FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Thursday, September 28, 2023

4:30 pm

In person at FVRD Boardroom & by Zoom Conference Call

Pages

1. LAND ACKNOWLEDGEMENT

2. CALL TO ORDER

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of September 28, 2023 be approved;

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

4. RESOLUTION TO CLOSE MEETING

[OPEN MEETING TO RESUME AT 6PM]

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)(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 council, could reasonably be expected to harm the interests of the municipality 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.

RECESS

5. RECONVENE OPEN MEETING AT 6PM

6. DELEGATIONS AND PRESENTATIONS

6.1 Project Update - Fraser Valley Highway 1 Corridor Improvement Program

- Delegation by Ministry of Transportation and Infrastructure: Trent Folk, Project Director, Elena Farmer, Project Director, and Stephanie Rothman, Deputy Director

6.2 Sunrise Expansion Program

- Delegation by Enbridge Rikki Beaudet, Strategist, Community & Indigenous Engagement, Enbridge, Emma Shea, Senior Advisor, Community & Indigenous Engagement, Enbridge, and Aaron Letendre, Advisor, Community & Indigenous Engagement, Enbridge

7. BOARD MINUTES & MATTERS ARISING

7.1 Draft Fraser Valley Regional District Board Meeting Minutes - July 27, 2023 14 - 31

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of July 27, 2023 be adopted.

8. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

8.1 Draft Electoral Area Services Committee, Committee of the Whole Open Meeting Minutes - September 12, 2023 32 - 34

8.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - September 14, 2023 35 - 42

8.3 Draft Electoral Area Services Committee Open Meeting Minutes - September 14, 2023 43 - 51

9. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

9.1 Declaration of Conditions of Employment (Form T2200) brought forward by Director Hugh Davidson, Electoral Area F 52 - 64

All/Unweighted

- Extract from Township of North Dundas meeting package, dated August 8, 2019
- Corporate report dated September 28, 2023 by Kelly Lownsbrough, Director of Corporate Services & CFO
- Correspondence with KPMG

MOTION FOR CONSIDERATION

THAT the request for Declarations of Conditions of Employment Form T2200 be referred back to staff.

10. FINANCE

10.1 Asset Management Update 65 - 67

FOR INFORMATION ONLY

- Corporate report dated September 14, 2023 by Melanie Jones, Accountant

10.2 2024 Operational Support: Financial Impacts 68 - 74

All/Unweighted

- Corporate report dated September 14, 2023 by Kelly Lownsbrough, Director of Corporate Services & CFO

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to develop the financial plan with operational support as defined in this report as Option B at 12.6%.

10.3 2023 Grant-In-Aid Request – Hemlock Valley Homeowners Association, Electoral Area C 75 - 79

All/Unweighted

- Corporate report dated September 14, 2023 by Melanie Jones, Accountant
- Grant-In-Aid Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Hemlock Valley Homeowners Association, funded from the 2023 Electoral Area C grant-in-aid budget, to support the Hemlock Emergency Lookout Program (H.E.L.P.).

10.4 **2023 Grant-In-Aid Request – Streams Foundation, Chilliwack River Valley Clean-up Fund, Electoral Area E** 80 - 88

All/Unweighted

- Corporate report dated September 14, 2023 by Melanie Jones, Accountant
- Grant-In-Aid Application
- Streams Foundation Bio
- Chilliwack River Valley Beautification Outline of Work

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Streams Foundation, funded from the Chilliwack River Valley Clean-up Fund, for their "Chilliwack River Valley Beautification" project.

11. BYLAWS

11.1 **Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023 to correct mapping, improve definitions, improve regulations, and address minor housekeeping matters.** 89 - 555

EAs/Unweighted

- Corporate report dated September 28, 2023 by David Bennett, Planner II
- Draft Bylaw 1691, 2023
- Schedule A - Zoning Regulations
- Schedule A - Zoning Regulations (tracked changes)
- Map Schedules
- Public Hearing Report (August 23, 2023)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board receive the public hearing report for *Fraser Valley Regional District Zoning Bylaw No. 1691, 2023* held on August 23rd, 2023;

AND THAT the Fraser Valley Regional District Board give third reading to the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023*.

11.2 **Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023 to implement accessory dwelling units and secondary suites** 556 - 566

EAs/Unweighted

- Corporate report dated September 28, 2023 by Andrea Antifaeff, Planner I
- Draft Bylaw 1692, 2023

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023.*

11.3 **Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023 for the Development of a Campground at 26793 Dogwood Valley Road, Electoral Area B** 567 - 587

EAs/Unweighted

- Corporate report dated September 14, 2023 by Julie Mundy, Planner I
- Site Plan
- Draft Bylaw No. 1716, 2023
- Engineering Department comments
- Application Form

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023* (Bylaw *1716, 2023*) to rezone 26793 Dogwood Valley Road to facilitate the development of a campground;

THAT *Bylaw No. 1716, 2023* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding and chairing of the Public Hearing for *Bylaw No. 1716, 2023* to Director Adamo, or in his absence to Director Dickey;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing for *Bylaw No. 1716, 2023* in accordance with the *Local Government Act;*

AND FURTHER THAT in the absence of both Director Adamo and Director Dickey, at the time of the Public Hearing for *Bylaw No. 1716, 2023*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to *Bylaw No. 1716, 2023*.

11.4 **Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023** 588 - 591

All/Unweighted

- Corporate report dated July 13, 2023 by Stacey Barker, Director of Regional Services
- Draft Bylaw No. 1713, 2023

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023*.

11.5 **Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023** 592 - 605

- Corporate report dated September 14, 2023 by Allison Neill, Engineering and Community Services Technologist
- Draft Bylaw No. 1718, 2023

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Weighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Weighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.

MOTION FOR CONSIDERATION
MOTION NO. 3

All/Weighted (2/3 Votes Cast)

THAT the Fraser Valley Regional District Board adopt the bylaw cited Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.

11.6 **Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023** 606 - 609

- Corporate report dated September 14, 2023 by Jennifer Kinneman, Chief Administrative Officer
- Draft Bylaw No. 1720, 2023

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Weighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District North Cultus Waste Water Treatment Plant Loan Authorization Bylaw No.1720, 2023;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Weighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Waste Water Treatment Plant Loan Authorization Bylaw No.1720, 2023.*

12. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

12.1 Covenants and Parcel Frontage Waiver – 2 Lot Subdivision at 12845 Sylvester Road, Electoral Area F

610 - 613

All/Unweighted

- Corporate report dated September 14, 2023 by Julie Mundy, Planner I

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two-lot subdivision at 12845 Sylvester Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection, geohazard areas, and wildfire protection.

AND THAT in accordance with Section 512 (2) of the *Local Government Act*, a resolution be passed to exempt proposed Lot 1 from the statutory and *Subdivision and Development Servicing Bylaw No. 1319, 2015* minimum parcel frontage requirements of 10% of the lot perimeter, provided the frontage for Lot 1 is not less than 60 meters.

12.2 Boundary Adjustment (subdivision) at 38332 Nicomen Island Trunk Road, Electoral Area G

614 - 617

All/Unweighted

- Corporate report dated September 14, 2023 by Julie Mundy, Planner I

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two lot boundary adjustment at 38332 Nicomen Island Trunk Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection and building encroachments.

12.3 Clean Farms Agricultural Plastics Regional Recycling Pilot Project

618 - 632

All/Weighted

- Corporate report dated September 14, 2023 by Carolynn Lane, Environmental Services Coordinator
- Preliminary Project Proposal (January 2023)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board enter into a contract with CleanFarms to implement a 5-year agricultural plastics recycling program within the region.

12.4 Electoral Areas Flood Protection Gap Analysis and Infrastructure Policy Framework 633 - 637

All/Weighted

- Corporate report dated September 28, 2023 by Tareq Islam, Director of Engineering & Utilities

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District (FVRD) Board approve a sole-sourced purchasing agreement in an amount not to exceed $216,000.00 with the selected proponent, Urban Systems Ltd., to assist in Electoral Areas Flood Protection Gap Analysis and Infrastructure Policy Framework;

AND THAT the FVRD Board authorize its signatories to execute a contract with Urban Systems Ltd. for these services, funded by a provincial grant received on January 23, 2023.

13. OTHER MATTERS

13.1 Information Technology Planning 638 - 641

FOR INFORMATION ONLY

- Corporate report dated September 14, 2023 by Kelly Lownsbrough, Director of Corporate Services & CFO

13.2 Dust Suppression Measures on Chehalis Forest Service Road (FSR) - Electoral Area C 642 - 645

FOR INFORMATION ONLY

- Corporate report dated June 15, 2023 by Michael Neill, Planner II

13.3 Local Government Climate Action Program Reporting 646 - 647

FOR INFORMATION ONLY

- Corporate report dated September 14, 2023 by Elias Ross, Environmental Services Coordinator

13.4 **Placement of fill on Agricultural Land Reserve for non-farm use activity at 36041 Hartley Road, Electoral Area F** 648 - 873

EAs/Unweighted

- Corporate report dated September 14, 2023 by Rafid Shadman, Planner I
- ALC Application (April 18, 2023)
- Land Capability for Agriculture Assessment (February 15, 2022)
- Hatzic Lake Area Advisory (August 9, 2023)
- Environmental Site Assessment (January 20, 2021)
- Preliminary Site Investigation (January 13, 2020)
- Correspondence from applicant Darren Dreihaar, Drake Excavating (September 13, 2023)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board refer the non-farm use application for the placement of fill at 36041 Hartley Road, Area F, back to staff.

AND THAT FVRD Board require the applicant to submit the supplementary information needed to address the information gaps outlined in the FVRD staff report dated September 14, 2023.

13.5 **Proposed Waste Reduction Initiative Fund Program** 874 - 875

All/Unweighted

- Corporate report dated September 14, 2023 by Carolynn Lane, Environmental Services Coordinator

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize staff to proceed with a two-year Waste Reduction Initiative Fund pilot program to provide funding to assist non-profit organizations in support of waste reduction and diversion projects within the region.

13.6 **Small Community Radon Monitoring Pilot Project** 876 - 879

All/Unweighted

- Corporate report dated September 14, 2023 by Elias Ross, Environmental Services Coordinator

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District purchase up to 200 radon test kits for distribution to residents throughout the region.

AND THAT the Fraser Valley Regional District Board direct staff to prepare a

resolution for the 2024 Union of BC Municipalities Convention asking the Province to establish a funding program to help residents with costs of installing radon mitigation measures in their homes.

13.7 Solid Waste Management Plan Facility Authorization for Conscious Waste Solutions 880 - 913

AI/Unweighted

- Corporate report dated September 14, 2023 by Carolynn Lane, Environmental Services Coordinator
- Development Permit Approval (City of Abbotsford - January 18, 2023)
- Authorization Form and Operating Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize the inclusion of the Conscious Waste Solutions recycling facility as an approved municipal solid waste facility within the Fraser Valley Regional District's Solid Waste Management Plan.

13.8 2024-2027 Transit Improvement Program Initiatives (TIPs) and FVRD Transit Services Update 914 - 923

All/Unweighted

- Corporate report dated September 14, 2023 by Alison Stewart, Manager of Strategic Planning
- Letter from BC Transit to Alison Stewart (August 1, 2023)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board support the 2024/2025 expansion initiative to add two in-service trips of the Fraser Valley Express (FVX) to meet capacity challenges and customer demand between Chilliwack and the Lougheed Town Centre SkyTrain Station.

AND THAT the Fraser Valley Regional District Board review and confirm the 2025/2026 FVX Transit service expansion priorities to ensure they align with ridership demand and regional transit interests before consideration of next year's Transit Improvement Program initiatives.

