

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

Tuesday, November 10, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of November 10, 2020 be approved;

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

4. **MINUTES/MATTERS ARISING**

4.1. **Draft Electoral Area Services Committee Meeting Minutes - October 15, 2020**

MOTION FOR CONSIDERATION

THAT the Minutes of the Electoral Area Services Committee Open Meeting of October 15, 2020 be adopted.

5. **CORPORATE ADMINISTRATION**

5.1. **Electoral Areas E and H Bylaw Update Project**

- Corporate report dated November 10, 2020 from Jaime Reilly, Director of Legislative Services and Pam Loat, Legislative Coordinator
- Draft "Fraser Valley Regional District Columbia Valley Fire Protection Service Area Amendment Bylaw No. 1607 2020"
- Draft "Fraser Valley Regional District Cultus Lake Fire Protection Service Area Amendment Bylaw No. 1608, 2020"
- Draft "Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1371, 2020"

- Draft "Fraser Valley Regional District Frosst Creek Flood and Debris Control Service Area Amendment Bylaw No. 1609, 2020"
- Draft "Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1610, 2020"
- Draft "Fraser Valley Regional District Electoral Areas E & H Community Parks Service Area Amendment Bylaw No. 1611, 2020"
- Draft "Fraser Valley Regional District Building Numbering Service Area Amendment Bylaw No. 1612, 2020"
- Draft "Fraser Valley Regional District Cultus Lake Seasonal Conventional Transit Service Area Amendment Bylaw No. 1613, 2020"
- Draft "Fraser Valley Regional District Cultus Lake and Chilliwack River Valley Paratransit Service Area Amendment Bylaw No. 1614, 2020"

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board of Directors consider giving three readings to the following bylaws:

- *Fraser Valley Regional District Columbia Valley Fire Protection Service Area Amendment Bylaw No. 1607 2020;*
- *Fraser Valley Regional District Cultus Lake Fire Protection Service Area Amendment Bylaw No. 1608, 2020;*
- *Fraser Valley Regional District Yarrow/Ryder Lake Fire Protection Service Area Amendment Bylaw No. 1371, 2020;*
- *Fraser Valley Regional District Frosst Creek Flood and Debris Control Service Area Amendment Bylaw No. 1609, 2020;*
- *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1610, 2020;*
- *Fraser Valley Regional District Electoral Areas E & H Community Parks Service Area Amendment Bylaw No. 1611, 2020;*
- *Fraser Valley Regional District Building Numbering Service Area Amendment Bylaw No. 1612, 2020;*
- *Fraser Valley Regional District Cultus Lake Seasonal Conventional Transit Service Area Amendment Bylaw No. 1613, 2020; and*
- *Fraser Valley Regional District Cultus Lake and Chilliwack River Valley Paratransit Service Area Amendment Bylaw No. 1614, 2020.*

5.2. Northside Garbage Disposal Service Area Amendment Bylaw Nos. 1595 and 1596, 2020

- Corporate report dated November 10, 2020 from Jaime Reilly, Director of Legislative Services and Pam Loat, Legislative Coordinator
- Draft "Electoral Areas F and G Garbage Disposal Service Area and Conversion Amendment Bylaw No. 1595, 2020"

- Draft "Electoral Area C Garbage Disposal Service Area Amendment Bylaw No. 1596"
- Mapping: current garbage disposal service areas
- Mapping: proposed garbage disposal service areas

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaws cited as:

- Bylaw No. 1596, 2020 Electoral Area C Garbage Disposal Service Area Amendment: and
- Bylaw No. 1595, 2020 Electoral Areas F & G Garbage Disposal Service Area Conversion and Amendment

5.3. Northside Community Parks Service Area Amendment Bylaw Nos. 1604 and 1605

- Corporate report dated November 10, 2020 from Jaime Reilly, Director of Legislative Services and Pam Loat, Legislative Coordinator
- Draft "Electoral Area C Community Parks Service Area Merger and Amendment Bylaw No. 1604, 2020"
- Draft "Electoral Areas F & G (DARD) Community Parks Service Area Amendment Bylaw No. 1605, 2020"

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaws cited as:

- Electoral Area C Community Parks Service Area Merger and Amendment Bylaw No. 1604, 2020; and
- Electoral Areas F & G (DARD) Community Parks Service Area Amendment Bylaw No. 1605, 2020.

6. FINANCE

6.1. Financial Plan 2020 – 2024 Amendments

- Corporate report dated November 10, 2020 from Kelly Lownsbrough, Director of Finance

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 and funding for the Popkum Sewer System remediation and the Popkum Sewer System SCADA integration.

7. ENGINEERING & UTILITIES

7.1. Fraser Valley Regional District Lake Errock Water System Capital Construction Service Area Amendment Bylaw No. 1538 , 2019

- Corporate report dated November 10, 2020 from Sterling Chan, Manager of Engineering and Infrastructure
- Draft "Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Amendment Bylaw No. 1537, 2019"
- Draft "Fraser Valley Regional District Lake Errock Water System Capital Construction Service Area Amendment Bylaw No. 1538, 2019"

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Amendment Bylaw No. 1537, 2019*;

AND THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Lake Errock Water System Capital Construction Service Area Amendment Bylaw No. 1538 , 2019*;

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1. Development Variance Permit 2020-17 to vary the maximum height requirement for an accessory building at 3900 Columbia Valley Road, Electoral Area H

- Corporate report dated November 10, 2020 from Tracey Heron, Planning Technician
- DVP 2020-17 Application
- Draft DVP 2020-17

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2020-17 to increase the maximum permitted height of an accessory building from 5.0 metres to 6.8 metres, subject to consideration of any comments or concerns raised by the public.

