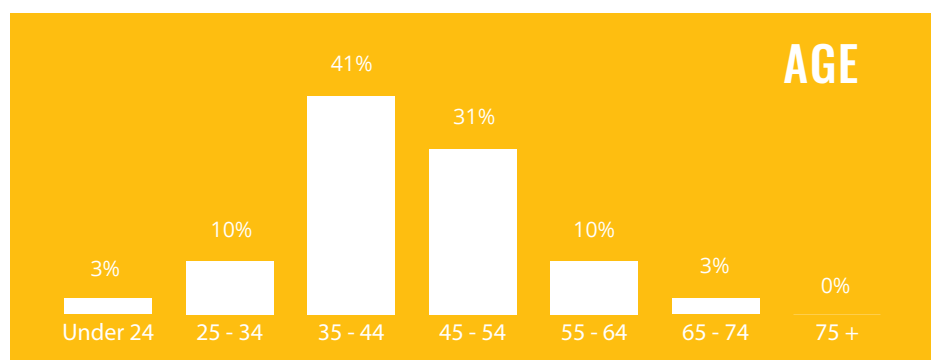
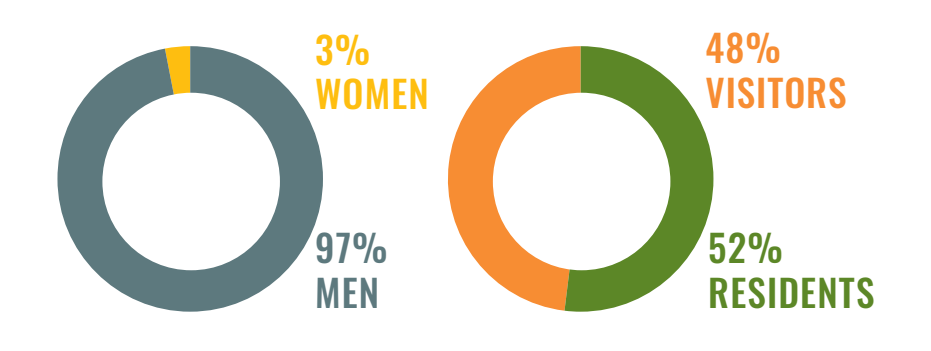
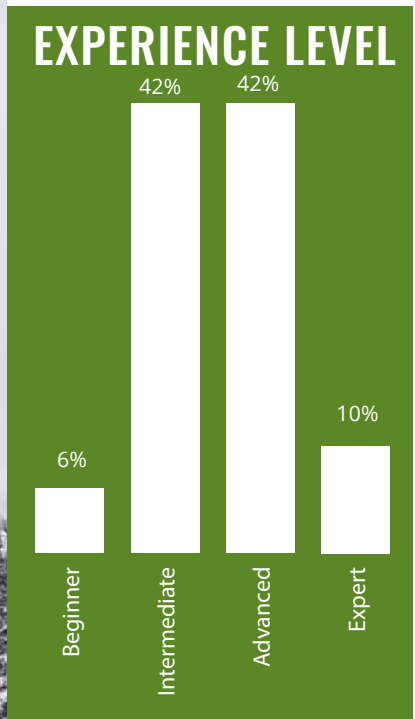
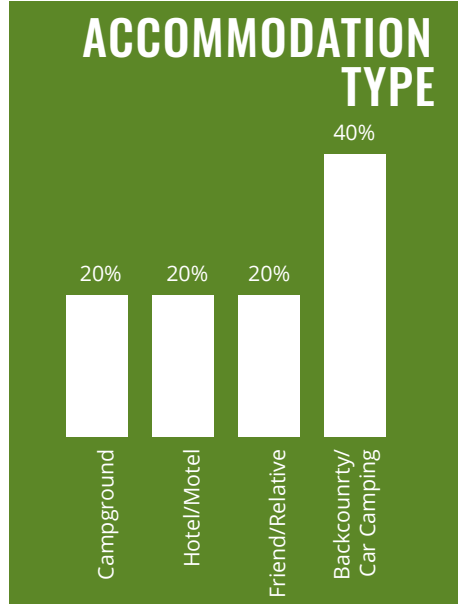
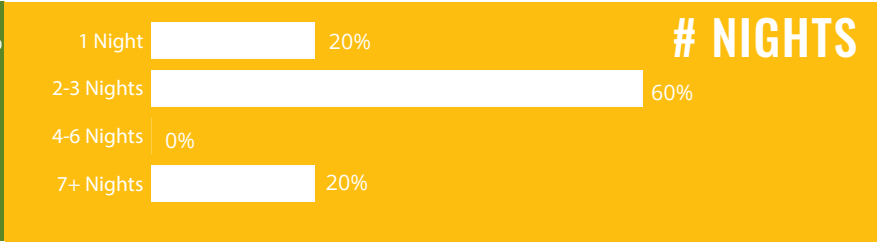
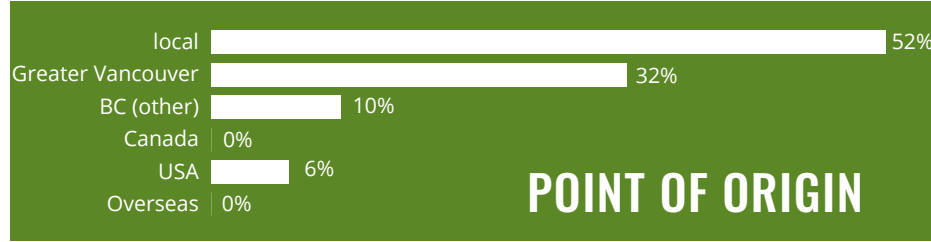


# SNOWMOBILING

0.2% OF TOTAL OUTDOOR RECREATION SPENDING

VISITORS: 60% DAY | 40% OVERNIGHT

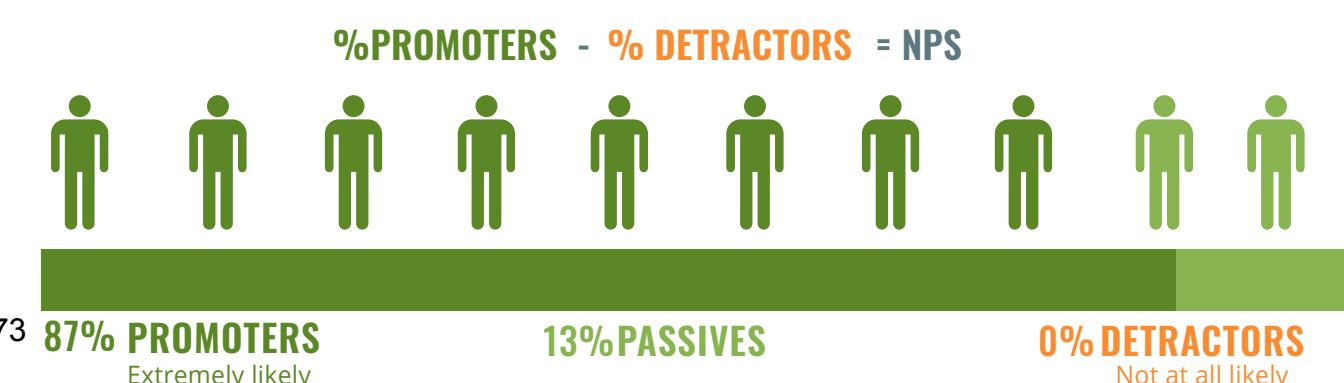
**55% BELONG TO AN OUTDOOR CLUB**



**NET PROMOTER SCORE (NPS)**

**87**

\* Likelihood of recommending the Fraser Valley as an outdoor recreation destination



Credit Samuel Chenard



Credit Matt Kailu

## APPENDIX B

# SURVEY QUESTIONNAIRES

- » **Visitor Survey Questionnaire**
- » **Resident Survey Questionnaire**

# VISITOR SURVEY

## (Non-Residents of the Fraser Valley)

1. What city and country are you from?
2. What is your postal or zip code?
3. What was the primary reason for your travel to the Fraser Valley?
  - » Visiting Friends and Relatives (VFR)
  - » Outdoor recreation
  - » Business
  - » Other leisure activities
  - » Other (please specify)
4. Including you, how many people are in your travel party? A travel party is a group on the same itinerary who are sharing at least some expenses.
5. How many people are in your vehicle today?
6. How many nights will you be in the Fraser Valley on this trip?
7. What type of accommodation are you using on this trip in the Fraser Valley? Name all (e.g. hotel, motel, B&B, campground, backcountry camping, friends/relatives)
8. What outdoor recreation activities are you participating in at this location today?
9. How many hours did you spend, or plan to spend at this location today?
10. What is your estimated number of days visiting this specific location or area for this activity in the past year?
11. What is your level of experience at this activity? (beginner, intermediate, advanced, expert)
12. Are you participating in other outdoor recreation activities today in the Fraser Valley, and if so what and where?
13. What is your specific destination today?
14. Can you estimate the total number of days visiting this specific location or area for this activity this season?
15. Let's talk about recreation related expenditures for your time in the Fraser Valley. About how much will you and your entire travel party spend on the following items on this trip to the Fraser Valley?
  - » Transportation and fuel costs
  - » Equipment rental or guiding services
  - » Equipment purchase, parts, and maintenance costs
16. Now, let's talk about other trip related expenditures. Please provide your best estimate as to what you and your entire travel party will spend for your entire stay in the Fraser Valley
  - » Accommodations
  - » Local Transportation including fuel
  - » Food and Beverages
  - » Other recreation and entertainment (ski passes, guided fishing, movies, museums...)
  - » Shopping
17. How many trips have you or will you make in the Fraser Valley Regional District to participate in this activity this year?
18. Are you a member of an outdoor club in BC, and if so which one?