AND FURTHER THAT the Fraser Valley Regional District Board support BC Transit undertaking detailed cost analysis and engagement for the North of Fraser initiative to expand transit service between the District of Kent and the City of Mission.

13.9 Accessible Transit 924 - 935

All/Unweighted

- Corporate report dated September 14, 2023 by Alison Stewart, Manager of Strategic Planning

- HandyDART Application
- Letter to Chair Lum from Mayor Sylvia Pranger, District of Kent re: Addition of HandyDART to the Agassiz-Harrison Transit System

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to make an application to Infrastructure Canada's Rural Transit Solutions Fund planning stream to undergo a Rural Transit Needs Assessment and Action Plan for the region.

13.10 **Rogers Telecommunications Facility- 30655 Trans Canada Hwy, Yale, Electoral Area B** 936 - 950

All/Unweighted

- Corporate report dated September 14, 2023 by Rafid Shadman, Planner I
- Information package from Rogers Telecommunication (July 11, 2023)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board respond to the referral from Rogers Communications for the installation of a new telecommunications facility at 30655 Trans Canada Highway in Yale, Area B, with the following comments:

1. The scope of the public consultation is satisfactory to the Fraser Valley Regional District.

2. Rogers Communications will provide documentation confirming that the consultation is complete.

3. Rogers Communications has provided information about the potential for other telecommunication companies to co-locate on the proposed tower.

13.11 **Community Emergency Preparedness Fund – Volunteer and Composite Fire Departments Equipment & Training Application** 951 - 969

All/Unweighted

- Corporate report dated September 14, 2023 by Deanne Bozek, Protective Services Specialist
- 2023 Program and Application Guide

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board support an application to the Community Emergency Preparedness Fund (2023 Volunteer & Composite Fire Departments Equipment & Training Fund), up to the maximum allowable, to allow Electoral Area fire departments meet BC Structure Firefighter Minimum Training Standards.

13.12 **Kookipi Creek Wildfire**

- Staff presentation by Graham Daneluz, Director of Planning & Development/EOC Director and Tarina Colledge, Manager of Emergency Management/EOC Deputy Director

14. ADDENDA ITEMS/LATE ITEMS

15. ITEMS FOR INFORMATION AND CORRESPONDENCE

15.1	Letter to Minister Farnworth from Mayor Popove Re: The decision to alter the South Coast Highway Patrol's Service Model (August 15, 2023)	970 - 970
15.2	Email from John Roe, Veins of Life Watershed Society Re: Ensuring clean water for our fisheries, wildlife, and resident orcas in the Fraser River Watershed (August 22, 2023)	971 - 972
15.3	Letter to Premier Eby from Mayor Ward Stamer, District of Barriere Re: 2023 Wildfire Response - Request for 3rd Party Review (August 28, 2023)	973 - 973
15.4	Letter from B.C. Highway Patrol Chief Superintendent Holly Turton to Upper Fraser Valley Detachment Superintendent Davy Lee Re: Service Delivery Realignment Delay (August 31, 2023)	974 - 974
15.5	Letter to Mayor Paul Horn from Minister Mike Farnworth, Minister of Public Safety and Solicitor General and Deputy Premier re: Service delivery changes to RCMP's SCHP (September 21, 2023)	975 - 976

16. REPORTS BY STAFF

17. REPORTS BY BOARD DIRECTORS

18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

IN PERSON PARTICIPATION

FVRD Board Room

ONLINE PARTICIPATION

Email submissions can be made to info@fvrd.ca before 1 pm, September 27, 2023.

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. RISE AND REPORT OUT OF CLOSED MEETING

20. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of September 28, 2023 be

adjourned.

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS MEETING

OPEN MEETING MINUTES

Thursday, July 27, 2023
4:00pm
In person at FVRD Boardroom & by Zoom Conference Call

Members Present:
Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Peter Adamo, Electoral Area B
Director Cory Cassel, Electoral Area G
Director Kelly Chahal, City of Abbotsford
Director Hugh Davidson, Electoral Area F (Zoom)
Alt. Director Mark Davies, City of Mission
Director Bill Dickey, Electoral Area D
Director Taryn Dixon, Electoral Area H
Alt. Director Patricia Driessen, City of Abbotsford
Director Leo Facio, Village of Harrison Hot Springs
Director Simon Gibson, City of Abbotsford
Director Paul Horn, City of Mission *(Zoom, arrived at 6:00pm)*
Director Diane Johnson, Electoral Area A
Director Chris Kloot, City of Chilliwack
Director Dave Loewen, City of Abbotsford
Director Patti MacAhonic, Electoral Area E
Director Bud Mercer, City of Chilliwack
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Dave Sidhu, City of Abbotsford
Director Ross Siemens, City of Abbotsford *(arrived at 4:08pm)*
Director Victor Smith, District of Hope
Director Mel Waardenburg, Electoral Area C

Regrets:
Director Les Barkman, City of Abbotsford
Director Jag Gill, City of Mission

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Kelly Lownsbrough, Director of Corporate Services / CFO
Tareq Islam, Director of Engineering & Community Services
Graham Daneluz, Director of Planning & Development
Stacey Barker, Director of Regional Services
Lauren Olynick, Deputy Corporate Officer

DRAFT

Sam Piper, Manager of Communications
Beth Klein, Manager of Financial Operations
Lance Lilley, Manager of Environmental Services
Trina Douglas, Manager of Protective Services (Zoom)
Alison Stewart, Manager of Strategic Planning
Hasib Nadvi, Manager of Planning
Adam Swartz, Acting Manager of Information Technology, GIS & FDM
Mike Freimark, Manager of Recreation Services (Zoom)
Amanda Molloy, Administrative Manager *(recording secretary)*
Lucas Thompson, Network Analyst III

Also Present: Six members of the public (two in person and four via zoom)

1. LAND ACKNOWLEDGEMENT

Chair Jason Lum recognized the homeland of the 30 First Nation communities of the area now called the Fraser Valley Regional District.

2. CALL TO ORDER

The open meeting was called to order at 4:02pm.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By ROSS

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of July 27, 2023 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

4. RESOLUTION TO CLOSE MEETING

Moved By PRANGER
Seconded By KLOOT

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:

DRAFT

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the regional district;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- 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;

CARRIED
All/Unweighted

The open meeting recessed at 4:02pm.

The open meeting reconvened at 6:56pm.

5. DELEGATIONS AND PRESENTATIONS

5.1 Solid Waste Facility Authorization Application, Electoral Area B

A presentation was given by Derek Holmes, President, Hope Environmental Ltd., requesting approval from the Board to proceed to obtain a license for the development of the Hope Resource Recovery Park. Hope Environmental Ltd. seeks to manage construction and demolition waste materials responsibly while minimizing adverse impacts. The following points were highlighted during the presentation:

- The facility will be an in region investment for sustainable waste management and local capacity without combustion based incineration;
- Every year, 900,000 tonnes of C&D waste and recyclable material is generated in the lower mainland, with 150,000 tonnes of that originating within the FVRD boundary;
- The facility would be sited on Provincial Crown Land near Highway 3 approximately 15km South East of the District of Hope in Electoral Area B.

Discussion ensued regarding the amount of waste that would be processed at the facility each year, and when indigenous consultation would take place.

Moved By KLOOT
Seconded By SMITH

THAT the Fraser Valley Regional District Board direct staff to meet with the Province to identify the process and requirements with respect to solid waste management plan amendments;

DRAFT

AND THAT the Fraser Valley Regional District Board direct staff to undertake a study to assess the solid waste disposal capacity in the region to inform the future Solid Waste Management Plan update.

CARRIED
All/Unweighted

5.2 Point in Time Homeless Count and Preliminary Figures

A presentation was given by Ralph Van Wyk of Anron Consulting providing an overview of the selected preliminary findings of the 2023 FVRD Point-in-Time (PiT) Homeless Count & Survey. The following points were highlighted during the presentation:

- The survey was voluntarily conducted within a 24-hour period on March 7th & 8th, 2023.
- PiT Counts are generally understood to provide an undercount of the actual population experiencing homelessness, however there were increased efforts to include those in rural areas and on Crown Land.
- Preliminary conclusions found causes for homelessness include unaffordability of housing, inadequate supply of affordable, suitable and supportive housing, addiction, and other mental and physical health issues.

Discussion ensued regarding the statistics shown by community and the trends found in age distribution, and a question was raised regarding final report recommendations.

6. BOARD MINUTES & MATTERS ARISING

6.1 Draft Fraser Valley Regional District Board Meeting Minutes - June 22, 2023

Moved By PRANGER
Seconded By SIEMENS

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of June 22, 2023 be adopted.

CARRIED
All/Unweighted

DRAFT

7. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

7.1 Draft Human Resources Committee Open Meeting Minutes - June 27, 2023

7.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - July 13, 2023

7.3 Draft Electoral Area Services Committee Open Meeting Minutes - July 13, 2023

8. FINANCE

8.1 2023 Grant Request – Forager Foundation, Electoral Area B

Moved By ADAMO
Seconded By POPOVE

THAT the Fraser Valley Regional District Board authorize a grant in the amount of $9,973.10 to the Forager Foundation, funded from the Electoral Area B Community Forest Fund, to help offset the start-up costs to manage the Yale Historic Site.

CARRIED
All/Unweighted

8.2 2023 Grant-in-Aid Request – Yale & District Historical Society, Electoral Area B

Moved By ADAMO
Seconded By SMITH

THAT the Fraser Valley Regional District Board decline an electoral area grant in aid in the amount of $10,000 to the Yale and District Historical Society, due to not meeting the Approval Criteria of Director support.

CARRIED
All/Unweighted

8.3 FVRD Financial Plan 2023 – 2027 Amendment: July

Moved By KLOOT
Seconded By LOEWEN

THAT the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2023 – 2027 Financial Plan Bylaw No. 1697, 2023 to include two Electoral Area Service amendments and one Regional Service amendment.

CARRIED

DRAFT

All/Unweighted

8.4 FVRD 2024-2028 Financial Plan Approach

Moved By FACIO
Seconded By CASSEL

THAT the Fraser Valley Regional District Board approve the FVRD 2024-2028 Financial Plan Approach as presented.

CARRIED
All/Unweighted

9. BYLAWS

9.1 Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023 To correct mapping, improve definitions, improve regulations and address minor housekeeping matters

Moved By DICKEY
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023.*

CARRIED
EAs/Unweighted

9.2 Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023 to Implement Accessory Dwelling Units and Secondary Suites

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board give second and third readings to the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023*.

CARRIED
EAs/Unweighted

DRAFT

9.3 Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023

Moved By CHAHAL
Seconded By ROSS

THAT Electoral Areas B and C be added to animal control services related to dangerous and aggressive dogs.

CARRIED
All/Unweighted

Moved By POPOVE
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as *Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023*.

CARRIED
All/Unweighted

9.4 Fraser Valley Regional District Regional Growth Strategy Bylaw 1706, 2023

Comments were offered regarding the expected population growth for the region and the high/critical infrastructure priorities. Other comments were offered regarding ensuring increasing public safety needs are addressed and developing a standard police-to-population ratio for adequate police staffing in the region.

Moved By HORN
Seconded By DIXON

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Future 2050 Regional Growth Strategy Bylaw No. 1706, 2023, as amended;*

AND THAT a letter be sent by the Chair of the FVRD Board to affected local governments to notify them that *Fraser Valley Future 2050 Regional Growth Strategy Bylaw No. 1706,* 2023 has received first reading and offer to present the RGS to respective Councils or Boards.