8.2. Development Variance Permit 2020-19 to vary the maximum height requirement for an accessory building at 532 Park Drive, Electoral Area H

- Corporate report dated November 10, 2020 from Gavin Luymes, Planning Technician
- DVP 2020-19 Application
- Site Plan
- Draft DVP 2020-19
- Cultus Lake Park Board Referral Response

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-19 to vary the maximum height of an accessory building from 4.0 metres (13.0 feet) to 4.5 metres (14.8 feet) for the property located at 532 Park Drive, Area H.

8.3. Development Variance Permit 2020-20 to vary the maximum height and size requirements for an accessory building at 10146 Royalwood Blvd, Electoral Area D

- Corporate report dated November 10, 2020 from Tracey Heron, Planning Technician
- DVP 2020-20 Application
- Draft DVP 2020-20

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-20 to increase the maximum permitted height of an accessory building from 5.0 metres to 5.2 metres, and to increase the maximum permitted area of an accessory building from 45 square metres to 58 square metres, subject to consideration of any comments or concerns raised by the public.

8.4. Development Variance Permit 2020-21 to reduce the required highway setback from 4.6 metres (15.1 feet) to 3.9 metres (12.8 feet) for the accessory building at 47840 Chilliwack Lake Road, Electoral Area E

- Corporate report dated November 10, 2020 from Gavin Luymes, Planning Technician
- DVP 2020-21 Application
- Draft DVP 2020-21
- Ministry of Transportation and Infrastructure Highway Setback Permit

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-21 to reduce the required setback from 4.6 metres (15.1 feet) to 3.9 metres (12.8 feet) for the accessory building at 47840 Chilliwack Lake Road, Area E, subject to the consideration of any comments or concerns from the public.

8.5. 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

- Corporate report dated November 10, 2020 from David Bennett, Planner II
- Schedule A - Location Map
- Schedule B - Landscape Plan and Subdivision Layout
- Schedule C - Design Rationale Letter
- Schedule D - Phase 3 Drawings

- Schedule E

MOTION FOR CONSIDERATION

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

8.6. Subdivision and Development Servicing Amendment Bylaw No. 1603, 2020

- Corporate report dated November 10, 2020 from Andrea Antifaeff, Planner I and Sterling Chan, Manager of Engineering and Infrastructure
- Draft "Fraser Valley Regional District Subdivision and Development Servicing Bylaw Amendment Bylaw No. 1603, 2020"

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as “*Fraser Valley Regional District Subdivision and Development Servicing Bylaw Amendment Bylaw No. 1603, 2020*”.

8.7. Electoral Area Official Community Plans Accelerated Update Strategy

- Corporate report dated November 10, 2020 from Katelyn Hipwell, Planner II
- Appendix A - Draft Workplan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to prepare a comprehensive business plan for further consideration to undertake a complete review and update of all Official Community Plans for the Electoral Areas over the next 4 years.

8.8. Cannabis Regulations in Electoral Areas – Update and Consultation Plan

- Corporate report dated November 10, 2020 from Julie Mundy, Planner I
- Corporate report dated October 8, 2019 from Margaret-Ann Thornton, previous Director of Planning & Development

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District endorse the proposed consultation plan to inform updates to cannabis regulations in FVRD Zoning Bylaws and to implement the FVRD Land Use Policy for Cannabis Production, Processing, and Retail Sales in the Electoral Areas.

9. OTHER MATTERS

9.1. Housing Needs Assessment Update

FOR INFORMATION ONLY

- Corporate report dated November 10, 2020 from Katelyn Hipwell, Planner II

9.2. Hemlock Valley Avalanche Assessment

- Corporate report dated November 10, 2020 from Andrea Antifaeff, Planner I
- Hemlock Valley Avalanche Assessment Report
- Hazard Acceptability Thresholds for Development Approvals

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize the immediate use of *Hemlock Valley Snow Avalanche Hazard Assessment* report by Dynamic Avalanche Consulting Ltd. for permitting purposes, to the extent possible, pending the update of the OCP and development permit area requirements;

THAT the Fraser Valley Regional District Board direct staff to send a mail-out to all property owners within the study area and stakeholders, to share the results of the report;

AND THAT the Fraser Valley Regional District Board adopt the Hazard Acceptability Thresholds for Development Approvals which are revised to incorporate the Canadian Avalanche Association Standards into the snow avalanche section.

9.3. FVRD Regional Growth Strategy ties to Electoral Areas

- Corporate report dated November 10, 2020 from Robin Beukens, Planner II and Katelyn Hipwell, Planner II
- Draft Regional Growth Strategy

10. ADDENDA ITEMS/LATE ITEMS

11. REPORTS BY STAFF

12. REPORTS BY ELECTORAL AREA DIRECTORS

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Email submissions can be made to info@fvrd.ca before 1 pm, November 9. 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.

14. RESOLUTION TO CLOSE MEETING

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 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.

R E C E S S

15. RECONVENE OPEN MEETING
16. RISE AND REPORT OUT OF CLOSED MEETING
17. ADJOURNMENT

MOTION FOR CONSIDERATION

THAT the Electoral Area Services Committee Open Meeting of November 10, 2020 be adjourned.