19. On a scale of 0 to 10, where 10 is the highest, how would you rate the following:
  - » Overall quality of the trail or recreation area
  - » Signage and wayfinding
  - » Access and parking
  - » Friendliness of locals
  - » Crowding (10= not at all crowded)
20. On a scale of 0 to 10, with 10 being the highest, how likely are you to recommend the Fraser Valley as an outdoor recreation destination to a friend or colleague?
21. Can you name the Indigenous Peoples on whose traditional lands we are located today?
22. On a scale of 0 to 10, with 10 being the highest, how important was Indigenous culture as a motivating factor in your decision to travel to the Fraser Valley region?
23. Again from 0 to 10, what is your level of interest in seeing Indigenous cultural or environmental interpretation in the recreation area (signage, interpretation pullouts, etc.)
24. Can you tell me the year you were born?
25. Gender (complete this based on observation - don't ask the respondent)
26. Do you have any other comments on how your recreation experience at this site could be improved?





# RESIDENT SURVEY

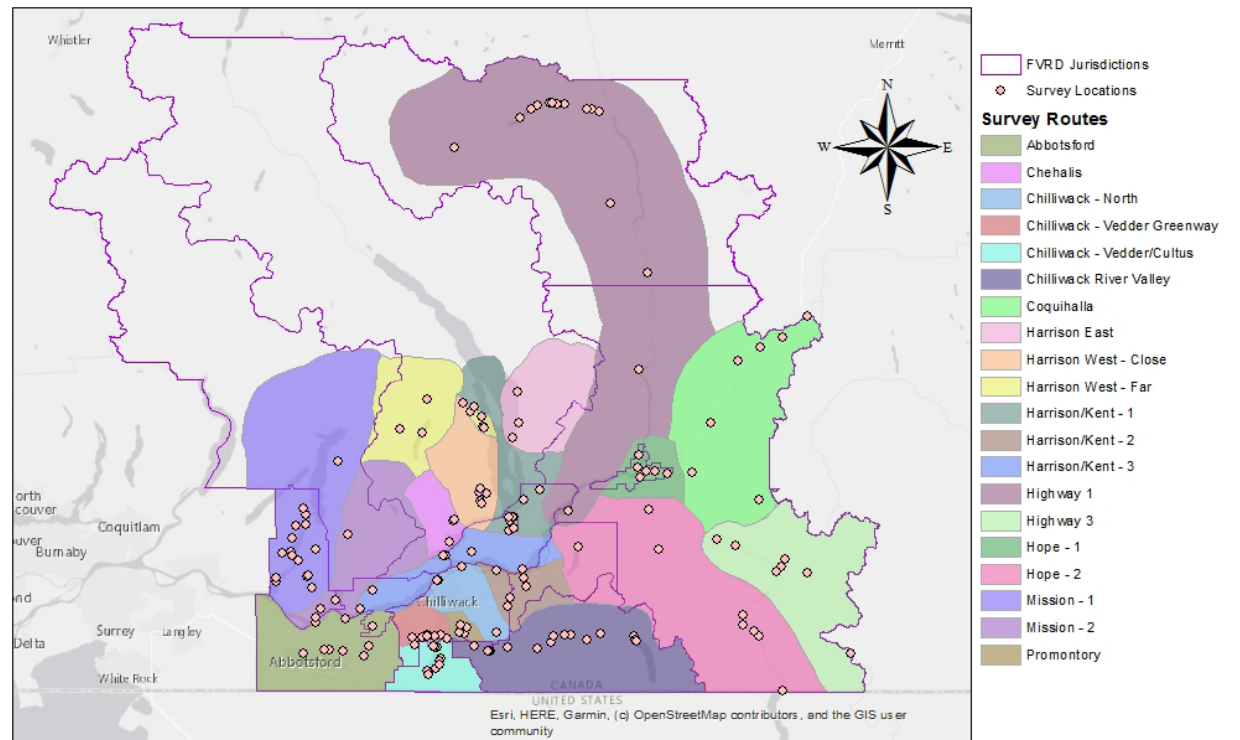
---

1. What city and country are you from?
2. What is your postal code?
3. Including you, how many people are in your group today?
4. How many people are in your vehicle today?
5. What outdoor recreation activities are you participating in at this location today?
6. How many hours did you spend, or plan to spend at this location today?
7. What is your estimated number of days visiting this specific location or area for this activity in the past year?
8. What is your level of experience at this activity? (beginner, intermediate, advanced, expert)
9. Are you participating in other outdoor recreation activities today in the Fraser Valley, and if so what and where?
10. What is your specific destination today?
11. Let's talk about recreation related expenditures in the Fraser Valley. About how much did spend individually on the following items this past year in the Fraser Valley?
  - » Transportation and fuel costs
  - » Equipment rental or guiding services
  - » Equipment purchase, parts, and maintenance costs
12. Now let's talk about today's expenditures for your entire group. How much did your entire group spend, or will spend, on this recreation activity in the Fraser Valley today, on:
  - » Local transportation including fuel
  - » Equipment purchase, parts, and maintenance costs
  - » Equipment rental or guiding services
  - » Food and beverages
  - » Shopping
13. Are you a member of an outdoor club in BC, and if so which one?
14. On a scale of 0 to 10, where 10 is the highest, how would you rate the following:
  - » Overall quality of this trail or recreation area
  - » Signage and wayfinding
  - » Access and parking
  - » Crowding (10=not at all crowded)
15. On a scale of 0 to 10, with 10 being the highest, how likely are you to recommend the Fraser Valley as a recreation destination to a friend or colleague?
16. Can you name the Indigenous peoples on whose traditional lands we are located today?
17. Again from 0 to 10, what is your level of interest in seeing Indigenous cultural interpretation in the recreation area (signage, historical information, etc.)
18. Can you tell me the year you were born?
19. Gender (complete this based on observation - don't ask the respondent)
20. Do you have any other comments on how your recreation experience at this location could have been improved?



# APPENDIX C

## Sampling & Vehicle Counting Routes & Locations



# LIST OF ROUTES & LOCATIONS

## Abbotsford

- » Abby Grind
- » Discovery Trail (multiple locations)
- » Matsqui Trail Regional Park (three locations)

## Vedder Mt/Cultus Lake

- » Cultus Lake Provincial Park (six locations)
- » Vedder Mountain (three locations)

## Chilliwack River Valley-1

- » Pierce Creek/ Pierce Lake Trail (4 sites )
- » Slesse Memorial Trail
- » Tamihi Rapids Recreation Site (3 sites )
- » Tamihi Creek Recreation Site (116 sites )
- » Thompson Regional Park
- » Tamihi OHV Staging Area
- » Bridlewood Trail
- » Mt. Archibald/Lady Peak/Mount Laughington
- » Mt. Cheam

## Chilliwack River Valley-2

- » Allison Pool Recreation Site ( 7 sites )
- » Camp Foley Recreation Site ( 4 sites )
- » Williams Ridge/Peak

- » Rapids Recreation Site (28 sites )
- » Chipmunk Caves
- » Slesse Creek (Downstream of Limit Hole)

## Chilliwack River Valley-3

- » Chilliwack Lake Provincial Park (six locations)
- » Chilliwack - Vedder Greenway / Rotary Trail
- » Chilliwack Rotary Trail/Vedder Greenway (five locations)
- » Vedder River Campground
- » Heritage Park
- » Chilliwack - North
- » Fraser River - Island 22 Regional Park (2 locations)
- » Fraser River - Peg Leg
- » Elk Mountain (hiking)
- » Chilliwack - Promontory
- » Mt. Thom - Horse Loop Trail (four locations)

## Coquihalla

- » Coquihalla Summit Recreation Area, Bombtram Trail
- » Coquihalla Summit Recreation Area, Needle Peak/The FlatIron/Yak Peak/lago Peak
- » Coquihalla Summit Recreation Area, Falls Lake/Zoa Peak

- » Coquihalla Summit Recreation Area, Henning and 10k Riding Areas
- » Coquihalla River Provincial Park
- » HBC Brigade Trail (cross- jurisdictional)
- » HBC Brigade Trail (cross- jurisdictional)/ Peers Creek Recreation Site

## Harrison East

- » Bear Creek (40 sites )
- » Cascade Peninsula (25 sites )
- » Cogburn Beach (25 sites )

## Harrison West-1

- » Grace Lake ( 10 sites )
- » Wolf Lake ( 3 sites )
- » Francis Lake Harrison ( 4 sites )
- » Weaver Lake ( 29 sites )
- » Weaver Lake Group Site ( 10 sites )

## Harrison West-2

- » Hale Creek ( 5 sites )
- » Sunrise Lake ( 4 sites )
- » Statlu Lake Trail
- » Twenty Mile Bay ( 59 sites )
- » Skwellepil Creek ( 52 sites )
- » Wilson Lake ( 1 sites )
- » Wood Lake ( 30 sites )
- » Lookout Lake ( 1 sites )
- » Rainbow Falls ( 0 sites )
- » Long Island Bay

## Harrison/Kent-1

- » Bear Mountain Trail
- » Harrison Grind/ Campbell Lake Trail
- » Harrison Lake and River Boat Launch
- » Harrison Lake Beach
- » Harrison Lookout Trail
- » Harrison Bluffs
- » East Sector Lands, Spirit Trail
- » Sandy Cove
- » Sasquatch Provincial Park

## Harrison/Kent-2

- » Bridal Veil Falls Provincial Park
- » Cheam Lake Wetlands Regional Park
- » Fraser River - Gill Road (Fishing)
- » Cheam Fishing Village (Cheam First Nation)
- » Chilliwack Community Forest
- » Lexw Qwo:m Park
- » Lower Bridal Falls
- » Cheam Lake Wetlands Regional Park
- » Upper Bridal Falls