CARRIED
All/Unweighted

DRAFT

9.5 **Fraser Valley Regional District Baker Trails Sewer System Reserve Fund Establishment Bylaw No. 1708, 2023**

Moved By MACAHONIC
Seconded By DICKEY

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Baker Trails Sewer System Reserve Fund Establishment Bylaw No. 1708, 2023;*

CARRIED
All/Unweighted

Moved By LOEWEN
Seconded By MERCER

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Baker Trails Sewer System Reserve Fund Establishment Bylaw No. 1708, 2023;*

CARRIED
All/Unweighted

Moved By ROSS
Seconded By SIDHU

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Baker Trails Sewer System Reserve Fund Establishment Bylaw No. 1708, 2023.*

CARRIED
All/Unweighted (2/3 Votes Cast)

9.6 **Fraser Valley Regional District Popkum Sewer System Reserve Fund Establishment Bylaw No. 1709, 2023**

Moved By DICKEY
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Popkum Sewer System Reserve Fund Establishment Bylaw No. 1709, 2023;*

CARRIED
All/Unweighted

DRAFT

Moved By SMITH
Seconded By DIXON

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Popkum Sewer System Reserve Fund Establishment Bylaw No. 1709, 2023;*

CARRIED
All/Unweighted

Moved By JOHNSON
Seconded By HORN

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Popkum Sewer System Reserve Fund Establishment Bylaw No. 1709, 2023.*

CARRIED
All/Unweighted (2/3 Votes Cast)

9.7 **Fraser Valley Regional District South Cultus Lake Sewage Treatment Reserve Fund Establishment Bylaw No. 1710, 2023**

Moved By DIXON
Seconded By KLOOT

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Reserve Fund Establishment Bylaw No. 1710, 2023;*

CARRIED
All/Unweighted

Moved By MERCER
Seconded By DICKEY

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Reserve Fund Establishment Bylaw No. 1710, 2023;*

CARRIED
All/Unweighted

Moved By FACIO
Seconded By SIEMENS

DRAFT

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Reserve Fund Establishment Bylaw No. 1710, 2023.*

CARRIED
All/Unweighted (2/3 Votes Cast)

9.8 Fraser Valley Regional District Hope Airport Vehicle Purchase Reserve Fund Establishment Bylaw No. 1711, 2023

Moved By PRANGER
Seconded By DAVIES

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Hope Airport Vehicle Purchase Reserve Fund Establishment Bylaw No. 1711, 2023;*

CARRIED
All/Unweighted

Moved By POPOVE
Seconded By SMITH

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Hope Airport Vehicle Purchase Reserve Fund Establishment Bylaw No. 1711, 2023;*

CARRIED
All/Unweighted

Moved By KLOOT
Seconded By DRIESSEN

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Hope Airport Vehicle Purchase Reserve Fund Establishment Bylaw No. 1711, 2023.*

CARRIED
All/Unweighted (2/3 Votes Cast)

9.9 Fraser Valley Regional District Emergency Management Program Reserve Fund Establishment Bylaw No. 1712, 2023

Moved By HORN
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Emergency Management Program Reserve Fund Establishment Bylaw No. 1712, 2023;*

DRAFT

CARRIED
All/Unweighted

Moved By MACAHONIC
Seconded By POPOVE

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Emergency Management Program Reserve Fund Establishment Bylaw No. 1712, 2023;*

CARRIED
All/Unweighted

Moved By ROSS
Seconded By DICKEY

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Emergency Management Program Reserve Fund Establishment Bylaw No. 1712, 2023.*

CARRIED
All/Unweighted (2/3 Votes Cast)

10. PERMITS

10.1 Special Event Permit – 20th Annual Around the Lake Trail Race, Electoral Area H

Moved By DIXON
Seconded By SIDHU

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2023-02 for the 20th Annual Around the Lake Trail Race to be held on Saturday October 14, 2023, subject to the receipt of all required documentation necessary to complete the application;

AND THAT the Fraser Valley Regional District Board waive the requirement for a security fee;

AND FURTHER THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all instruments associated with the Special Event Licence No. 2023-02.

CARRIED
All/Unweighted

DRAFT

11. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

11.1 Sole Source Purchasing of Services to Assist with Leadership of the Hatzic Watershed Stewardship Team and Development of a Watershed Resilience Plan

Moved By HORN
Seconded By CASSEL

THAT the Fraser Valley Regional District (FVRD) Board approve a sole-sourced purchasing agreement in an amount not to exceed $500,000 with the selected proponent, Urban Systems Ltd., to assist in developing a flood resilience strategy with the Hatzic Watershed Stewardship Team;

AND THAT the FVRD Board authorize its signatories to execute a contract with Urban Systems Ltd. for these services, funded by a provincial grant received on May 3, 2023.

CARRIED
All/Weighted

11.2 Guaranteed Maximum Pricing for Hope & Area Recreation Centre Upgrades

Moved By SMITH
Seconded By ADAMO

THAT the Fraser Valley Regional District Board enter into a contract with Johnson Controls for construction of the Partial Heat Recovery option at the Hope & Area Recreation Centre for $4,861,742, subject to authorization from the Investing in Canada Infrastructure Program (ICIP) that the project scope does not affect existing grant funding.

CARRIED
All/Weighted

11.3 FVRD/Fraser Cascade School District 78 - Joint Use Agreement

Moved By ADAMO
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board authorize staff to continue its Joint Use Agreement with Fraser Cascade School District 78 for an additional five year term from July 1, 2023 through June 30, 2028, allowing for continued shared benefit of facility assets.

CARRIED
All/Weighted

DRAFT

11.4 North Cultus Wastewater Treatment Plant Headworks and Filter Supply Contract Updates

Moved By DIXON
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board authorize its signatories to execute a contract with Veolia Water Technologies Canada Inc. to provide the Headworks Screenings, Grit System and Tertiary Filtration System equipment for the North Cultus Wastewater Treatment Plant for the sum of $846,764 plus taxes.

CARRIED
All/Weighted

11.5 Nicomen Island Pump Station Improvements

Moved By CASSEL
Seconded By KLOOT

THAT the Fraser Valley Regional District Board approve sole-sourced purchasing agreements in the amount of $1,024,400 with the selected proponent, Xylem Canada Company (Xylem) for the supply of pumps and pump columns for the Nicomen Island Pump Station Improvement Project;

THAT the FVRD Board authorize its signatories to execute a contract with Xylem for $824,400 for the supply of pumps for the Nicomen Island Pump Station Improvement Project;

THAT the FVRD Board authorize its signatories to execute a contract with Xylem for up to $200,000 for the supply of pump columns for the Nicomen Island Pump Station Improvement Project;

THAT the FVRD Board approve sole-sourced purchasing agreements valued up to $458,000 with the selected proponent, Urban Systems LTD (USL) for the detailed design, tender, contract administration, and construction engineering of Nicomen Island Pump Station Improvement Project;

THAT the FVRD Board authorize its signatories to execute a contract with USL for $211,000 for the detailed design and tender of the Nicomen Island Pump Station Improvement Project.

AND THAT the FVRD Board authorize its signatories to execute a contract with USL for up to $247,000 for the contract administration, and construction engineering services necessary to complete the Nicomen Island Pump Station Improvement Project.

DRAFT

AND FURTHER THAT the FVRD Board authorize the expenditure of $1,152,000 of Electoral Area G's Community Works Funds towards this project.

CARRIED
All/Weighted

11.6 Boston Bar Station House Architectural Design Contract Award

Moved By JOHNSON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board authorize its signatories to execute a contract with McGinn Engineering and Preservation Ltd. to provide architectural design work and construction consultation services for restoring the Boston Bar CN Station House for the sum of $144,302 inclusive of tax.

CARRIED
All/Weighted

12. OTHER MATTERS

12.1 FVRD Quarterly Update (April - June 2023)

The quarterly report was provided for information.

12.2 RCMP Highway Patrol Advocacy Update

A verbal update was provided by Chair Horn, Chair and Mayors Committee. Discussion ensued regarding a recent community meeting session with RCMP Superintendent Holly Turton to discuss the changes being made to the RCMP highway patrol. It was noted that at the community meeting, elected officials again reiterated requests such as a delayed start date, clear division of duties, and provision for review of the changes after a period of time. Further discussion resulted in the following motion:

Moved By HORN
Seconded By MERCER

THAT the Fraser Valley Regional District's Chair and Mayor's Committee reach out directly to the Ministry of Public Safety and Solicitor General and Metro Vancouver's Mayor's Table, if they have not received positive news by August 15, 2023.

CARRIED
All/Unweighted

DRAFT

12.3 Context for Recognizing the Rights of Indigenous Peoples

The corporate report dated July 13, 2023 by Kate Fenton, Planner I, Indigenous Relations was provided for information.

12.4 Electoral Area C Official Community Plan Update – Project Progress and Geohazard Report Authorization

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Fraser Valley Regional District Board authorize the immediate use of the hazard assessment *Overview Geohazard Mapping, Brooks and Ohman Road, Area C* report by Cordilleran Geoscience for information and development permitting purposes.

CARRIED
EAs/Unweighted

12.5 FVRD Electoral Area Sanitary Sewer Gap Analysis Update

Moved By DICKEY
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board approves the updated FVRD Electoral Area Sustainable Sanitary Sewer Gap Analysis recommendations.

CARRIED
All/Unweighted

12.6 Letter of Support regarding Disaster Mitigation Adaptation Funding (DMAF) for the City of Abbotsford for Sumas River Watershed Flood Mitigation

Moved By KLOOT
Seconded By GIBSON

THAT the Fraser Valley Regional District Board authorise the Chair of the Board to send a Letter of Support to the City of Abbotsford for their application to secure funding from the Federal Disaster Mitigation Adaptation (DMAF) program for urgent flood mitigation works in the Sumas Watershed.

CARRIED
All/Unweighted

DRAFT

13. CONSENT AGENDA

13.1 CONSENT AGENDA - FULL BOARD

Moved By CASSEL
Seconded By DICKEY

THAT the following Consent Agenda items 13.1.1 to 13.1.5 be endorsed:

THAT the Fraser Valley Regional District Board authorizes a grant in the amount of $3,920 to the Yale & District Ratepayers Association, funded from the Electoral Area B Community Forest Fund, to purchase portable air conditioners to support their community's emergency planning initiatives.

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,500 to the Laidlaw Ratepayers Association, funded from the 2023 Electoral Area B grant-in-aid budget to help offset the costs of an event to celebrate the Coronation and recognize citizens who have served the Crown in Canada.

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Sunshine Valley Volunteer Fire Department (SVVFD) funded from the 2023 Electoral Area B Grant-in-Aid budget, to obtain food and supplies that can be used by community members in the event of a disaster.

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $4,000 to Deroche Elementary School PAC, funded equally from the 2023 Electoral Area C and Electoral Area G grant-in-aid budgets, to assist with the costs of supplies, start up costs for clubs, and for activities organized by the PAC.

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $3,500 to Mount Hope Senior Citizens, funded from the 2023 Electoral Area B Grant-In-Aid budget, to offset the costs to make safety improvements to the front entrance of their building.

CARRIED
All/Unweighted

14. ADDENDA ITEMS/LATE ITEMS

No items.

15. ITEMS FOR INFORMATION AND CORRESPONDENCE

15.1 Sumas Mountain Regional Park – Trail Signage

15.2 Update to E9-1-1 Budgetary Risks and NG9-1-1 Transition

DRAFT

15.3 Hazard Map for EOC and Preparedness

15.4 FVRD Treasury Update 2023

A question was raised regarding any out-of-country investments and staff confirmed investments are only made in Canadian banks.

