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)*

DRAFT

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)*

DRAFT

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

DRAFT

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

DRAFT

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;

DRAFT

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

DRAFT

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 STOBBART
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

DRAFT

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

DRAFT

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

DRAFT

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

DRAFT

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.

DRAFT

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

DRAFT

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:

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Director Jason Lum, Chair Corporate Officer/Deputy

DRAFT