## Harrison/Kent-3

- » Dewdney Regional Park
- » Nourish Creek
- » Kilby Historic Site
- » Kilby Provincial Park
- » Mount Woodside

## **Chehalis**

- » Chehalis River (56 sites)
- » Chehalis River Bridge
- » Tapadera Estates

## **Highway 1**

- » Tikwalus Heritage Trail
- » Anderson Creek
- » Apocynym RST ( 16 sites )
- » Fir Flat RST ( 6 sites )
- » Log Creek RST ( 6 sites )
- » Mehatl Falls Trailhead (formerly called Creek Provincial Park on this form)
- » Nahatlatch Lake Provincial Park (six locations)
- » Scuzzy Creek RST ( 7 sites )
- » Spirit Caves in Yale

## **Highway 3**

- » EC Manning Provincial Park
- » EC Manning Provincial Park
- » EC Manning Provincial Park
- » EC Manning Provincial Park
- » EC Manning Provincial Park
- » Silvertip Bowl Sunshine Valley
- » EC Manning Provincial Park

## **Hope-1**

- » Thacker Regional Park
- » Fraser River Fishing - Rupert St boat launch
- » Hope Lookout Trail
- » Kawkawa Lake
- » Lake of the Woods
- » Othello Tunnels/Coquihalla Canyon Park

## **Hope-2**

- » F.H. Barber Provincial Park
- » Silver Lake Provincial Park
- » Skagit Valley Provincial Park (three locations)
- » BC Hydro Recreation Site, Jones Lake/Wahleach Lake
- » Eaton Creek Recreation Site (3 sites)/Eaton Lake Trail (Silver Hope Creek)

## **Mission-1**

- » Bear Mountain (2 locations)
- » Red Mountain
- » Stave Area/Bell Road
- » Stave Lake Recreation Site - Kearsley Creek ( 65 sites )
- » Stave Lake Recreation Site - Rock Creek (49 sites )
- » Stave Lake Recreation Site - Rocky Point (30 sites )

- » Stave Lake Recreation Site - Sayres Lake (40 sites )
- » East Stave Lake Recreation Site - Kenyon Lake ( 1 sites )
- » Devil's Lake
- » Rolley Provincial Park
- » Rolley Lake Provincial Park
- » Ruskin Dam/BC Hydro Recreation Site
- » Hunter Trail
- » Hayward Reservoir Trail/BC Hydro Recreation Site (2 locations)

## **Mission-2**

- » Mission Harbour
- » Mission Plateau
- » Neilson Regional Park/Hatzic Lake
- » Cascade Falls Regional Park
- » Little Nicomen Mountain

To: Regional and Corporate Services Committee

Date: 2020-10-15

From: David Urban, Manager of Outdoor Recreation Planning

File No: 6120-30-001

**Subject: Developing a Policy for Classification of Regional Versus Community Parks and Trails**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board direct staff to develop a policy to guide the designation of parks and trails as either regional or community assets to provide clarity on the appropriate funding model.

### STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Support Healthy & Sustainable Community

### PRIORITIES

Priority #5 Outdoor Recreation

Priority #4 Tourism

## BACKGROUND

Fraser Valley Regional District (FVRD) parks and trails are considered to be either “regional” or “community,” generally based on its size, its use, its amenities, and whether it has local or broader significance. This distinction is important as it impacts the funding structure used for acquisition, maintenance, and asset management for the park. Community parks are funded only by taxation from the electoral areas in which they reside, whereas the costs of regional parks are shared more broadly with all electoral areas/municipalities.

While these two types of parks and how they work together are referenced within the FVRD’s parks plans, the distinction has not been clearly defined. This lack of clarity has created some confusion and disagreements for deciding the appropriate funding model to use for a new park or park amenity or for re-evaluating the status of others.

Of note, this issue is only applicable to those participants in the eastern sub-regional parks function, which does not include the City of Abbotsford and the associated parks of Glen Valley, Matsqui Trail, and Sumas Mountain Regional Parks.

## DISCUSSION

The distinction between “regional” and “community” parks or trails is not always clear-cut, which is why a policy is recommended to help outline what considerations should be taken into account when making a decision regarding park classification. Recognizing that some overlap is inevitable, there are

certain attributes and characteristics of each that may be considered and will be explored in more detail in the policy.

Regional parks are generally considered to have regional significance, whether recreational, ecological, or cultural. They tend to be situated around a landscape feature and vary in size but are generally larger than a municipal park and smaller than a provincial park. They tend to attract visitors from throughout the region.

Community parks tend to be smaller in size than regional parks. Because each community has different needs, what constitutes a community park can vary greatly; however, the primary role of community parks is to serve daily recreational needs of the surrounding residents.

While these general descriptions provide some guidance, additional clarification is needed, especially as new parks and trails are proposed, and overall usage continues to rise. With this new policy, Electoral Area Directors can still fund community parks as they choose, but for those that may wish the Board to consider funding an asset through a shared regional approach when appropriate, the policy will provide guidance. Likewise, a policy is only intended to serve as a tool to inform Board decisions. In other words, it would always be a decision of the broader service area participants on whether they wish to take on more assets.

#### **COST**

None applicable at this time but could have future budget implications.

#### **CONCLUSION**

Developing a policy to guide the designation of future parks and trails will help bring consistency and equity to funding models. It would serve as a tool for the Board to help guide their decision-making for classifying or re-classifying a park or trail as a “regional” or a “community” asset. Once the policy is drafted, staff will report back to the Board.

#### **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Regional and Corporate Services Committee  
From: Jamie Benton, Environmental Policy Analyst

Date: 2020-10-15  
File No: 5365-28-001

**Subject: Update on Provincial Solid Waste Initiatives**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board direct staff to submit comments to support the expansion of BC Extended Producer Responsibility programs as is proposed in the Province's Recycling Regulation Intentions Paper.

### STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

### PRIORITIES

Priority #1 Waste Management

## BACKGROUND

As part of the BC Plastics Action Plan released in November, 2019, the Province has been preparing to amend the *BC Recycling Regulation* to expand the products included within Extended Producer Responsibility (EPR) programs. EPR programs are designed to implement the 'polluter pay principle' by making the producer responsible for the cost and management of the product throughout the product's life cycle. There are currently 22 EPR stewardship programs in BC that include packaging and printed paper products, tires, cell phones, etc.

On September 12, 2020, the Province released a Recycling Regulation Policy Intentions Paper<sup>1</sup> that discusses expansion of BC's EPR program. Feedback on this expansion is currently being received.

## DISCUSSION

The Province's Recycling Regulation Policy Intentions Paper identifies products that could be considered for an expansion of the current Extended Producer Responsibility program.

Items being considered include:

- Mattresses
- Electronic and electrical products, including electric vehicle batteries
- Packaging and paper products beyond residential sources

---

<sup>1</sup> <https://engage.gov.bc.ca/govtogetherbc/consultation/recycling-regulation-policy-intentions-paper/>



- Single-use products such as plastic cutlery, sandwich bags, stir sticks and other items (note: it is unclear whether these products will be added to existing stewardship programs or whether they would be considered as a new EPR program).

The Province is soliciting feedback on this EPR expansion until Nov 20, 2020.

Expansion of EPR programs to include those listed will assist with recycling efforts and will reduce the likelihood of these products ending up in landfills. Overall, the changes will improve the effectiveness of recycling efforts and will help the Fraser Valley Regional District (FVRD) meet its Solid Waste Management Plan goals. FVRD staff proposed to provide comments in support of expanding EPR and to include those mentioned as well as other items where it should be considered (e.g., vaping products).

In addition to potential changes involving EPR programs, there are several other new initiatives or decisions recently announced by the Province that pertain to solid waste management in BC. Updates on these are provided below. These include court decisions related to local government bans on single use plastics, changes to the Return-It Program, and funding available for new organic waste processing infrastructure or curbside collection programs.

#### Single Use Plastic Bylaws

Over the past two years, numerous local governments have proposed bylaws that implement bans on single-use packaging within their jurisdiction. These bylaws were challenged and the Supreme Court of Canada ruled that they were not valid as they needed Provincial approvals first. Several local governments have since submitted their bylaws, the first of which (District of Saanich) was approved by the Province earlier this year and is now in force.

On September 12, 2020, the Ministry of Environment and Climate Change Strategy announced its intention of proceeding with approval of several other local bylaws, including those for Richmond, Victoria, Tofino, and Ucluelet. Other bylaws will be considered as they are submitted. The Province is also considering amendments to the *Community Charter* that will allow local governments to ban single-use plastics without requiring provincial approval.

#### Return-It Program

During summer 2020, the Provincial Government announced the following changes to the Return-It program, the deposit system imposed on refundable beverage containers that encourages recycling of these products:

- A minimum deposit has been established at \$0.10/container. Encorp phased out the \$0.05/container deposit earlier this year and in October will phase out the \$0.20/container fee to streamline the deposit to 10 cents for all beverage containers.
- Electronic fund transfers are now permitted within the regulation allowing other forms of payment than just “cash refund.”

- Starting on February 1, 2022, milk and milk substitute products will come under the Encorp, Return-It program in the deposit-refund system. At present, these products are collected from residential premises through the Recycle BC program for packaging and paper product.

### New Funding For Local Governments

The Province recently invited applications for new funding being provided as part of the CleanBC Organics Infrastructure and Collection Program (OICP). From October 1, 2020 until January 14, 2021, applications will be accepted for two distinct project streams:

1. Organics Processing Infrastructure: To support the building of new or expansion of existing, organic waste processing infrastructure to increase processing capacity.
2. Residential Curbside Collection: To support the development of new, or the expansion of existing, residential organic waste curbside programs.

FVRD staff are inquiring into the eligibility of these programs to potentially help fund education and engagement efforts with respect to implementation of the FVRD's recent Source Separation Bylaw.