15.5 Fraser Basin Council- Pathways to Action for Flood Risk Reduction and Resilience

16. REPORTS BY STAFF

No items.

17. REPORTS BY BOARD DIRECTORS

Director MacAhonic reported she areceived a grant from FortisBC and will be hosting an outdoor movie event at Watson Glen Park on August 30th. Director MacAhonic also noted an awards ceremony was held to recognize the volunteers who have been working on the Vedder River Cleanup.

Director Mercer reported recently witnessing the impressive response time of local City of Chilliwack and FVRD fire fighters when there was an explosion at a neighbouring property.

Director Horn reported there was a forest fire at Canal Lake over the weekend and concerns about water supply and local infrastructure.

Director Smith reported the District of Hope will be hosting a world-wide chainsaw carving competition August 17 – 20, 2023, and invited everyone to attend.

Director Johnson reported a recent visit from the FVRD FireSmart coordinator was well received in the community. Director Johnson also reported attendance at a blanket ceremony at Chawathil First Nation in honour of local Wildfire Fire Fighters.

Director Adamo reported attendance at the Sub Regional Watershed Resiliency Group meeting, along with provincial staff. Director Adamo also invited the public to attend the 2nd annual Sunshine Valley Car Show on August 12th from 10:00am to midnight.

Chair Lum commented on the recent ending of the BC Transit Workers strike and thanked the public for their patience, acknowledging the level of impact the strike has had on many members of the community.

18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

DRAFT

The open meeting recessed at 8:47pm.

The open meeting reconvened at 9:08pm.

20. RISE AND REPORT OUT OF CLOSED MEETING

Moved By FACIO
Seconded By POPOVE

THAT the Fraser Valley Regional District Board authorize its signatories to enter into the TELUS Next Generation 9-1-1 Local Government Service Agreement with TELUS Communications Inc. for the provision of Next Generation 9-1-1 services ("NG911").

CARRIED
All/Weighted

21. ADJOURNMENT

Moved By ROSS
Seconded By FACIO

THAT the Fraser Valley Regional District Board Open Meeting of July 27, 2023 be adjourned.

CARRIED
All/Unweighted

The Fraser Valley Regional District Board Open Meeting of July 27, 2023 adjourned at 9:08pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Jason Lum, Chair Corporate Officer/Deputy

DRAFT

ELECTORAL AREA SERVICES

COMMITTEE OF THE WHOLE

OPEN MEETING

Date: Tuesday, September 12, 2023
Time: 9:00 am
Location: In person at FVRD Boardroom & by Zoom Conference Call

Members Present:
Director Bill Dickey, Electoral Area D, Chair (Zoom)
Director Taryn Dixon, Electoral Area H, Vice Chair
Director Peter Adamo, Electoral Area B
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E *(departed at 3:45pm)*
Director Mel Waardenburg, Electoral Area C

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Kelly Lownsbrough, Director of Corporate Services/CFO
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering & Utilities
Lauren Olynick, Deputy Corporate Officer
Stacey Barker, Director of Regional Services
Keely Hill, Executive Assistant (Recording Secretary)
Amanda Molloy, Administration Manager

1. LAND ACKNOWLEDGEMENT

Vice Chair Dixon provided introductory remarks recognizing the homeland of the 30 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 9:06am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee, Committee of the Whole Open Meeting of September 12, 2023 be approved;

DRAFT

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

CARRIED

4. RESOLUTION TO CLOSE MEETING

Moved By ADAMO
Seconded By MACAHONIC

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)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the regional district;
- 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 council, could reasonably be expected to harm the interests of the regional district if they were held in public.
- Section 90(1)(l) of the *Community Charter* - discussions with regional district officers and employees respecting regional district objectives, measures and progress reports for the purposes of preparing an annual report under section 98 *[annual regional district report].*

CARRIED

R E C E S S

The meeting was recessed at 9:07am

5. RECONVENE OPEN MEETING

The open meeting reconvened at 4:53pm.

6. RISE AND REPORT OUT OF CLOSED MEETING

No items.

DRAFT

7. ADJOURNMENT

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Electoral Area Services Committee, Committee of the Whole Meeting of September 12, 2023 be adjourned.

CARRIED

The Fraser Valley Regional District Electoral Area Services Committee, Committee of the Whole Open Meeting of September 12, 2023 adjourned at 4:53pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Taryn Dixon, Vice Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

REGIONAL AND CORPORATE SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, September 14, 2023
10:00 am
In person at FVRD Boardroom & by Zoom Conference Call

Members Present:
Director Jason Lum, City of Chilliwack, Chair
Director Bill Dickey, Electoral Area D (Zoom)
Alternate Director Rob Dean, Electoral Area B *(arrived at 10:32am)*
Director Taryn Dixon, Electoral Area H
Director Leo Facio, Village of Harrison Hot Springs
Director Paul Horn, City of Mission
Director Diane Johnson, Electoral Area A
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Ross Siemens, City of Abbotsford (Zoom)

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Kelly Lownsbrough, Director of Corporate Services/CFO
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Stacey Barker, Director of Regional Services
Tareq Islam, Director of Engineering Services (Zoom)
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Manager of Financial Operations
Lance Lilley, Manager of Environmental Services
Alison Stewart, Manager of Strategic Planning
Carolynn Lane, Environmental Services Coordinator
Robin Beukens, Planner II (Zoom)
Kinga Williams, Accountant (Zoom)
Melanie Jones, Accountant (Zoom)
Amanda Molloy, Administrative Manager (Recording Secretary)
Keely Hill, Executive Assistant

Also Present:
Director Cory Cassel, Electoral Area G
Director Mel Waardenburg, Electoral Area C
Director Patti MacAhonic, Electoral Area E
One Member of the public.

Regrets:
Director Peter Adamo, Electoral Area B
Director Victor Smith, District of Hope

DRAFT

1. LAND ACKNOWLEDGEMENT

Chair Lum provided introductory remarks recognizing the homeland of the 30 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the open meeting to order at 10:01am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By JOHNSON

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of September 14, 2023 be approved;

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

CARRIED

4. RESOLUTION TO CLOSE MEETING

Moved By HORN
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 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)(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)(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 council, could reasonably be expected to harm the interests of the municipality if they were held in public.

R E C E S S

CARRIED

DRAFT

The meeting was recessed at 10:02am

5. RECONVENE OPEN MEETING

The open meeting reconvened at 10:58am.

6. MINUTES/MATTERS ARISING

6.1 Draft Regional and Corporate Services Committee Meeting Minutes - July 13, 2023

Moved By POPOVE
Seconded By PRANGER

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of July 13, 2023 be adopted.

CARRIED

7. LEGISLATIVE SERVICES

7.1 Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023

Moved By DIXON
Seconded By POPOVE

THAT the Fraser Valley Regional District Board gives first, second and third reading to a bylaw cited as *Fraser Valley Regional District North Cultus Waste Water Treatment Plant Loan Authorization Bylaw No.1720, 2023.*

CARRIED

8. FINANCE

8.1 Asset Management Update

The corporate report dated September 14, 2023 by Melanie Jones, Accountant, was provided for information.

8.2 Information Technology Planning

The corporate report dated September 14, 2023 by Kelly Lownsbrough, Director of Corporate Services & CFO, was provided for information.

DRAFT

8.3 2024 Operational Support: Financial Impacts

Discussion ensued regarding the communication methods used to convey budget information to the public. Staff noted the FVRD "Have Your Say" website is currently live with all updated information and feedback from the public is encouraged through social media outlets.

Moved By PRANGER
Seconded By POPOVE

THAT the Fraser Valley Regional District Board direct staff to develop the financial plan with operational support as defined in this report as Option B.

CARRIED

9. REGIONAL SERVICES

9.1 ENVIRONMENTAL SERVICES

9.1.1 Local Government Climate Action Program Reporting

The corporate report dated September 14, 2023 by Elias Ross, Environmental Services Coordinator, was provided for information.

9.1.2 Clean Farms Agricultural Plastics Regional Recycling Pilot Project

Discussion ensued regarding how the program is funded and how this program can evolve and adapt to different farming industries throughout the Fraser Valley. Regional expansion of the program was also discussed.

Moved By PRANGER
Seconded By DIXON

THAT the Fraser Valley Regional District Board enter into a contract with CleanFarms to implement a 5-year agricultural plastics recycling program within the region.

CARRIED

9.1.3 Proposed Waste Reduction Initiative Fund Program

Moved By ROSS
Seconded By PRANGER

DRAFT

THAT the Fraser Valley Regional District Board authorize staff to proceed with a two-year Waste Reduction Initiative Fund pilot program to provide funding to assist non-profit organizations in support of waste reduction and diversion projects within the region.

CARRIED

9.1.4 Small Community Radon Monitoring Pilot Project

Discussion ensued regarding the role of the local Health Authorities in this initiative. Staff noted the FVRD will endeavor to direct the public on where to find the right information with their local Health Authority.

Moved By HORN
Seconded By DIXON

THAT the Fraser Valley Regional District purchase up to 200 radon test kits for distribution to residents throughout the region.

AND THAT the Fraser Valley Regional District Board direct staff to prepare a resolution for the 2024 Union of BC Municipalities Convention asking the Province to establish a funding program to help residents with costs of installing radon mitigation measures in their homes.

CARRIED

9.1.5 Solid Waste Management Plan Facility Authorization for Conscious Waste Solutions

Moved By FACIO
Seconded By PRANGER

THAT the Fraser Valley Regional District Board authorize the inclusion of the Conscious Waste Solutions recycling facility as an approved municipal solid waste facility within the Fraser Valley Regional District's Solid Waste Management Plan.

CARRIED

9.2 STRATEGIC PLANNING AND INITIATIVES

9.2.1 2024-2027 Transit Improvement Program Initiatives (TIPs) and FVRD Transit Services Update

DRAFT

Moved By HORN
Seconded By ROSS

THAT the Fraser Valley Regional District Board support the 2024/2025 expansion initiative to add two in-service trips of the Fraser Valley Express (FVX) to meet capacity challenges and customer demand between Chilliwack and the Lougheed Town Centre SkyTrain Station.

AND THAT the Fraser Valley Regional District Board review and confirm the 2025/2026 FVX Transit service expansion priorities to ensure they align with ridership demand and regional transit interests before consideration of next year's Transit Improvement Program initiatives.

AND FURTHER THAT the Fraser Valley Regional District Board support BC Transit undertaking detailed cost analysis and engagement for the North of Fraser initiative to expand transit service between the District of Kent and the City of Mission.

CARRIED

9.2.2 Accessible Transit

Moved By POPOVE
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board direct staff to make an application to Infrastructure Canada's Rural Transit Solutions Fund planning stream to undergo a Rural Transit Needs Assessment and Action Plan for the region.

CARRIED

10. ADDENDA ITEMS/LATE ITEMS

No items.

11. ITEMS FOR INFORMATION AND CORRESPONDENCE

11.1 Letter to Minister Farnworth from Mayor Popove Re: The decision to alter the South Coast Highway Patrol's Service Model (August 15, 2023)

11.2 Email from John Roe, Veins of Life Watershed Society Re: Ensuring clean water for our fisheries, wildlife, and resident orcas in the Fraser River Watershed (August 22, 2023)

DRAFT

11.3 Letter to Premier Eby from Mayor Ward Stamer, District of Barriere Re: 2023 Wildfire Response - Request for 3rd Party Review (August 28, 2023)

11.4 Letter from B.C. Highway Patrol Chief Superintendent Holly Turton to Upper Fraser Valley Detachment Superintendent Davy Lee Re: Service Delivery Realignment Delay (August 31, 2023)

12. REPORTS BY STAFF

No items.

