

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

Thursday, January 14, 2021

1:30 pm

Zoom Conference Call

\* This meeting will be webcast live and archived for future viewing at [www.fvrd.ca](http://www.fvrd.ca)

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**1. CALL TO ORDER by Chief Administrative Officer**

**MOTION FOR CONSIDERATION**

**THAT** due to the Provincial Health Order issued by the Province of BC, that the Fraser Valley Regional District conduct meetings without the members of the public present in the Boardroom;

**AND THAT** the Fraser Valley Regional District continue to promote openness, transparency, accessibility and accountability by webcasting and archiving Board meetings online, allowing members of the public to write, email, call in or appear by Zoom with questions, and promoting public participation at meetings through social media channels.

**2. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE CHAIR by Chief Administrative Officer**

Section 5.4.7 of Board and Committee Procedures Bylaw No. 1600, 2020 states: "The Chair and Vice Chair of the Electoral Area Services Committee shall be elected in accordance with Section 4.10."

- Procedural Rules - Section 4.10 of Board and Committee Procedures Bylaw No. 1600, 2020

**3. ELECTION OF THE ELECTORAL AREA SERVICES COMMITTEE VICE CHAIR by Chief Administrative Officer**

**4. REMARKS BY ELECTORAL AREA SERVICES COMMITTEE CHAIR**

**5. 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 January 14, 2021 be approved;

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

## **6. MINUTES/MATTERS ARISING**

### **6.1. Draft Electoral Area Services Committee Meeting Minutes - December 8, 2020**

#### **MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held December 8, 2020 be adopted.

## **7. LEGISLATIVE SERVICES**

### **7.1. Electoral Area Directors and Local Government Leadership Academy Forums: February 2-4, 2021**

- Corporate report dated January 14, 2021 from Jaime Van Nes, Director of Legislative Services
- Program Information for LGLA Virtual Leadership Forum February 3-4, 2021

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize Electoral Area Directors, as designated, to attend the 2021 Electoral Area Directors Forum and Local Government Leadership Academy Forum being held virtually between February 2 and 4, 2021;

**AND THAT** registration fees be approved from Budget 102, Electoral Area Administration.

### **7.2. 2021 Christmas Closure of FVRD Offices**

- Corporate report dated January 14, 2021 from Raf Jamil, Director of Corporate Services

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve the closure of the FVRD Corporate Offices to the public on December 29, 30, 31, 2021.

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

### **8.1. FVRD Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021 and FVRD Electoral Area C Zoning Amendment Bylaw No. 1620, 2021 to facilitate the development of a Film Production Facility**

- Corporate report dated January 14, 2021 from David Bennett, Planner II
- Tree Management Report
- Wildlife Risk Assessment Report
- Environmental Impact Statement
- Preliminary Geo-Hazard Feasibility Review
- Site Plan
- Draft *FVRD Electoral Area C Zoning Amendment Bylaw No. 1620, 2021*

- OCP Amendment Map
- Zoning Amendment Application

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board give first reading to *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* to facilitate the development of a Film Production Facility at 44390 Bayview Road, Electoral Area C.

**THAT** *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* to Director Bales or her Alternate in her absence;

**THAT** Director Bales or her Alternate in her absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021*;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* in accordance with the Local Government Act;

**THAT** in the absence of Director Bales or her Alternate in her absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**THAT** in accordance with Section 475 of the Local Government Act and FVRD policy First Nations Engagement on FVRD Land Use by-laws and other matters with statutory requirement to engage, a notice and referral of *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* be sent to potentially affected First Nations via the Stò:lō Connect referral system where possible;

**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 January 14, 2021 for *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional*

*District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021.* The consultation strategy includes a notice and referral to the Stò:lō Connect referral system;

**AND THAT** the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* is consistent with the FVRD financial plan and FVRD waste management plan;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area C Official Community Plan Amendment Bylaw No. 1621, 2021* and *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1620, 2021* and any associated applications.

**8.2. Agricultural Land Commission application – Two lot subdivision at 37071 Lougheed Hwy, Electoral Area G**

- Corporate report dated January 14, 2021 from Julie Mundy, Planner I

**MOTION FOR CONSIDERATION**

**THAT** the application for a two (2) lot subdivision within the Agricultural Land Reserve at 37071 Lougheed Hwy, Electoral Area G be forwarded to the Agricultural Land Commission for consideration.

**8.3. Agricultural Land Commission application – Proposed subdivision (lot line adjustment) at 38332 Nicomen Island Trunk Road, Electoral Area G**

- Corporate report dated January 14, 2021 from Julie Mundy, Planner I

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board forward the application for subdivision (lot line adjustment) in the Agricultural Land Reserve at 38332 Nicomen Island Trunk Road, Electoral Area G to the Agricultural Land Commission with support

**8.4. Development Variance Permit 2020-25 to reduce the front setback from 6.0 metres to 4.5 metres for a single-family dwelling at 10080 Mountainview Road, Electoral Area F**

- Corporate report dated January 14, 2021 from Gavin Luymes, Planning Technician
- Draft DVP 2020-25
- DVP Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-25 to reduce the front setback from 6.0 metres to 4.5 metres for the proposed single-family dwelling at 10080 Mountainview Road, Electoral Area F, subject to the consideration of any comments or concerns raised by the public.

**9. EMERGENCY MANAGEMENT**

**9.1. Letter to UBCM recommending a Standing Committee on Emergency Management**

- Corporate report dated January 14, 2021 from Tarina Colledge, Emergency Management Specialist
- Draft letter to President Brian Frenkel, Union of BC Municipalities with respect to UBCM Flood and Wildfire Advisory Committee

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize the Board Chair to sign and send the attached letter to the Union of BC Municipalities requesting that the UBCM Flood and Wildfire Advisory Committee evolve into a standing committee on emergency management.

**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](mailto:info@fvrd.ca) before 1 pm, January 13. 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. ADJOURNMENT**

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee Open Meeting of January 14, 2021 be adjourned.