### **COST**

There are no budgetary impacts.

### **CONCLUSION**

The BC Government has recently announced a number of new initiatives related to solid waste management. One of these initiatives, a Recycling Regulation Intentions Paper, proposes an expansion of EPR programs. Staff propose to submit comments in support of these EPR efforts.

### **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Electoral Area Services Committee

Date: 2020-10-15

From: Sterling Chan, Manager of Engineering and Infrastructure

File No: 5315-20

**Subject: Nominal Crown Tenure for Nicomen Island Shoreline Protection Project**

---

## RECOMMENDATION

**THAT** the FVRD Board approves the submission of a Nominal Crown Tenure (NCT) application for the Nicomen Island Improvement District (NIID) dike improvement project.

### STRATEGIC AREA(S) OF FOCUS

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

### PRIORITIES

Priority #3 Flood Protection & Management

## BACKGROUND

Nicomen Island is protected from Fraser River flooding by a 35km network of dike, including five pump stations and a series of internal drainage infrastructure. This flood protection infrastructure is the responsibility of the Nicomen Island Improvement District (NIID). In 2015 the Ministry of Agriculture retained Golder Associates Ltd. (Golder) to undertake a study of the flood vulnerability of the existing NIID infrastructure and provide mitigation options to reduce the risk.

As a result, in March 2017 the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) and Ministry of Transportation and Infrastructure (MOTI) signed into a funding agreement with the Fraser Valley Regional District (FVRD) to complete the works identified in the 2015 Golder report. The FVRD is undertaking this project as NIID is a volunteer organization and does not have the resources to undertake a project of this magnitude.

This led to the forming of a Steering Committee (SC) consisting of NIID, FVRD staff, Leq'á:mel First Nation, and Area G Director Al Stobbart to collaboratively decide which works should be prioritized for improving drainage and flood protection. One item agreed upon by the SC is to construct 850m of rock armoring to protect a section of shoreline along the Fraser River that is particularly susceptible to erosion.

The design of these works was completed by Golder and previously the FVRD Board had authorized the award of the construction contract to Jakes Construction Ltd and the purchase of riprap material for this project directly from a rock pit owned by NIID.

## **DISCUSSION**

The project requires the submission of multiple permit applications to various regulatory bodies. In the review of the FVRD's application under the Water Sustainability Act it was identified that a Nominal Crown Tenure (NCT) is required for the portion of works to be installed on Crown land. The NCT is a lease or licence of occupation of Crown land provided to the regional district for a token (nominal) amount of rent. The NCT would be for no more than 2 years (minimum time period) to allow for construction works to be completed in full. A requirement for a NCT is a Board Resolution.

## **COST**

Costs include an application fee of \$250 plus any monies owing for the NCT if approved.

## **COMMENTS BY:**

### **Tareq Islam, Director of Engineering & Community Services:**

Reviewed and supported.

### **Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

### **Jennifer Kinneman, Chief Administrative Officer:**

Reviewed and supported.

To: Electoral Area Services Committee

Date: 2020-10-15

From: David Bennett, Planner II

File No: 776-01277.000

**Subject:** 14282 Morris Valley Road, Electoral Area C, Sandpiper Golf Course redevelopment proposal and Neighbourhood Plan process.

---

## RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to prepare a Request for Proposals for professional services to develop a Neighbourhood Plan for Morris Valley, Areas C on the basis on funding from Sandpiper Resort.

### STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship  
Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### PRIORITIES

Priority #4 Tourism  
Priority #5 Outdoor Recreation

## BACKGROUND

In April 2016, Pretty Estates announced the sale of the Sandpiper Resort/Sandpiper Golf Course. The new owners then approached the FVRD with concepts for new and expanded land uses at the resort. Since 2016, the Sandpiper Resort (Sandpiper) continued to review and revise their land use concepts and redevelopment concepts. On October 17, 2019, Sandpiper presented the Harrison Mills neighbourhood with their concept for redevelopment of the golf course and a concept for developing a Neighbourhood Plan ("NP") for the Harrison Mills area. Sandpiper further refined their redevelopment ideas and presented the following concept to the FVRD in July 2020:

- Expansion of the hotel and resort uses;
- Development of new single family lot subdivisions (approximately 140-150 lots);
- Subdivide the property into separate titles to accommodate separate ownership of the golf course, resort and future residential lots;
- Connection to FVRD community water and sanitary systems.

FVRD staff reviewed the above redevelopment proposal. This proposal is defined as a Major OCP Amendment under the Fraser Valley Regional District Development Application Fees Establishment Bylaw No. 1560, 2019 as it constitutes the following:

- The creation of 100 or more dwelling units;
- Results in an increase in population of 250 or more persons, based on an average household size of 2.5 persons per household;
- Requires extensive public consultation;
- Involves two or more new zones or land use designations;
- Requires a new neighbourhood plan;
- Requires a new local servicing plan;

This means that the Sandpiper Resort must make a Major OCP application and the Major OCP application fee of \$20,000.00 is required. This application fee would only cover part of the costs associated with a major OCP amendment and the development of a neighbourhood plan. The 2020 and 2021 budget and work plan for the EA Planning service do not include the resources to complete a neighbourhood plan for Harrison Mills.

This neighbourhood is considered a gateway to recreational activities in Morris Valley. The area is a salmon stronghold and includes vital eagle habitat. Recreational, environmental and community amenities need to be integrated and coordinated with compatible land uses. Comprehensive servicing is also needed to address community water and community sanitary needs. This is why a neighbourhood plan should be considered and adopted by the FVRD Board in advance of site-specific redevelopment. An application in advance of a neighbourhood plan would be considered by staff to be premature. Furthermore, in the view of staff, the application cost for a major OCP amendment would cover about 10-15% of the costs of developing a neighbourhood plan.

Sandpiper expressed a desire to proceed with their redevelopment applications quickly. Staff presented Sandpiper with the following options:

Option		Roles	Comments
1	Comprehensive OCP Policy Update with a Neighbourhood Plan and concurrent site specific rezoning application	Developer Funded FVRD Directed	This option allows the developer to advance the timeline for developing a neighbourhood plan by contributing financial resources. The developer would fund the development of a neighbourhood plan, but FVRD would hire and direct the consultants carrying out the work. For public confidence, it is important that FVRD direct the planning process and any consultants involved in it.
2	Comprehensive OCP Policy Update with a Neighbourhood Plan and deferred site specific	FVRD Funded FVRD Directed	This option would have FVRD develop a neighbourhood plan with its own resources at a time, and with

	rezoning application		a schedule, convenient to the FVRD Board. FVRD has not yet allocated budget and resources for the development of a neighbourhood plan. As a result, it would not be initiated in 2020 or 2021.
3	Site Specific OCP and rezoning amendment applications with no comprehensive OCP Policy Update and no Neighbourhood Plan	Developer Funded Developer Directed	<p>This option would see the developer initiating site-specific zoning and OCP amendment applications for the Sandpiper site only and without a neighbourhood plan to guide them.</p> <p>In the opinion of staff, the proposed development would be premature if it precedes the adoption of a neighbourhood plan.</p>

Sandpiper reviewed these options and wish to proceed with Option 1.

A letter of understanding regarding this process is attached.

### **Neighbourhood Plan Components and Process**

A Comprehensive OCP Policy Update with a Neighbourhood Plan involves the following:

#### **Technical Reporting**

The following technical reports would be required to develop neighbourhood plan policies and guide future development proposals:

##### Local Servicing Plan

Identifies servicing needs, capacity and options to provide community water and sewer for neighbourhood growth in consultation with FVRD Engineering Department.

##### Environmental Assessment

Includes an environmental assessment and a set of best management practices (BMP's) for Harrison Mills that will become NP policy. The BMP's outline a rationale for new development in an environmentally sensitive area and address riparian, wildlife and raptor values. For example, policies could include; avoidance and development areas, building design, lighting, waste management, storm water design, etc.

##### Archeological Assessment

Includes an overview assessment and a set of best management practices (BMP's) for archeological resources.

### Geohazard Assessment

Includes an overview level assessment of hazards and more comprehensive consideration of Elbow Creek mitigation works. Identifies potential hazards in the plan area, identifies hazard avoidance areas and mapping and concepts for mitigation. Includes cost feasibility for service area establishment for community hazard mitigation works.

### Parks and Recreation

Includes identification of potential trails, parks, waterfront access, and is coordinated with environmental assessment, archaeological assessments and geohazard assessments.

### Planning Services

The following planning services are required to develop plan policies:

- Coordination of technical reporting and sub-consultants
- Preparation of conceptual land use designations in the plan area
- Preparation of plan policies
- Development of mapping to support technical reporting and draft policies

### Consultation Services

Under the planning services, the development and definition of a consultation process to meet best practices and legislative requirements is required. Consultation is to include First Nations, area residents and land owners, as well as stakeholder groups.

### Timeline and Outcomes

It is anticipated that the development of a neighbourhood plan may take between 18 and 20 months.

A neighbourhood plan will develop policies for technical reporting and public review of future rezoning applications within the Plan area. The neighbourhood plan must be adopted prior to adoption of any zoning bylaw amendments, however the neighbourhood plan and rezoning processes may proceed in tandem. FVRD staff are unable to guarantee FVRD Board approvals of any bylaws or the timelines for the FVRD Board's consideration of bylaws. FVRD staff cannot guarantee a final policy and land use framework. Final policies will be shaped by consultation and FVRD Board input.

### Roles and Responsibilities

The following is an overview of the roles and responsibilities of a developer funded and FVRD directed comprehensive OCP policy update and development of a Neighbourhood Plan.