13. REPORTS BY DIRECTORS

Director Pranger invited everyone to attend the 2023 Agassiz Fall Fair and Corn Festival on September 22nd and 23rd.

Director Facio invited everyone to attend the Terry Fox Run in Harrison Hot Springs and noted planned attendance at the UBCM conference in Vancouver next week.

Director Johnson reported a devastating loss of properties throughout Area A from the recent wildfires. Director Johnson also thanked the FVRD for the support of the Emergency Operation Centre (EOC) throughout the event and for hosting a "Re-entry Event" to offer cleaning supplies and refreshments to evacuees returning to their homes in the community.

Director Ross invited everyone to attend the Mt. Lehman Fall Fair on Saturday, September 16th. Director Ross also congratulated Chair Lum on his nomination for UBCM Vice President.

Chair Lum thanked all of the Directors for their work in their areas. Chair Lum also acknowledged the wildfires throughout the province and thanked staff for their work in the EOC this summer.

14. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

15. RISE AND REPORT OUT OF CLOSED MEETING

No items.

DRAFT

16. ADJOURNMENT

Moved By FACIO
Seconded By DIXON

THAT the Regional and Corporate Services Committee Open Meeting of September 14, 2023 be adjourned.

CARRIED

The Fraser Valley Regional District Regional and Corporate Services Committee meeting of September 14, 2023 adjourned at 11:31am.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Jason Lum, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, September 14, 2023
1:30 pm
In person at FVRD Boardroom & by Zoom Conference Call

Members Present:
Director Bill Dickey, Electoral Area D, Chair (Zoom)
Director Taryn Dixon, Electoral Area H, Vice Chair
Alternate Director Rob Dean, Electoral Area B
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F (Zoom)
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E
Director Mel Waardenburg, Electoral Area C

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Kelly Lownsbrough, Director of Corporate Services/CFO
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering & Utilities
Lauren Olynick, Deputy Corporate Officer
Stacey Barker, Director of Regional Services
Beth Klein, Manager of Financial Operations
Julie Mundy, Planner I (Zoom)
Dave Roblin, Manager of Operations
Brodie Barber, Engineering & Community Services Technologist (Zoom)
Lance Lilley, Manager of Environmental Services
Hasib Nadvi, Manager of Planning
Rafid Shadman, Planner I
Amy Hsieh, Planning Technician (Zoom)
Trina Douglas, Manager of Protective Services
Julie Mundy, Planner I (Zoom)
Sebastian Mather, Planning Assistant (Zoom)
Katelyn Hipwell, Planner II (Zoom)
Kinga Williams, Accountant (Zoom)
Adam Swartz, Acting Manager of Information Technology, GIS & FDM
Lucas Thompson, Network Analyst III
Keely Hill, Executive Assistant
Amanda Molloy, Administrative Manager (Recording Secretary)

DRAFT

Others present: Darren Dreihaar, President, Drake Excavating
2 members of the public

Regrets: Director Peter Adamo, Electoral Area B

1. LAND ACKNOWLEDGEMENT

Chair Dixon provided introductory remarks recognizing the homeland of the 30 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 1:30pm.

3. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Dixon provided a brief report on the Regional and Corporate Services Committee meeting held earlier in the day.

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By JOHNSON
Seconded By CASSEL

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 14, 2023 be approved;

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

CARRIED

5. RESOLUTION TO CLOSE MEETING

Moved By CASSEL
Seconded By WAARDENBURG

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

DRAFT

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.

RECESS

CARRIED

6. RECONVENE OPEN MEETING

The open meeting reconvened at 2:08pm.

7. MINUTES/MATTERS ARISING

7.1 Draft Electoral Area Services Committee Meeting Minutes - July 13, 2023

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held July 13, 2023 be adopted.

CARRIED

8. DELEGATIONS AND PRESENTATIONS

8.1 Placement of fill on Agricultural Land Reserve for non-farm use activity at 36041 Hartley Road, Electoral Area F (Item 11.1)

A delegation was given by property owner Darren Dreihaar providing a breakdown of all activity at 36041 Hartley Road. A letter addressed to the committee outlining all information in the presentation was provided to the committee.

9. MOTION FOR WHICH NOTICE HAS BEEN GIVEN

9.1 Declaration of Conditions of Employment (Form T2200) brought forward by Director Hugh Davidson, Electoral Area F

Discussion ensued regarding the FVRD Auditors report pertaining to this request and a possible review of the FVRD Travel and Expense policy, resulting in the following motion being brought forward:

DRAFT

Moved By DICKEY
Seconded By DAVIDSON

THAT the request for Declarations of Conditions of Employment Form T2200 be referred back to staff.

CARRIED

10. FINANCE

10.1 2023 Grant-In-Aid Request – Hemlock Valley Homeowners Association, Electoral Area C

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Hemlock Valley Homeowners Association, funded from the 2023 Electoral Area C grant-in-aid budget, to support the Hemlock Emergency Lookout Program (H.E.L.P.).

CARRIED

10.2 2023 Grant-In-Aid Request – Streams Foundation, Chilliwack River Valley Clean-up Fund, Electoral Area E

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Streams Foundation, funded from the Chilliwack River Valley Clean-up Fund, for their "Chilliwack River Valley Beautification" project.

CARRIED

DRAFT

10.3 2024 Operational Support: Financial Impacts

Moved By DEAN
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board direct staff to develop the financial plan with operational support as defined in this report as Option B.

CARRIED

11. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

11.1 Placement of fill on Agricultural Land Reserve for non-farm use activity at 36041 Hartley Road, Electoral Area F

Discussion ensued regarding how the FVRD can ensure compliance of these matters. Staff noted compliance is the responsibility for the Agricultural Land Commission.

Moved By DAVIDSON
Seconded By CASSEL

THAT the Fraser Valley Regional District Board refer the non-farm use application for the placement of fill at 36041 Hartley Road, Area F, back to staff.

AND THAT FVRD Board require the applicant to submit the supplementary information needed to address the information gaps outlined in the FVRD staff report dated September 14, 2023.

CARRIED

11.2 Dust Suppression Measures on Chehalis Forest Service Road (FSR) - Electoral Area C

The corporate report dated June 15, 2023 by Michael Neill, Planner II, was provided for information.

11.3 Covenants and Parcel Frontage Waiver – 2 Lot Subdivision at 12845 Sylvester Road, Electoral Area F

Moved By DAVIDSON
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two-lot subdivision at 12845 Sylvester Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection, geohazard areas, and wildfire protection.

DRAFT

AND THAT in accordance with Section 512 (2) of the *Local Government Act*, a resolution be passed to exempt proposed Lot 1 from the statutory and *Subdivision and Development Servicing Bylaw No. 1319, 2015* minimum parcel frontage requirements of 10% of the lot perimeter, provided the frontage for Lot 1 is not less than 60 meters.

CARRIED

11.4 Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023 for the Development of a Campground at 26793 Dogwood Valley Road, Electoral Area B

Moved By DEAN
Seconded By CASSEL

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023* (Bylaw *1716, 2023*) to rezone 26793 Dogwood Valley Road to facilitate the development of a campground;

THAT *Bylaw No. 1716, 2023* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding and chairing of the Public Hearing for *Bylaw No. 1716, 2023* to Director Adamo, or in his absence to Director Dickey;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing for *Bylaw No. 1716, 2023* in accordance with the *Local Government Act;*

AND FURTHER THAT in the absence of both Director Adamo and Director Dickey, at the time of the Public Hearing for *Bylaw No. 1716, 2023*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing;
AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to *Bylaw No. 1716, 2023*.

CARRIED

11.5 Boundary Adjustment (subdivision) at 38332 Nicomen Island Trunk Road, Electoral Area G

Moved By CASSEL
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two lot boundary adjustment at 38332 Nicomen Island Trunk Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection and building encroachments.

CARRIED

11.6 Rogers Telecommunications Facility- 30655 Trans Canada Hwy, Yale, Electoral Area B

Moved By JOHNSON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board respond to the referral from Rogers Communications for the installation of a new telecommunications facility at 30655 Trans Canada Highway in Yale, Area B, with the following comments:

1. The scope of the public consultation is satisfactory to the Fraser Valley Regional District.
2. Rogers Communications will provide documentation confirming that the consultation is complete.
3. Rogers Communications has provided information about the potential for other telecommunication companies to co-locate on the proposed tower.

CARRIED

12. ENGINEERING & UTILITIES

12.1 Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023

Discussion ensued regarding how existing secondary dwelling units are affected by this bylaw. Staff noted there is no current mechanism to address previous systems already in place.

Moved By CASSEL
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board give three readings and adoption to Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.

CARRIED

DRAFT

13. ELECTORAL AREA EMERGENCY SERVICES

13.1 FIRE SERVICES

13.1.1 Community Emergency Preparedness Fund – Volunteer and Composite Fire Departments Equipment & Training Application

Moved By CASSEL
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board support an application to the Community Emergency Preparedness Fund (2023 Volunteer & Composite Fire Departments Equipment & Training Fund), up to the maximum allowable, to allow Electoral Area fire departments meet BC Structure Firefighter Minimum Training Standards.

CARRIED

14. ADDENDA ITEMS/LATE ITEMS

No items.

15. REPORTS BY STAFF

Jennifer Kinneman introduced new FVRD staff member, Brodie Barber, Engineering and Community Services Technologist.

16. REPORTS BY ELECTORAL AREA DIRECTORS

Director Davidson reported Area F is currently experiencing severe drought. Director Davidson also noted that Area F has currently paused exploration of the addition of secondary suites to the area pending the outcome of the water model.

Director Cassel reported meeting with construction industry partners to discuss the need to sites to deposit waste materials. Director Cassel also reported continued work with the Hatzic Watershed Stewardship team.

Director MacAhonic reported planned attendance at UBCM next week to meet with the Premier and Ministers to discuss the current situation of the property owners in Area E since the atmospheric river event. Director MacAhonic also invited everyone to join River Day on September 24th.

Director Waardenburg reported Hemlock Valley is experiencing severe drought and wildfire events, and encouraged the public to use the BC Wildfire App to receive the most up-to-date information.

DRAFT

Director Johnson reported a devastating loss of properties throughout Area A from the recent wildfires. Director Johnson also thanked the FVRD for the support of the Emergency Operation Centre (EOC) throughout the event and for hosting a "Re-entry Event" to offer cleaning supplies and refreshments to evacuees returning to their homes in the community.

Director Dixon reported the Cultus Lake Community Association hosted a meeting to discuss evacuation and emergency access, as well as future planning of group efforts to clean up the underbrush and reduce wildfire risk throughout the area. Director Dixon also noted planned attendance at the UBCM conference next week.

17. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were raised online or in person and no written correspondence was received.

18. RISE AND REPORT OUT OF CLOSED MEETING

No items.

19. ADJOURNMENT

Moved By CASSEL
Seconded By MACAHONIC

THAT the Electoral Area Services Committee Open Meeting of September 14, 2023 be adjourned.

CARRIED

The Fraser Valley Regional District Electoral Area Services Committee meeting of September 14, 2023 adjourned at 3:19pm.

MINUTES CERTIFIED CORRECT:

…… ……..

Director Taryn Dixon, Vice Chair Corporate Officer/Deputy

DRAFT

KEY INFORMATION REPORT
Finance
August 13, 2019

SUBJECT: Council Members - Accountable Expenses

Under the Income Tax Act, prior to 2019, elected officials including municipal officers (Members of Council), were eligible for an exemption for non-accountable expenses paid to cover expenses connected with carrying out work-related duties (referred to under the Act as: “Allowances”). These “allowances” could not exceed one-third of the individual’s salary plus other remuneration derived by virtue of an office (e.g., a member of a local board or committee). In other words, in 2018 and prior years, only two-thirds (2/3) of the elected official’s salary was taxable.

The 2017 Federal Budget rescinded this exemption effective for 2019 and all subsequent years. Therefore, the full amount of salary received by a council member for 2019 and future years – is now taxable.

In the spring of 2018, several municipalities in Ontario and municipal organizations (AMO, MFOA), requested a ruling from the Canada Revenue Agency (CRA) on their position regarding municipal Councillors being able deduct accountable expenses when filing their personal income tax returns.

As per the attached response from CRA, it appears individual Council members may be allowed to deduct expenses from their employment income earned as a council member. Expenses that may be eligible for deduction include, office in the home expenses, costs of operating a vehicle, cell phone, office supplies and any other expenses related to their position which were not reimbursed. It is the responsibility of each council member to maintain records on eligible costs incurred.

Upon processing the T4s, etc. for 2019 and subsequent years, Finance staff will complete the prescribed form T2200 – Declaration of Conditions of Employment for Council members. Attached is a current form for your review.

Attachments:

1) Canada Revenue Agency Response for Elected Municipal Officials Expense of an Office.
2) T2200 – Declaration of Conditions of Employment

Canada Revenue Agency | Agence du revenu du Canada

PROTECTED A

Cindy Laprade, CPA, CMA
Treasurer
Township of Rideau Lakes
1439 County Road 8
Delta ON K0E 1G0

2018-077052
T. Baltkois

March 28, 2019

Dear Ms. Laprade:

Re: Expenses of an office

We are writing in response to your correspondence of July 18, 2018, in which you requested clarification as to whether elected municipal officers are permitted to deduct expenses under section 8 of the Income Tax Act ("Act").

Our comments

This technical interpretation provides general comments about the provisions of the Act and related legislation (where referenced). It does not confirm the income tax treatment of a particular situation involving a specific taxpayer but is intended to assist you in making that determination. The income tax treatment of particular transactions proposed by a specific taxpayer will only be confirmed by this Directorate in the context of an advance income tax ruling request submitted in the manner set out in Information Circular IC 70-6R8, *Advance Income Tax Rulings and Technical Interpretations*.

For 2019 and subsequent tax years, non-accountable allowances paid to elected members of legislative assemblies, certain municipal officers, and members of public or separate school boards are required to be fully included in income. Prior to 2019, an exemption was available for non-accountable allowances paid to cover expenses connected with carrying out work-related duties ("Allowances"), provided that the Allowances did not exceed one-half (50%) of the individual's salary and other remuneration.

For more information about the changes to the tax treatment of Allowances paid to elected members of legislative assemblies, certain municipal officers, and members of public or separate school boards, go to canada.ca/en/revenue-agency/news/newsroom/tax-tips/tax-tips-2018/changes-non-accountable-allowances.html.

Expenses of an office or employment

Generally, where an officer or employee incurs expenses in the course of performing the duties of an office or employment, a deduction is available for certain expenses, provided that the particular expense is specifically identified in section 8 of the Act, and all conditions in that

.../cont'd

Canada

Income Tax Rulings Directorate
Place de Ville
9th floor, Tower A
320 Queen Street
Ottawa ON K1A 0L5
Fax: (613) 957-2088

Direction des décisions en impôt
Place de Ville
9ième étage, Tour A
320, rue Queen
Ottawa ON K1A 0L5
Téléc.: (613) 957-2088

section have otherwise been met. These expenses may include travel and motor vehicle expenses (paragraphs 8(1)(h) and (h.1) of the Act), or office rent, assistant salaries, and supplies (subparagraphs 8(1)(i)(ii) and (iii) of the Act).

The term "office" is defined in subsection 248(1) of the Act to mean, "the position of an individual entitling the individual to a fixed or ascertainable stipend or remuneration and includes a judicial office, the office of a minister of the Crown, the office of a member of the Senate or House of Commons of Canada, a member of a legislative assembly or a member of a legislative or executive council and any other office, the incumbent of which is elected by popular vote or is elected or appointed in a representative capacity and also includes the position of a corporation director". Subsection 248(1) of the Act also establishes that:

- an officer is a person holding an office;
- an employer, in relation to an officer, means the person from whom the officer receives the officer's remuneration; and
- a person includes a municipality in Canada, or a municipal or public body performing a function of government in Canada.

Required under the contract of employment to incur expenses

Paragraphs 8(1)(h) and (h.1), and subparagraphs 8(1)(i)(ii) and (iii) of the Act each contain a condition which explicitly requires that an officer or employee be "required under the contract of employment" to incur the expenses contemplated therein. When the conditions of subparagraphs 8(1)(i)(ii) or (iii) of the Act have been met, an officer or employee is generally permitted to deduct home office expenses when the requirements of subsection 8(13) of the Act are also satisfied.

While a written contract of employment would in most cases substantiate the types of expenses an employee was required to pay, it is recognized that an individual holding an office may not have a similar written contract of employment. Accordingly, it is our view that the phrase "contract of employment" in paragraphs 8(1)(h) and (h.1), and subparagraphs 8(1)(i)(ii) and (iii) of the Act should be afforded broad interpretation when used in the context of an individual holding an office and could include, for example, a written contract or agreement which outlines the terms and conditions entered into between an officer and the employer (i.e., the person from whom the officer receives his or her remuneration), in respect of that office.

Absent the existence of a written contract or agreement (or an express requirement therein), an individual holding an office would have to demonstrate that there was an implied requirement that he or she incur expenses (or provide supplies), and that it was necessary under the circumstances that they be incurred (or provided) in order to fulfill the duties of that office. Whether such an implied requirement exists, or whether a particular expense or supply must be incurred or provided by an officer to perform the duties of an office is a question of fact and will depend on the circumstances of each situation.

However, this requirement would not be met where an officer has the option of paying expenses related to the office, or in situations where a reasonable reimbursement or allowance is available

…/cont'd

to the officer for such expenses, and the officer chooses to forgo the reimbursement or allowance. In such cases, the officer would be precluded from deducting expenses under paragraphs 8(1)(h) and (h.1), subparagraphs 8(1)(i)(ii) and (iii), or subsection 8(13) of the Act.

Form T2200

Subsection 8(10) of the Act further provides that an amount otherwise deductible by an individual under paragraphs 8(1)(h), (h.1) and subparagraph 8(1)(i)(ii) or (iii) of the Act shall not be deducted unless a prescribed form (i.e., Form T2200, *Declaration of Conditions of Employment*) is signed by the individual's employer certifying that the conditions set out in the applicable provision were met in the year.

Notwithstanding that Form T2200 refers exclusively to an employee, this term may be read as officer in situations where an individual earns income from an office, as an "employee" is defined in subsection 248(1) of the Act to include an officer (i.e., a person holding an office).

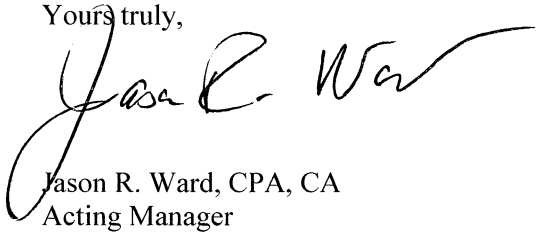
It should be noted that although the signing of Form T2200 is required before an individual can claim a deduction for office or employment-related expenses, a signed Form T2200 does not guarantee to the individual that any office or employment-related expenses incurred by them are deductible, as the other requirements of the Act must also be satisfied.

Based on the definitions of "employer" and "person" in subsection 248(1) of the Act, an "employer", in the context of an individual holding an office, is the person from whom the officer receives his or her remuneration, and could include a municipality in Canada, or a municipal or public body performing a function of government in Canada.

Accordingly, a municipality may certify the conditions of an office by completing and signing Form T2200 for an elected municipal officer.

We trust these comments will be helpful.

Yours truly,



Jason R. Ward, CPA, CA
Acting Manager
Business and Employment Income Section
Business and Employment Division
Income Tax Rulings Directorate
Legislative Policy and Regulatory Affairs Branch

Canada Revenue Agency | Agence du revenu du Canada

Declaration of Conditions of Employment

Protected B when completed

The **employer** must complete this form for the employee to deduct employment expenses from their income.

The **employee** does not have to file this form with their return, but must keep it in case we ask to see it. For details about claiming employment expenses, see Guide T4044, Employment Expenses, or interpretation bulletins IT-352, Employee's Expenses, Including Work Space in Home Expenses, and IT-522, Vehicle,Travel and Sales Expenses of Employees.

Part A – Employee information (please print)

Last name	First name	Tax year	Social insurance number

Home address	Business address

Job title and brief description of duties

Part B – Conditions of employment

1. Did this employee's contract require them to pay their own expenses while carrying out the duties of employment? . . . . . ☐ Yes ☐ No

   Answer "**yes**" even if you provide an allowance or a reimbursement in respect of some or all such expenses.

   If **no**, the employee is **not** entitled to claim employment expenses, and **you are not required to answer any of the other questions**.

2. Did you normally require this employee to travel to locations that were not your place of business or between different locations of your places of business, during the course of performing their employment duties? . . . . . ☐ Yes ☐ No

   If **yes**, what was the employee's area of travel (be specific)? _____

3. Did you require this employee to be away for at least 12 **consecutive** hours from the municipality and metropolitan area (if there is one) of your business where the employee normally reported for work? . . . . . ☐ Yes ☐ No

   If **yes**, how frequently? _____

4. Indicate the period(s) of employment during the year: From Year Month Day to Year Month Day

   If there was a break in employment, specify dates: _____

5. Did this employee receive or were they entitled to receive a motor vehicle allowance? . . . . . ☐ Yes ☐ No

   If **yes**, indicate:

   - the amount received as a fixed allowance, such as a flat monthly allowance . . . . . $ _____
   - the per km rate used _____ ($/km), and the amount received . . . . . $ _____
   - the amount of the allowance that was included on the employee's T4 slip . . . . . $ _____

   Did this employee have the use of a company vehicle? . . . . . ☐ Yes ☐ No

   Was the employee responsible for any of the expenses incurred for the company vehicle? . . . . . ☐ Yes ☐ No

   If **yes**, indicate the amount and type of expenses:

Amount	Type of expense
$ _____	_____
$ _____	_____
$ _____	_____

6. Did you require this employee to pay for expenses for which they **did** or **will** receive a reimbursement? . . . . . ☐ Yes ☐ No

   If **yes**, indicate the amount and type of expenses that were:

	Amount	Type of expense	Included on T4 slip
• received upon proof of payment	$ _____	_____	☐ Yes ☐ No
• charged to the employer, such as credit card charges	$ _____	_____	☐ Yes ☐ No

7. Did you require this employee to pay other expenses for which they **did not** receive any allowance or reimbursement? . . . . . ☐ Yes ☐ No

   If **yes**, indicate the type(s) of expenses: _____

8. Did you pay this employee wholly or partly by commission according to the volume of sales made or contracts negotiated? ☐ Yes ☐ No

If **yes**, indicate the commissions paid ($ _____) and the type of goods sold or contracts negotiated (_____).