#### **FVRD**

The FVRD's role will be to:



- prepare and issue a Request for Proposals for professional services to develop a neighbourhood plan for Harrison Mills;
- select and guide consultants;
- work with the consultant to address and incorporate stakeholder and public input into the plan and its policies, identify stakeholders and assisting with engagement;
- support the technical reporting and planning services by supplying background information, mapping, and existing technical reports; The FVRD will contribute \$10,000.00 towards the development of a Local Servicing Plan;
- bring a draft plan forward to the FVRD Board for the Board's consideration;
- If the plan proceeds, then incorporate the plan into the OCP;
- if the plan is approved by the FVRD Board to proceed to a public hearing, undertake the public hearing process; and,
- at the conclusion of the development of a neighbourhood plan, incorporate the neighbourhood plan in a broader OCP update for the consideration of the FVRD Board.

## **SANDPIPER**

Sandpiper's role will be to:

- provide payment to the FVRD of the full RFP costs prior to the FVRD entering into a contract with the RFP consultant, except that the FVRD will provide \$10,000.00 for the LSP as outlined above;
- share the existing technical reporting and concept plans with the RFP consultant as well as additional existing technical reporting if requested by the RFP consultant;
- provide input into the neighbourhood plan and comments on the draft; and,
- participate in public meetings and consultation events.

## **COST**

The development of a neighbourhood plan for Harrison Mills is anticipated to cost in the range of \$160,000 to \$210,000. The actual costs will be determined through an RFP process. Staff are basing cost estimates on experience with technical reports and development planning services in Electoral Areas.

Sandpiper will provide payment to the FVRD of the full RFP costs prior to the FVRD entering into a contract with the RFP consultant, except that the FVRD will provide \$10,000.00 for the development of a local servicing plan.

## **CONCLUSION**

With FVRD Board approval, staff will prepare an RFP. Staff will then review and agree on the costs with Sandpiper. A final agreement will be required; this will include an agreement on the costs and the RFP

process. After this agreement is in place, the FVRD will proceed with the RFP and then undertake the work required to prepare a neighbourhood plan for consideration by the FVRD Board.

## **NEXT STEPS**

If authorized by the FVRD Board, the next steps will be:

- Enter into a final agreement between the FVRD and Sandpiper addressing the costs and the program of work for a neighbourhood plan;
- The FVRD will prepare an RFP based on the final agreement and as outlined in this report;
- Receipt of RFP funding from Sandpiper;
- FVRD will undertake consultant selection and enter into contracts;
- A neighbourhood plan consultation strategy will be developed and presented to the EASC and FVRD Board for review and support; and
- The consultant will undertake the work required to prepare a neighbourhood plan for consideration by the FVRD Board.

## **COMMENTS BY:**

### **Graham Daneluz, Director of Planning & Development:**

Reviewed and supported.

### **Tareq Islam, Director of Engineering & Community Services:**

Reviewed and supported.

### **Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

### **Jennifer Kinneman, Chief Administrative Officer:**

Reviewed and supported.

September 25, 2020

3220-20-776-01277.000

SANDPIPER RESORT  
PO BOX 66  
HARRISON MILLS BC V0M1L0  
c/o KELTIC DEVELOPMENT  
BY EMAIL – JUNN@KELTICDEVELOPMENT.COM

Dear Mr. Nan,

## RE: 14282 MORRIS VALLEY ROAD, ELECTORAL AREA C, LETTER OF UNDERSTANDING

Thank you for sharing your redevelopment concepts for 14282 Morris Valley Road, Electoral Area C. The purpose of this letter is to provide you with a list of options for your consideration in order to facilitate your redevelopment concepts for 14282 Morris Valley Road, Electoral Area C.

This letter is based on the FVRD's understanding of the proposed developments as presented by Jun Nan on July 20, 2020. As only preliminary and cursory concepts were discussed at our meeting, the FVRD reserves the right to modify this letter upon receipt of new information.

Our understanding of your redevelopment concept is as follows:

- Expansion of the hotel and resort uses;
- Development of new single family lot subdivisions (approximately 140-150 lots);
- Subdivide the property into separate titles to accommodate separate ownership of the golf course, resort and future residential lots;
- Connection to FVRD community water and sanitary systems.

Your redevelopment concept is defined as a Major OCP Amendment under the Fraser Valley Regional District Development Application Fees Establishment Bylaw No. 1560, 2019 as it constitutes the following:

- The creation of 100 or more dwelling units;
- Results in an increase in population of 250 or more persons, based on an average household size of 2.5 persons per household;
- Requires extensive public consultation;
- Involves two or more new zones or land use designations;
- Requires a new neighbourhood plan;
- Requires a new local servicing plan;

This means that an application fee of \$20,000.00 is required. This application fee only covers part of the costs associated with a major OCP amendment and the development of a neighbourhood plan. The current FVRD planning department work plan does not include the costs and staff time to complete a plan for the Harrison Mills neighbourhood. This neighbourhood is considered a gateway to recreational activities in Morris Valley. The area is a salmon stronghold and includes vital eagle habitat. Recreational, environmental and community amenities need to be integrated and coordinated with compatible land uses. Comprehensive servicing is also needed to address community water and community sanitary needs. In our opinion, a neighbourhood plan needs to be considered and adopted by the FVRD Board in advance of major site specific redevelopment. An application in advance of a neighbourhood plan would be considered pre-mature. Furthermore, in the view of staff, the application cost for a major OCP amendment would not cover the costs of the development of a neighbourhood plan.

At our meetings, you advised of your intent to proceed quickly with your applications, as your development proposal timelines are constrained and you wish to move ahead as quickly as possible. We appreciate these constraints and offer the following options for your consideration;

Option 1	Comprehensive OCP Policy Update with a Neighbourhood Plan and concurrent site specific rezoning application	Developer Funded FVRD Directed
Option 2	Comprehensive OCP Policy Update with a Neighbourhood Plan and deferred site specific rezoning application	FVRD Funded FVRD Directed
Option 3	Site Specific OCP and rezoning amendment applications with no comprehensive OCP Policy Update and no Neighbourhood Plan	Developer Funded Developer Directed

Based on our meetings to date, we understand that you are considering the First Option. The following is our understanding of this option and additional comments to assist you with your decision making process.

Option 1	Comprehensive OCP Policy Update with a Neighbourhood Plan and concurrent site specific rezoning application	Developer Funded FVRD Directed
----------	---	-----------------------------------

In our opinion, a Comprehensive OCP Policy Update with a Neighbourhood Plan involves the following:

**Technical Reporting**

The following technical reports would be required to develop neighbourhood plan policies and guide future development proposals:

Local Servicing Plan

Identifies servicing needs, capacity and options to provide community water and sewer for neighbourhood growth in consultation with FVRD Engineering Department.

Environmental Assessment

Includes an environmental assessment and a set of best management practices (BMP's) for Harrison Mills that will become NP policy. The BMP's outline a rationale for new development in an environmentally sensitive area and address riparian, wildlife and raptor values. For example, policies could include; avoidance and development areas, building design, lighting, waste management, storm water design, etc.

Archeological Assessment

Includes an overview assessment and a set of best management practices (BMP's) for archeological resources.

GeoHazard Assessment

Includes an overview level assessment of hazards and more comprehensive consideration of Elbow Creek mitigation works. Identifies potential hazards in the plan area, identifies hazard avoidance areas and mapping and concepts for mitigation. Includes cost feasibility for service area establishment for community hazard mitigation works.

Parks and Recreation

Includes identification of potential trails, parks, waterfront access, and is coordinated with environmental assessment, archaeological assessments and geohazard assessments.

**Planning Services**

The following planning services are required to develop plan policies:

- Coordination of technical reporting and sub-consultants
- Preparation of conceptual land use designations in the plan area
- Preparation of plan policies
- Development of mapping to support technical reporting and draft policies

## **Consultation Services**

Under the planning services, the development and definition of a consultation process to meet best practices and legislative requirements is required. Consultation is to include First Nations, area residents and land owners, as well as stakeholder groups.

## **Costs**

We anticipate that the costs for the technical reports, planning services, and consultation services will be between \$160,000.00 and \$210,000.00. The actual costs will be determined through an RFP process. We are basing our cost estimates on our experience with technical reports and development planning services in Electoral Areas.

## **Roles and Responsibilities**

### **FVRD**

The FVRD will be responsible for the selection and guidance of consultants.

The FVRD will control all aspects of the RFP.

FVRD staff will be responsible for bringing a draft plan forward to the FVRD Board for the Board's consideration.

If the plan proceeds, then FVRD staff will incorporate the plan into the OCP.

The FVRD will assist with consultation by identifying stakeholders and assisting with engagement. FVRD will work with the planning consultant to address and incorporate stakeholder and public input into the plan and its policies.

If the plan is approved by the FVRD Board to proceed to a public hearing, the FVRD will undertake the public hearing process.

The FVRD will support the technical reporting and planning services by supplying background information, mapping, and existing technical reports.

The FVRD will contribute \$10,000.00 towards the development of a Local Servicing Plan.

Costs over the RFP or outside of the RFP process will be the responsibility of the FVRD.

The FVRD will ensure that all work produced meets or exceeds a professional standard of practice and is sufficient to support the drafting of a Neighbourhood Plan.

The FVRD will ensure that the work is undertaken in a workman like manner.

At the conclusion of the development of a neighbourhood plan, FVRD staff will incorporate the neighbourhood plan in a broader OCP update for the consideration of the FVRD Board.

## **Roles and Responsibilities**

### **SANDPIPER**

Sandpiper will provide payment to the FVRD of the full RFP costs prior to the FVRD entering into a contract with the successful consultant identified through the RFP process. FVRD will provide \$10,000.00 for the LSP as outlined above. For certainty, all payments from Sandpiper will be made to the FVRD.

Sandpiper will share the existing technical reporting and concept plans with the RFP consultant as well as additional existing technical reporting if requested by the RFP consultant.