Is there a business development account or other similar commission income account available from which the employee's employment expenses are paid or reimbursed? ☐ Yes ☐ No

If **yes**, is the commission income from this account included in box 14 of the T4 slip? ☐ Yes ☐ No

9. Did this employee's contract of employment require them to:

- rent an office away from your place of business? ☐ Yes ☐ No
- employ a substitute or assistant? ☐ Yes ☐ No
- pay for supplies that the employee used directly in their work? ☐ Yes ☐ No
- pay for the use of a cell phone? ☐ Yes ☐ No

Did you or will you reimburse this employee for any of these expenses? ☐ Yes ☐ No

If **yes**, indicate the type of expense and amount you did or will reimburse:

Amount	Type of expense	Included on T4 slip
$ _____	_____	☐ Yes ☐ No
$ _____	_____	☐ Yes ☐ No
$ _____	_____	☐ Yes ☐ No

10. Did this employee's contract of employment require them to use a portion of their home for work? ☐ Yes ☐ No

If **yes**, approximately what percentage of the employee's duties of employment were performed at their home office? _____ %

Did you or will you reimburse this employee for any of their home office expenses? ☐ Yes ☐ No

If **yes**, indicate the type of expense and amount you did or will reimburse:

Amount	Type of expense	Included on T4 slip
$ _____	_____	☐ Yes ☐ No
$ _____	_____	☐ Yes ☐ No
$ _____	_____	☐ Yes ☐ No

11. Did this employee work for you as a tradesperson? ☐ Yes ☐ No

If **yes**, did you require this employee, as a condition of employment, to purchase and provide tools that were used directly in their work? ☐ Yes ☐ No

If **yes**, do all of the tools itemized on the list provided to you by the employee satisfy this condition? ☐ Yes ☐ No

Please sign and date the list.

12. Did this employee work for you as an apprentice mechanic? ☐ Yes ☐ No

If **yes**, was this employee registered in a program established under the laws of Canada or of a province or territory that leads to a designation under those laws as a mechanic licensed to repair self-propelled motorized vehicles? ☐ Yes ☐ No

Did you require this apprentice mechanic, as a condition of employment, to purchase and provide tools that were used directly in their work? ☐ Yes ☐ No

If **yes**, are all of the tools itemized on the list provided to you by the employee used in connection with the employee's work for you as an apprentice mechanic in the program described **in this question**? ☐ Yes ☐ No

Please sign and date the list.

13. Did this employee work for you in forestry operations? ☐ Yes ☐ No

Did this employee, as a condition of employment, have to provide a power saw (including a chain saw or tree trimmer)? ☐ Yes ☐ No

Employer declaration

I certify that the information provided on this form is, to the best of my knowledge, correct and complete.

Name of employer (print)	Name and title of authorized person (print)
Date	Telephone number ext.
	Signature of employer or authorized person

Note: Please clearly print the name and telephone number of the authorized person in case we need to call to verify information.

See the privacy notice on your return.

Fraser Valley Regional District

CORPORATE REPORT

To: Fraser Valley Regional District Board
From: Kelly Lownsbrough, Director of Corporate Services & CFO

Date: 2023-09-28
File No:

Subject: Director Remuneration and Expenses

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to a request for issuance of a form T2200 "Declaration of Conditions of Employment" for taxation years 2019 and later. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

At the request of an Electoral Area Director, staff have consulted Canada Revenue Agency ("CRA") and FVRD's external auditors, KPMG, to assess the Regional District's ability to issue a form T2200 "Declaration of Conditions of Employment". In general, this form is issued by employers to employees who are required to pay for expenses while working at home. The FVRD does not issue these forms to staff or Board Directors but alternatively provides for the reimbursement of expenses under the authority granted by the "Travel and Other Expenses Policy" (amended October 27, 2022).

DISCUSSION

As part of annual income tax filing, CRA offers the ability to deduct certain employment-related expenses against employment income. In June, Staff received a request to issue a form T2200 "Declaration of Conditions of Employment," to an Electoral Area Director. Issuance of these forms is not standard practice by the FVRD; therefore, in order to assess its ability to do so, staff contacted CRA as well as FVRD's external auditors, KPMG.

KPMG's opinion is attached and confirms that "in general, expenses are deductible provided the following requirements are met:

(a) the taxpayer (the director in this case) is *required by the contract of employment* to pay for such office rent or salary, or to provide and pay for such supplies;

(b) the taxpayer has not been reimbursed and *is not entitled to reimbursement* for such expenses;

(c) these expenses may reasonably be regarded as applicable to the earning of income from the office or employment; and

(d) in the case of supplies, they are consumed *directly in the performance of the taxpayer's duties* of the office or employment."

Further, KPMG advised that "if the FVRD requires the directors to pay expenses in order to carry out their duties, it is possible that the FVRD may be able to issue a Form T2200 to these directors (assuming the other relevant criteria are also met). However, if these expenses are incurred at the option of the director (or are reimbursed), then the FVRD would not be able to issue a T2200."

The FVRD does not require directors to pay expenses in order to carry out their duties as Director, Expenses are reimbursed through the Travel and Other Expenses Policy, and therefore, there is no ability to issue a T2200.

Federal Income Tax Act Changes & Director Remuneration

Historically, there had been a federal tax exemption for elected officials of up to one-third of their salary, which had sought to compensate officials who were incurring expenses without being adequately reimbursed. In 2017, Federal legislation was passed that eliminated this tax exemption effective January 1, 2019.

In April of 2019, the FVRD Board passed a motion directing Staff to adjust remuneration levels for all Board Directors to achieve wage parity with remuneration levels prior to the elimination of this expense allowance exemption. In June 2019, the Board adopted *Fraser Valley Regional District Directors Remuneration Bylaw No. 1528, 2019*, revising the remuneration levels. The intention of this remuneration adjustment was to ensure FVRD Board members were being appropriately compensated and reimbursed for carrying out their responsibilities.

Other Canadian Local Governments

Examples of other Canadian local governments which issue form T2200 to Elected Officials have been brought forward to staff with this request. Without knowing the full circumstances surrounding those particular local governments, including director remuneration, contractual requirements and expense policies, it is difficult to compare. It is possible that some local governments opted to issue the form T2200 rather than adjustments to remuneration levels as done by the FVRD.

Should the Board wish, a full review of the FVRD's remuneration and Travel and Expense Policies can be undertaken as it pertains to the issuance of these forms on an ongoing basis.

COST

There is no charge directly associated with the writing of this report, though the opinion received from KPMG is outside of the annual auditing services.

CONCLUSION

A request has been brought forward by an Electoral Area Director to retroactively issue a form T2200 "Declaration of Conditions of Employment." Staff have reviewed the conditions of this form and consulted with CRA and the FVRD's external auditors, KPMG, who have subsequently issued a formal opinion. As expenses are eligible for reimbursement under the Travel and Other Expenses Policy, the FVRD is not able to issue a T2200. Should the Board wish, a full review of the FVRD's remuneration and Travel and Expense Policies can be undertaken as it pertains to the issuance of these forms on an ongoing basis.

COMMENTS BY:

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

From: Reid, Sean R
To: Kelly Lownsbrough
Subject: RE: EASC Notice of motion
Date: September 12, 2023 4:40:41 PM

Kelly,

See our comments below on the issuance of form T2200 to elected officials.

Assuming certain criteria are met, individuals can deduct certain expenses incurred in relation to earning income from an office or employment. Director's fees relate to income from an "office".

In general, expenses are deductible provided the following requirements are met:

(a) the taxpayer (the director in this case) is *required by the contract of employment* to pay for such office rent or salary, or to provide and pay for such supplies;

(b) the taxpayer has not been reimbursed and *is not entitled to reimbursement* for such expenses;

(c) these expenses may reasonably be regarded as applicable to the earning of income from the office or employment; and

(d) in the case of supplies, they are consumed *directly in the performance of the taxpayer's duties* of the office or employment.

There are additional criteria to meet which vary depending on the type of expense, but in all cases a T2200 must be issued from the employer for the particular year. The employee should retain the T2200 for provide to CRA, if requested.

Some notable additional criteria include:

1. Work from home expenses: only eligible for a deduction if directors are required to perform more than 50% of their duties from home.
2. Motor vehicle expenses: only eligible for a deduction if directors are required to work away from the employer's place of business and no reimbursements were received.
    - Travel from the individual's home to the employer's place of business is not eligible.
3. Other supplies: only eligible for a deduction if the supplies are used directly in their work and the directors are required to pay for the supplies under contract.

If the FVRD requires the directors to pay expenses in order to carry out their duties, it is possible that the FVRD may be able to issue a Form T2200 to these directors (assuming the other relevant criteria are also met). However, if these expenses are incurred at the option of the director (or are reimbursed), then the FVRD would not be able to issue a T2200.

Let me know if you need anything further.

Regards,

Sean

Sean Reid, CPA, CA

Partner, KPMG Private Enterprise

T 604.793.4708
F 604.793.4747
srreid@kpmg.ca

We respectfully acknowledge that our local offices are located on the traditional and unceded territory of the Stó:lo People.

From: Kelly Lownsbrough <klownsbrough@fvrd.ca>
Sent: Wednesday, September 6, 2023 4:04 PM
To: Reid, Sean R <srreid@kpmg.ca>
Subject: FW: EASC Notice of motion [EXTERNAL]

Hi Sean

I hope you are doing well. I'm hoping you can please provide a written opinion in advance of our Board committee meetings next Thursday, September 12th. The issue at hand is the provision of T2200 slips to Elected Officials.

One of our elected officials will be bringing forward the following motion:

> **That staff be directed to provide, at the request of an Electoral Area Director, form T2200 "Declaration of Conditions of Employment" for taxation years 2019 and later. The form will indicate that a portion of the Electoral Area Director's home is required to be used for work.**

Beth had worked with Steve (email attached) and we had provided the Director a response that we would not be issuing this slip as there is a travel and expense policy in place that allows for elected officials to claim expenses and further there is no agreement requiring the elected official to pay expenses. We also stated that our auditors have not seen this be done before.

We had suggested that in order to provide this slip we would need to do a few things (1) review the Travel & Expense Policy and consider revisions (2) compare to other RD's / local governments (3) consider whether we need to issue letters / employment terms that require expenses be claimed and (4) consider implications for employees working remotely (would we expand the issuance to employees). Further if we are directed to issue a retro-active slip we would consider any expenses claimed during that period and whether this impacts our ability to issue the slip.

The director prefers the above motion as the alternate review process noted above is certainly more lengthy. We do not want to jeopardize our professional designations so would appreciate your advice on this matter.

Thank you in advance,

Kelly

Kelly Lownsbrough, CPA, CMA, CEC
Director of Corporate Services & CFO

Fraser Valley Regional District
45950 Cheam Avenue, Chilliwack, BC V2P 1N6
604-702-5002 | fvrd.ca

From: Jaime Van Nes <jvannes@fvrd.ca>
Sent: Wednesday, September 6, 2023 3:28 PM
To: Jennifer Kinneman <jkinneman@fvrd.ca>; Kelly Lownsbrough <klownsbrough@fvrd.ca>
Subject: FW: EASC Notice of motion

Hi there,

After some discussion with Director Davidson about my proposed wording of the motion (to include direction to staff to update the Travel and Other Expenses Policy), he expressed concerns regarding timing, and has requested the below motion as written be added to the EASC Agenda. He has also requested that the Report from the Township of North Dundas be attached as background material.

This will be added to the Sept 14 EASC agenda under Motions for which notice has been given. Thanks!