Sandpiper will provide input into the neighbourhood plan and comments on the draft.

Sandpiper will attend public meetings.

## **Outcomes**

FVRD staff are unable to guarantee FVRD Board approvals of any bylaws or the timelines for the FVRD Board's consideration of bylaws. FVRD staff cannot guarantee a final policy and land use framework. Final policies will be shaped by consultation and FVRD Board input.

## **Timing**

In our experience, the development of a neighbourhood plan in an Electoral Area takes between 18 and 20 months.

A neighbourhood plan will develop policies for technical reporting and public review of future rezoning applications within the Plan area. The neighbourhood plan must be adopted prior to adoption of any zoning bylaw amendments, however the neighbourhood plan and rezoning processes may proceed in tandem.

In support of a site-specific zoning bylaw amendment application, we anticipate the following technical reports would be needed:

- Conceptual land use plan
- Archeological Impact Assessment (AIA)
- Environmental Assessment and Riparian Area Assessment Approval
- Traffic and Access Impact Assessment
- Geo-Hazard Assessment
- Parks and Outdoor Recreation
- Traffic Impact Assessment and Pedestrian Movement
- Engagement Plan

The technical reporting requirements and terms of reference will be refined through the development of neighbourhood plan policies. Therefore it may be premature to initiate certain technical reporting for a zoning bylaw amendment application prior to the development of the Plan policies.

We expect that the technical reports and information would be completed and satisfactory to the Fraser Valley Regional District in advance of the 1<sup>st</sup> reading of the Zoning Bylaw Amendment. Depending on the timing of the development of plan policies, consideration of First Reading of a zoning bylaw amendment application may have to occur later in the OCP process, likely after a successful public hearing or Third Reading of a neighbourhood plan, but the intent would be to have both processes completed in tandem.

## **NEXT STEPS**

If you choose to proceed with Option 1 we will prepare a memorandum to the FVRD Board. With Board approval, we will then prepare an RFP based generally on this letter. Based on the proposals and costs we receive in response to the RFP, we will then together review and agree on the costs. A final agreement between FVRD and Sandpiper addressing the costs and the program of work will be required before FVRD engages a consultant to carry out the work. After this agreement is in place, the FVRD will engage a consultant and then undertake the work required to prepare a neighbourhood plan for consideration by the FVRD Board.

Yours truly,

**David  
Bennett**

David Bennett, MCIP RPP

Digitally signed by  
David Bennett  
Date: 2020.09.25  
11:11:50 -07'00'

Planner

cc: Graham Daneluz, Director of Planning and Development  
Tareq Islam, Director of Engineering  
Sterling Chan, Manger of Engendering and Infrastructure



August 10, 2020

3220-20-776-01277.000:

SANDPIPER RESORT  
PO BOX 66  
HARRISON MILLS BC V0M 1L0  
c/o KELTIC DEVELOPMENT

BY EMAIL – [junn@kelticdevelopment.com](mailto:junn@kelticdevelopment.com)

Dear Mr. Nan,

**RE: HARRISON MILLS OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AMENDMENT TO FACILITATE THE REDEVELOPMENT OF 14282 MORRIS VALLEY ROAD, ELECTORAL AREA C.**

Thank you for sharing your redevelopment concepts for 14282 Morris Valley Road, Electoral Area C. The purpose of this letter is to provide an understanding of the two key planning and engineering processes that must be completed prior to consideration of zoning amendments.

This letter is intended as background to inform future discussions and is intended to be preliminary advice in advance of undertaking and planning or engineering processes.

Please be aware this letter is not an exhaustive list of anticipated requirements. As the redevelopment process proceeds we can expect unforeseen issues, concerns, or new directions that add time, cost, and scope to these planning and engineering processes and associated technical reports.

This letter is based on the FVRD's understanding of the proposed developments as presented by Jun Nan on July 20, 2020. As only preliminary and cursory concepts were discussed at our meeting, the FVRD reserves the right to modify this letter upon receipt of new information.

Our understanding of your proposal is as follows:

- Expansion of the hotel and resort uses;
- Development of new single family lot subdivisions (approximately 140-150 lots);
- Subdivide the property into separate titles to accommodate separate ownership of the golf course, resort and future residential lots;
- Connection to FVRD community water and sanitary systems.

Projects like this typically occur in two stages:

### **Stage 1: Bylaw Approvals and Servicing Review**

- Official Community Plan Amendment
- Zoning Bylaw Amendment

### **Stage 2: Development Approvals**

- Subdivision with the Ministry of Transportation and Infrastructure
- Development Permit(s)
- Building Permit(s)

The two stages can occur in tandem but Stage 2: Development Approvals cannot be finalized until Stage: 1 Bylaw Approvals is complete.

## **STAGE 1: BYLAW APPROVALS AND SERVICING REVIEW**

### **SERVICING REVIEW**

Site Servicing is central to the technical feasibility of this proposal. As discussed, the covenant registered on title (charge# CA4273787) states that *"no buildings or structures shall be constructed or placed on the Lands until all required potable water supplies and sewage disposal systems are designed, constructed and installed, at the sole expense of the Grantor, to the satisfaction of the Director of Engineering and Community Services and in accordance with the Regional District's Development Procedures Bylaw and Electoral Area Sanitary Sewer Gap and Water Gap programs and project policies as amended or replaced from time to time."*

### Local Servicing Plan

The FVRD Board's policy for sanitary sewer servicing in Morris Valley is detailed in the Electoral Area Sewer Management Plan; the following is an overview of the Board's current policy:

- A community sanitary system, or expansion of the existing community system, would be needed to accommodate the proposed development.
- A Local Sanitary Servicing Plan (LSSP) is required to evaluate the servicing needs of the Morris Valley area. This includes the four existing Morris Valley bareland strata subdivisions (Tapedera, Eagle Point, Rivers Reach and Harrison Lane), Sandpiper Resort, Sasquatch Inn. A complete list will be provided.
  - Total LSSP costs are estimated at \$50,000 (or more); FVRD would cover \$10,000 in order to incorporate options to service lands beyond your development site.
  - Remaining \$40,000 (estimated) to be funded by the applicant.
  - Cost of future phases to design local servicing (e.g. preliminary design) to be funded by the applicant.
  - The LSSP would be prepared by a qualified professional consultant working under the direction of the FVRD.

The FVRD's Engineering and Community Services Department will take the lead on working with you on the required Local Sanitary Servicing Plan. At this time we recommend scheduling a Local Sanitary Servicing Plan scoping meeting. The purpose of this scoping meeting will be to review requirements for the Local Sanitary Servicing Plan process. Prior to this meeting please provide the following information:

- A written description of the scope and scale of the development concept;
- An estimate of potential amount of sewage flows generated by the proposed development as well any potential future development in the area in addition to the current sewage flows generated by the existing uses on the lands, prepared by a qualified professional;
- Preliminary Layout Map showing the locations of existing and proposed buildings and servicing;
- The FVRD's Engineering and Community Services Department has reviewed the *Sandpiper Development Feasibility Study* by Omega and Associates. While it is a good high level starting point for this exercise it does not satisfy the requirements of a Local Sanitary Servicing Plan as it does not consider the broader area that is required.

Similarly, the FVRD's Engineering and Community Services Department will take the lead on working with you on the required community water servicing.

#### **INTERIM DEVELOPMENT ON LANDS CURRENTLY ZONED FOR L-4 PERMITTED USES.**

Completion of the LSSP and water servicing is required before the FVRD can make a determination with respect to extending community services to the subject property. We are willing to consider interim servicing arrangements (for example, on-site servicing) to accommodate development of land uses permitted within the existing L-4 zone. Further discussion of this would be required to identify and assess acceptable options.

## **OFFICIAL COMMUNITY PLAN AMENDMENT**

Harrison Mills-Morris Valley is a gateway to the Harrison recreation and resort area. It has world-class natural landscapes and provincially significant populations of eagles and sockeye salmon. Careful land use planning is necessary to protect environmental values, coordinate land use and ensure appropriate services and amenities are provided.

The current OCP for the Harrison Mills-Morris Valley area was adopted over 20 years ago with a rural, resource and suburban residential land use vision for the area. This older vision needs review to address the emerging interest in resort development for Harrison Mills and develop OCP policies to guide the transition to new and expanded land uses.

The proposed development introduces a significant land use change for the Harrison Mills area. As we discussed, it would require significant amendments to the official community plan (OCP) to provide a planned framework for land use in Harrison Mills, including plans for essential services, protection of the environment and recreation. In this respect, the proposal is premature. Staff would not be prepared to support such a land use change in the absence of a robust and current framework of planning policies to ensure compatible land uses, responsible water and sewer services, the protection of the environment, integration of the development with surrounding land uses, recreational amenities and community benefits.

The FVRD does not have the resources to expedite a Harrison Mills OCP policy update to meet your proposed timelines. The OCP update is not scheduled in the short term.

To accommodate your proposed development in the timeframe you have indicated, the FVRD Board may consider an OCP amendment process involving robust community engagement and the development of new OCP policies undertaken by a consultant group selected and lead by the FVRD but funded by the developer.

Planning oversight and co-ordination of the engagement process, connection of the technical reports to planning policy and overall development of Plan itself will be important. The FVRD would provide guidance and advice to direct the planning consultant as they prepare the Plan policies.

## **ZONING BYLAW AMENDMENT**

The Official Community Plan amendment will develop policies for technical reporting and public review of future rezoning applications within the Plan area. The OCP must be adopted prior to adoption of any zoning bylaw amendments, however the OCP and rezoning processes may proceed in tandem.

In support of a zoning bylaw amendment application, we anticipate the following technical reports would be needed:

- Conceptual land use plan
- Archeological Impact Assessment (AIA)
- Environmental Assessment and Riparian Area Assessment Approval
- Traffic and Access Impact Assessment
- Geo-Hazard Assessment
- Parks and Outdoor Recreation
- Traffic Impact Assessment and Pedestrian Movement
- Engagement Plan

The technical reporting requirements and terms of reference will be refined through the development of OCP policies. Therefore it may be premature to initiate certain technical reporting for a zoning bylaw amendment application prior to the development of the Plan policies.

We expect that the technical reports and information would be completed and satisfactory to the Fraser Valley Regional District in advance of the 1<sup>st</sup> reading of the Zoning Bylaw Amendments. Depending on the timing of the development of OCP policies, consideration of First Reading of a zoning bylaw amendment application may have to occur later in the OCP process, but the intent would be to have both processes completed in tandem.



The information and requirements outlined in this letter are valid on the date issued. Additional information may be required as the application progresses or if bylaws and/or legislation change.

Thank you for your proposal and we are committed to working with you in good faith. If you require and clarification on any of the information in this letter, please contact David Bennett, Planner II at 604-702-5052 or email [dbennett@fvrd.ca](mailto:dbennett@fvrd.ca)

Yours truly,

**David**

**Bennett**

Digitally signed  
by David Bennett  
Date: 2020.08.10  
16:32:12 -07'00'

David Bennett, MCIP, RPP

Planner II

cc: Wendy Bales, Director Electoral Area "C"  
Graham Daneluz, Director of Planning and Development  
Tareq Islam, Director of Engineering and Community Services

To: Regional and Corporate Services Committee

Date: 2020-10-15

From: Meghan Jackson, Park Technician II

File No: 4300-40-Thompson RP

**Subject: Outdoor Learning Program in Thompson Regional Park**

---

## INTENT

This report is intended to advise the Regional and Corporate Services Committee of information pertaining to a planned outdoor learning program at Thompson Regional Park. Staff is not looking for a recommendation and has forwarded this information should members want more clarification or to discuss the item further.

## STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship  
Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community

## PRIORITIES

Priority #5 Outdoor Recreation

## BACKGROUND

Fraser Valley Regional District (FVRD) regional parks have a history of hosting short-term outdoor learning programs put on by external organizations. In the past, programs have been held at Thompson, Thacker, and Cheam Lake Wetlands Regional Park on a one-time or seasonal basis. In September of this year, two local certified teachers approached the Parks Department to discuss the feasibility of using Thompson Regional Park as part of an outdoor learning program for the 2020-2021 school year. Thompson Regional Park is well suited to facilitate outdoor learning, with features that include a covered picnic shelter, washroom facility, grass field, loop trail, and salmon enhancement channel.

## DISCUSSION

The planned Chilliwack River Valley Outdoor Learning Program will be based out of the Chilliwack Fish and Game Protective Association, using the adjacent Thompson Regional Park as an outdoor classroom. The program will be for children aged kindergarten to grade five, who are currently enrolled in home school, distance learning, or learn-from-home instruction. Students would be divided into two separate cohorts of kindergarten to grade two, and grades three to five. Classes would take place from October 13, 2020, to June 30, 2021, on Tuesdays and Thursdays only from 9:30 am to 2:30 pm.

The Chilliwack River Valley Outdoor Learning Program would offer students a nature-based education with a focus on ecosystem preservation and conservation based on the BC Curriculum. The program is not associated with the FVRD nor is it associated with a specific school or district, although facilitators will be working closely with other nature-based schools, such as Leap for Joy, Roots to Grow, Wild and Immersive, and Fresh Air Learning. Instruction will be funded by the families of the children attending; however, organizers are applying for grants and additional funding opportunities to help support the program.

Organizers of the Chilliwack River Valley Outdoor Learning Program are finalizing the FVRD's Park Permit process, which requires applicants to have adequate insurance coverage and an approved COVID-19 safety plan. Regarding COVID-19 mitigation, several measures will be taken including minimizing time spent indoors, and mask-wearing by staff when physical distancing is not possible and/or when indoors. This plan aligns with the requirements of the FVRD's COVID-19 Parks Safety Plan.

From a park usage perspective, there is much lower use during the weekdays of the school year. This program is not expected to have an impact on other user groups of the park and would be a good use of the space.

## **COST**

There is no charge for use of the park as permit fees are not to be charged for education activities as per the FVRD Parks bylaw. There will be no additional costs to the FVRD if this program proceeds.

## **CONCLUSION**

Outdoor learning aligns well with the values and goals of our regional parks system, providing children opportunities to experience and explore nature. Thompson Regional Park is typically not very busy on weekdays during this time, so this program is not expected to impact regular park use.

## **COMMENTS BY:**

**Christina Vugteveen, Manager of Parks and Recreation:** Reviewed and supported.

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.





## CORPORATE REPORT

To: Recreation, Culture & Airpark Services Commission  
From: Christina Vugteveen, Manager of Parks and Recreation

Date: 2020-10-20  
File No: 7710-01

**Subject: Purple Lights Committee**

---

### INTENT

This report is intended to advise the Recreation, Culture & Airpark Services Commission of the Purple Lights Committee initiative for October 2020. Staff is not looking for a recommendation and has forwarded this information should members want clarification or to discuss the item further.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### BACKGROUND

Purple Light Nights® campaign originally came from a group in the United States, which was formed in June 2004 to focus on domestic violence. In 2006, they started a Purple Light Nights® campaign for October's Domestic Violence Awareness Month, which has grown to include a global campaign.

The message "Domestic Violence Has No Place in Our Community" is promoted through collaborative leadership, communication, education to promote healthy relationships, and victim support. The goals of the initiative are to:

- Provide education to promote healthy relationships to youth and adults
- Increase awareness of domestic violence and how it affects the community as a whole
- Provide assistance and service referrals to victims and their families
- Work to support policies that meet victim needs and hold perpetrators accountable

The Purple Lights Committee is a function of Victim Services in Hope, and has been actively promoting the message of bringing awareness to domestic violence over the past five years during the month of October. Due to COVID-19 pandemic restrictions to typical campaigns which involve events, the Committee requested that large purple rocks be placed strategically in areas of high visibility throughout the community of Hope, including the Recreation Center. The aim of this is to send a

consistent message, providing an opportunity to develop public awareness of domestic violence issues and build on healthy relationships.

## DISCUSSION

There is no existing policy for requests such as this, and requests are handled on a case by case basis. With the Commission's support, staff have worked with the Committee to ensure that the rock was secured in time for the campaign kickoff on October 1, 2020. The rock will remain in place for one year, and then will be re-evaluated. The purple rock has a bright yellow logo which includes the message of shining light as shown in the following photo.



## COST

All costs associated with the installation, maintenance, and removal of the rock are the responsibility of the Purple Lights Committee.

## **CONCLUSION**

The use of recreation facilities is an important part of Hope, Area A, and Area B communities and the Purple Lights Committee is appreciative of the support for this location to share the message that domestic violence has nowhere to hide in the community.

## **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsbrough, Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

## CORPORATE REPORT

To: Recreation, Culture & Airpark Services Commission  
From: Christina Vugteveen, Manager of Parks and Recreation

Date: 2020-10-20  
File No: 7710-01

**Subject: Recreation, Culture and Airpark Services Facilities Update October 2020**

---

### INTENT

This report is intended to advise the Recreation, Culture & Airpark Services Commission of the re-start plan while dealing with the impacts of COVID-19. Staff is not looking for a recommendation and has forwarded this information should members want clarification or to discuss the item further.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### BACKGROUND

Due to the COVID-19 pandemic, the Hope and Area Recreation Centre was closed to the public effective March 16, 2020. Since the closure, staff have been busy and working towards a re-start plan which will be able to serve the public while meeting the requirements set out by the authorities.

### DISCUSSION

The opening of both the Almer Carlson Pool and the Hope and Area Recreation Centre has been highly anticipated by the community and staff. The Province of British Columbia's *Restart Plan* includes the restoration of services under enhanced protocols dependent on the direction from various authorities, including the British Columbia Centre for Disease Control, Fraser Health and WorkSafeBC, as the COVID-19 pandemic continues to evolve. The British Columbia Recreation & Parks Association, various aquatics and sports associations and governing bodies, and municipal liaisons have been working together to create guidelines, approved by the Province, for re-opening and lifting restrictions. This phased approach to re-opening recreation facilities is continuing to evolve.

## Safety Plans

Safety plans are a requirement that establishes a framework within which facilities and programs can operate according to the guidelines set out by the Province. Separate plans have been completed for the fitness area (weights and cardio), the arena, the Almer Carlson (AC) Pool, Dan Sharrers Aquatic Centre (DSAC) Pools, Club Child, and the airpark. All safety plans are posted at [www.fvrd.ca](http://www.fvrd.ca) for public information and are updated as needed. Basic requirements include increased health messaging signage, enhanced cleaning procedures, and public usage protocols to incorporate physical distancing. Supplies have been secured, and safe work policies and procedures have been implemented for staff. Training has occurred, and current vacancies are being filled. Staff will continue working towards the best possible outcome.

## AC Pool

We had a successful month of operations in August on a schedule of 11:30 am-6 pm. Customers were able to book a time to come and swim by signing up on-line to swim laps or book a family swim. An extra staff member was on site to assist with the requirements for operating a pool under the COVID-19 guidelines.

## Fitness

The weight room and the cardio room re-opened in September. Interested patrons are able to sign up for a time slot online or by calling the Recreation Centre. This area is staffed at all times to support the requirements for operating these spaces according to the guidelines, which involves a thorough cleaning and sanitation regimen after each use. Most of the time slots are currently being filled, and we are looking for more staff to be able to offer more hours. We are also in the process of planning for the re-opening of some fitness classes.

## Arena

The arena re-opened to rentals in September. All user groups are required to have COVID safety plans in place, and there is extra time between bookings to allow for required cleaning and sanitization. A few groups have decided not to rent facilities as it's not feasible for them to operate in a COVID environment, but many others have made adaptations and have established proactive plans, including minor hockey and figure skating. The arena is in great shape to welcome these enthusiastic groups back to the facility as the dressing rooms and dark hallways received a fresh paint facelift during closure, and a long-awaited modern new score clock has been installed.

## Club Child

Club Child, our after-school child care program, opened back up in September and welcomed 24 children. This program takes place at Coquihalla Elementary School. There are many modified protocols in place to facilitate the program according to the COVID-19 requirements, including an additional staff person. The program is being well received by the community.

#### DSAC Pool

All pool projects have been completed, including the chemical feed system replacement which was led by the District of Hope. The swim club is back in the pool on Tuesdays and Thursdays, and we are anticipating a gradual opening of the pool to the public by the end of October with some aquafit classes, lane swims, and public swims with registered timeslots pending sufficient staffing levels.

#### Recreation Programs

This summer, staff created "Camp in a Box," which was well-received by the community. Staff is working on plans to reinstate programs where possible, including swimming lessons and public skating while finding innovative solutions to expand recreation in other ways.

#### Other

The facility has been refreshed and is ready to welcome the public back. Project highlights include new fitness equipment and layout, as well as a new lift to the mezzanine which is anticipated to be completed by the end of 2020.

### **COST**

Cost savings during the closure will be used to fund the extra staffing requirements for fitness and Club Child. An overview of the operational changes with COVID-19 will be discussed as a part of the 2021 budget deliberations.

### **CONCLUSION**

The use of recreation facilities is an important part of the Hope, Area A, and Area B communities. Staff are working hard to restore services to the public in a safe and effective manner.

#### **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kelly Lownsbrough, Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

Following are some highlights of the Fraser Basin Council's work in the Fraser Valley.

#### **Lower Mainland Flood Management Strategy highlights**

- FBC LMFMS team is compiling ideas received this summer from flood strategy partners to develop the details and framework for objectives, desired outcomes, recommendations and performance measures for the Flood Strategy. A working group also met over summer to fine-tune the vision, framework and content.
- Regarding a LM flood management governance body, the FBC flood strategy team meet with First Nations members of the LMFMS leadership committee in September, and later with the Provincial government caucus; however due to the election, the flood governance body discussion is suspended for the time being.
- Flooding, flood management and the flood strategy were all part of an exhibit at the Port Coquitlam Heritage Museum and Archives in July 2020.
- The LMFMS team launched the *FloodWise* website at [floodwise.ca](http://floodwise.ca) last month – please have a look! The site is full of resources for the public, educators and local agencies on various aspects of flooding in the Lower Mainland and rising sea levels on the coast, ranging from a Flood 101 link on what causes floods, to impacts of floods, history, toolkits, reports, videos, regional plans, and approaches to flood proofing, prevention and minimizing risk. More will be added as Lower Mainland strategic plan progresses, and as FBC gathers flood strategy details through the Provincial Flood Strategies Initiative it now also oversees.
- The Lower Mainland Flood Risk Assessment final results will be shared with partner organizations after reporting to funders is finished. Plans to support a Mainland Coast Salish Flood Risk Assessment in collaboration with Kwantlen First Nation and the Emergency Planning Secretariat continue to be detailed.
- Through the summer, LMFMS workshops were held with First Nations, including 23 people from 16 First Nations communities and organizations.
- FBC flood team members presented to about 55 people at Understanding Risk BC 2020 to share highlights of strategy development and to seek input on the vision, framework and flood risk profile (Sept 22); and presented to about 20 people at Greater Vancouver Gateway Council two days later on the progress, next steps, and proposed approaches to governance and funding (Sept 24).

#### **Fraser Valley Illegal Dumping Alliance (FVIDA)**

- On behalf of the FVIDA group, FBC supports steps by the City of Chilliwack to develop ways to address the burning of pallets on the Fraser River shoreline at Gill Road and other remote wilderness and park areas.
- The FVIDA network was directed to help Cultus and Columbia Valley residents clean up two abandoned homeless camps in the Liumchen Creek area southeast of Cultus Lake.
- With funding from RBC's Tech for Nature fund, FBC weekly updates the Swim Guide app to alert the public on water quality conditions at freshwater beaches in the region, based on sampling data from Fraser Health. The app project is in collaboration with Swim, Drink, Fish Canada, which supports FVIDA through its Fraser Riverkeeper program. While swimming season is over, FVIDA encourages public members to use the Swim Guide app to report on illegal dumping and other updates at popular waterfront destinations.

#### **Fraser River heritage status report**

- Fraser Basin Council secured \$21,000 from Parks Canada and BC Parks in September to research and create a 10-year review of the Fraser River's heritage status, first designated as such by Canadian Heritage Rivers System in 1998. FBC wrote the first 10-year Fraser River report for the CHRS program, which designates nominated rivers in Canada for significant recreational, historic and natural values. The next CHRS report will review conditions in the Fraser, its current and future challenges, and human activities taken to ensure continued integrity of the river values. FBC will complete the second decadal report by April 2021.

#### **Cultus Lake Stewards**

- **Canada Goose numbers** – Adding Canada goose eggs, the decrease in lake visitors, and information signs and brochures seem to have reduced the numbers of geese around Cultus Lake this year. Under the guidance of

For details please contact:

Christina Toth at 604-864-9295, [ctoth@fraserbasin.bc.ca](mailto:ctoth@fraserbasin.bc.ca) | Bob Purdy at 604-488-5355, [bpurdy@fraserbasin.bc.ca](mailto:bpurdy@fraserbasin.bc.ca)



FVRD Director Taryn Dixon, CLASS members aided the goose committee with adding 51 eggs in 8 or more nests in early spring, a series of goose counts through the year, and distribution of *Do Not Feed the Geese* pamphlets to lake residents and visitors. BC Parks and Cultus Lake Park erected signs advising visitors to not feed the geese; CLASS members report visitors aren't feeding geese as before, which resulted in fewer geese staying in park areas. With GIA funds from FVRD, CLASS will print and distribute more brochures for the next spring season. This work may be a model to follow for goose control in other FVRD area parks.

- **Water clarity testing** – Through the spring and summer, a CLASS volunteer took weekly water clarity readings (Secchi readings) in Cultus Lake. The data is sent to the BC Lake Stewardship Society, which collects data from lakes and stewardships around BC to monitor clarity changes in freshwater – due to algae, silt, invasive plants – as part of its province-wide BC Lake Stewardship and Monitoring Program (BCLSM), in partnership with the Ministry of Environment. For the second year in a row now, CLASS has contributed to this baseline data, which helps monitor changes that will be used in lake health management around the province.
- **Invasive plants** – Starting last year and continuing this spring, CLASS coordinates its volunteers to help the Fraser Valley Invasive Species Society secure mats in Sweltzer Creek to smother yellow flag iris patches, or to dig up plants that are accessible. Cultus Lake Park crews take away the debris. Our volunteers also help remove YFI, butterfly bush, tansy, ivy and blackberry from sites around the lake; they also locate Japanese knotweed for FVISS to treat. Similar work parties continue this fall, at times in conjunction with Cultus Lake Park.
- **Cultus Lake relief map** – Earlier this year, a couple CLASS volunteers took a three-dimensional relief map of Cultus Lake out of storage and spent many hours reviving it with a fresh coat of paint and updated labels. The map, originally a Chilliwack Heritage project, is now on the wall at the Cultus Lake Park Board visitors building for the community to enjoy. If the open sign is on the door, please take a look!
- **Smallmouth Bass** – A BC Ministry of Environment and Climate Change team continues its mitigation program to monitor, control and hopefully remove smallmouth bass from Cultus Lake, where the invasive fish pose a significant threat to trout and salmon fry and pygmy sculpin. CLASS and FBC assist with local knowledge, angling and communication.
  - In May the field team identified more than 60 SMB nests at the east end of the lake, and destroyed any eggs and juveniles found.
  - Local anglers caught about 30 bass that were implanted with receiver tags and released. Their movements will help the team locate rock nests in the spring. One challenge that has emerged is that some anglers may be tampering with receivers, or not reporting tagged fish, possibly to undermine the mitigation efforts.
  - The 150 bass caught for dissection show they eat crayfish, sculpin and other small fish; samples are under further analysis at a genomics lab.
  - CLASS/FBC will play a key role in engaging and educating the public to support this program.

#### Youth participation

The FBC youth program has recruited a new crop of 14 young people from around BC to engage their respective communities in sustainability actions in the coming year. Young adults aged 16 to 30 from the Fraser Valley are invited to join. See the newly launched website, at [fbcyouthprogram.ca](http://fbcyouthprogram.ca) for more on how FBC supports young people to become sustainability leaders in their communities.

**Covid-19 response continues** – While some FBC employees continue to work from home, others are returning to Vancouver and regional offices in a modified fashion. This provides flexibility for FBC employees and supports their mental and physical well being as we continue to be impacted by pandemic restrictions. The FBC team continues to use virtual options to keep in touch with partners, directors and colleagues. On October 7 and 8, FBC held its annual fall board meeting on Zoom with more than 50 participants including board members and employees, following a similarly successful virtual June board meeting. Topics included updates on the Mt. Polley and Big Bar events, their impacts on Fraser salmon, and the incredible efforts to repair the Big Bar damage.

For details please contact:

Christina Toth at 604-864-9295, [ctoth@fraserbasin.bc.ca](mailto:ctoth@fraserbasin.bc.ca) | Bob Purdy at 604-488-5355, [bpurdy@fraserbasin.bc.ca](mailto:bpurdy@fraserbasin.bc.ca)