Jaime Van Nes
Director of Legislative Services/Corporate Officer
FOI Head and Privacy Officer
Certified Municipal Clerk

Fraser Valley Regional District
45950 Cheam Avenue, Chilliwack, BC V2P 1N6
604-702-5023 | fvrd.ca

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Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Melanie Jones, Accountant

Date: 2023-09-14
File No:

Subject: Asset Management Update

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to FVRD's asset management progress. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

Effective asset management is crucial for local governments because it reduces life cycle costs, improves decision-making and resource allocation, and maximizes infrastructure longevity.

The Fraser Valley Regional District's 2020-2022 Strategic Plan supported this level of importance by having included the following goals:

Goal Number	Strategic Plan Item Description
1	Conduct inventory and condition of FVRD-owned assets
2	Develop an asset management policy
3	Prepare Capital Reserve Fund Policy to meet funding targets for asset replacement and renewal
4	Develop a 10-year Capital Plan

In November 2022, Staff provided an outline of actions planned to achieve these goals and improve the organization's asset management practices, using a holistic approach.

Also included in the November 2022 report were the actions planned to address a new accounting standard that was issued by the Public Sector Accounting Board (PSAB) for Asset Retirement Obligations (ARO), which must be integrated into the FVRD's 2023 Financial Statements. This standard sets out additional guidance and requirements on how to account for costs expected to be incurred in the future when physical assets, such as infrastructure or buildings, reach the end of their useful lives.

A common example of an ARO is a building built before 1990 that contains asbestos (which represents a health hazard upon demolition of the building) and there is a legal requirement to remove it. Another example would be a lease for a building, which includes terms at the end of the contract for the building to be returned to its original condition. There may be costs incurred at the end of the lease in order to meet those contractual terms and therefore are considered to be an ARO.

DISCUSSION

This report will summarize the actions completed to date and provide an update on the next steps for asset management and ARO implementation.

Goal 1. Conduct inventory and condition of FVRD-owned assets

Property Appraisals

Loss Control Consultants were selected through a full RFP process to conduct appraisal services for the FVRD's inventory of physical assets, including buildings, infrastructure, and related contents. A full appraisal was long overdue and is an important step from a risk management perspective as well as for asset management. Due to the increase in construction costs being captured in the updated report, the appraised value of the FVRD's properties increased, which also caused insurance premiums to increase.

Many attributes from this appraisal report have been used to update the organization's asset register and have been leveraged to help estimate ARO calculations for the new accounting standard.

Asset Register

A formal asset register has been created to consolidate FVRD's assets and infrastructure across all departments. This register is at a point in time and will need to be manually updated to maintain accuracy.

The consulting work facilitated progress on the ARO accounting standard transition. During the consolidation process, assets were identified to require further analysis against ARO criteria. The consultant has also provided recommendations on the next steps to begin building an asset management strategy.

Asset Retirement Obligations

Staff have performed an analysis on the FVRD's assets, which entailed reviewing all lease agreements, statutory right of ways, legislation and regulations. Each asset was analyzed to determine if funds need to be set aside for future ARO associated costs. To ensure accuracy in these calculations, Staff have attended sessions with other local governments to learn best practices.

Goal 2. Develop asset management policy

Asset Management Steering Committee and Asset Management Policy

An Asset Management Steering Committee has been formed, comprised of members of senior leadership whose departments manage assets and infrastructure. The cross-departmental committee's first task will be to review the Asset Management Policy, provide input, and endorse the Policy's core principles.

The Policy will be the foundation for the FVRD's approach to Asset Management. The Policy will define the organization's core principles, document the FVRD's commitment to continuous improvement of asset management practices, establish governance roles and accountability, and guide the development and implementation of future Asset Management Systems, Strategy and Plans.

Next Steps

Staff will continue to work towards the FVRD's Asset Management Goals as follows:

- ARO work will continue through the fall as Staff work with auditors to finalize calculations, record transactions and make the necessary updates to the financial statements.
- An Asset Management Policy will be brought to the Board in Q4 2023 for approval.
- The remaining asset management goals to Prepare a Capital Reserve Fund Policy (Goal 3) and Develop a 10-year Capital Plan (Goal 4) are on-track. Staff have continued to consider these future deliverables while performing work to achieve goals 1 and 2.

COST

There is no cost directly associated with the writing of this report; however, there are 2023 budget amendments and proposals for the 2024 Budget being presented as an outcome of property appraisals, consulting recommendations, and staff requests through the collaborative approach.

CONCLUSION

Asset management work has been well underway throughout 2023, and the FVRD has made great strides towards its asset management goals. This effort will yield improved data and information to inform capital infrastructure decisions and ensure compliance with the new accounting standard, PS 3280 Asset Retirement Obligations.

COMMENTS BY:

Beth Klein, Controller: Reviewed and Supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
Date: 2023-09-14
From: Kelly Lownsbrough, Director of Corporate Services & CFO
File No:

Subject: 2024 Operational Support: Financial Impacts

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to develop the financial plan with operational support as defined in this report as Option B at 12.6%.

BACKGROUND

In accordance with the *Local Government Act* and *Community Charter*, local governments, including regional districts, must annually adopt a Financial Plan. The Financial Plan is required to span a five-year time horizon. The Fraser Valley Regional District has prepared the Operational Support portion of the 2024-2028 Draft Financial Plan ("the Plan"), which is included in this report for review and consideration.

The Fraser Valley Regional District ("Regional District") manages 114 unique service area budgets. Six of the Regional District's service area budgets are for Operational Support, including Finance, Information Technology, Legislative Services, General Fleet and Building, Communications, and Human Resources. Operational Support departments provide a wide range of administrative, strategic leadership, management, and support services within the Fraser Valley Regional District. Operational Support is integral to ensuring that the FVRD's departments have adequate support to manage and execute operations. Operational Support costs are distributed across all FVRD service area budgets.

Operational Support services are also provided to the Hospital District for which the FVRD collects a recovery. The FVRD's total Operational Support recovery levels are offset in part by this Hospital District recovery.

DISCUSSION

The first phase of the annual budgeting process is focused on operational support services as these costs are distributed amongst the FVRD service area budgets. Staff conduct a thorough review of existing commitments including labour, benefits, cost increases on contractual commitments and items required for regulatory compliance. These are considered as the base budget. In addition to base requirements, budget managers consider new initiatives to put forward as proposals. These can include projects to update technology or hardware, increase efficiencies, contribute to reserves for future investments or to contemplate expansion projects. In this year's budget the operational support team has focused on doing what we do, even better. To this end, initiatives considered focus on improving

efficiency, building organizational capacity and technology improvements to keep pace with industry standards.

Base Budget – 2024

The table below summarizes the financial impact of operational support, as per the current approved 2023 – 2027 Financial Plan. The base budget for 2024 was planned at $3.933M and has increased by $60K as per the 2023 proposed budget amendment for property insurance. The revised base budget for 2024 is now $3.993M before considering any new investments required or proposed for 2024.

	2023	2024
Operational Support: Funded by FVRD Service Areas (per 2023 Financial Plan)	$3,130,100	$3,387,630
Funded by Fraser Valley Regional Hospital District	$528,000	$545,000
Amendments Proposed to 2023 Financial Plan {$60K on-going + $95K one-time}	$155,000	$60,000
Total – Revised BASE	**$3,813,100**	**$3,992,630**

Operational support budget options

Looking forward, the Operational Support management team considered initiatives focused on delivering services, even better. The FVRD is a maturing organization whereby a number of processes are manual and are being, or anticipated to be, automated. A number of independent software systems exist yet integration with other systems is limited. Systems are aging. In some cases software support is coming to an end. Large training programs are desired and are being introduced in a prioritized manner. These all have an impact on our workforce, the training of new employees, the historical knowledge that is lost as turnover occurs and the satisfaction of existing employees. These processes are prone to error and can slow delivery of services as volumes increase.

In order to prioritize, we have categorized these initiatives into three options, as described in the table below.

OPTION	DESCRIPTION	SERVICE LEVEL IMPACT	Increase % (vs 2023)
Option A	All-in	Inclusive of all new initiatives brought forward to perform FVRD responsibilities	22.4%
Option B	Staff Recommendation	Paced proposal of new initiatives - some are deferred. May impact overall efficiencies; responsiveness.	12.6% OR 9.9%
Option C	Core Services	New requests not approved; only those that are legislatively required. Will impact overall efficiencies and general ability to pivot.	7.9%
Base	*Base Budget*	*Prior Financial Plan (2023-2027)*	*4.7%*

OPTION A – "all-in": Total Operational Support 22.4% compared to 2023

In this option, staff are presenting the all-in option. This option includes all new initiatives that are supported by senior management with justifiable business cases. The total operational support impact in this option is 22.4% as compared to the revised 2023 base. This option includes:

i. deploying Microsoft Office 365 for all staff, including training;
ii. technology improvements, including integration, records management, and GIS;
iii. installing standard IT equipment at all fire halls;
iv. upgrading the Chilliwack office lobby to improve safety;
v. overhauling the procurement process and policy (updating the Policy to include Social Procurement as directed by the Board, revising contractual templates and training staff) and the addition of a staff resource to expedite this process and provide an ongoing external point of contact for procurement matters);
vi. replacing IT capital assets in line with recommended schedules;
vii. immediate replacement of existing fleet vehicles;
viii. savings for building and technology infrastructure (HRIS, website, and roof); and
ix. a full asset management system implementation.

As operational support budgets are distributed across all service area budgets, increases in these budgets will have an impact on property taxation levels. While options for other funding could exist (Community Works Funds; Growing Communities Funds) these options do not assume those funding sources are in place, with the exception of the implementation of an Asset Management system (proposed to be funded by Electoral Area and Regional Administration budgets).

In this scenario, all fleet vehicles requiring replacement are leased immediately, rather than following a staggered replacement approach, and savings for IT capital equipment replacements begin. Additionally, media editing computers and ultra wide monitors are purchased for the Communications staff to improve efficiency.

The asset management system implementation as presented in this scenario optimizes the tools provided to staff to successfully complete the following objectives as per the 2022-2026 Strategic Plan: develop an asset management policy, prepare a Capital Reserve Fund Policy to meet funding targets for asset replacement and renewal, and develop a 10-year Capital Plan. It should be noted that the work to create a consolidated asset register for asset inventory and appraisal purposes was manual and onerous and at a point in time, therefore processes and systems will be needed to ensure this data is maintained. Staff will be limited in completing strategic initiatives without this level of system implementation.

OPTION B – "staff recommendation" - Total Operational Support 12.6% (with lobby upgrade) or 9.9% (with lobby upgrade funded by GCF) compared to 2023

While Option A represents all initiatives supported by senior management, staff recognize that the financial impact can be difficult. In this option staff are proposing an alternative, which includes phasing in initiatives, including the delay of projects to 2025 and the extension of technology beyond industry

standards for useful life recommendations. The total operational support impact in this option is 12.6% assuming the lobby upgrade is included or 9.9% (assuming the lobby upgrade is funded by the Growing Communities Fund) as compared to the revised 2023 base. This option includes moving forward with the following initiatives:

i. deploying Microsoft Office 365 for all staff, including training;
ii. upgrading the lobby to improve safety funded EITHER by operational support OR through Growing Communities Fund (GCF);
iii. overhauling the procurement process and policy (updating the Policy to include Social Procurement as directed by the Board, revising contractual templates, and training staff);
iv. savings for an HR information system;
v. replacing IT capital assets at a delayed slower pace than recommended; and
vi. implementing a limited asset management system.

Notably in this scenario, the asset management program is funded through the Regional and Electoral Area Administration budgets (budgets 101 and 102) and the lobby upgrade is proposed to be funded within operational support, though a reduced option is presented to fund this upgrade through Growing Communities Fund (GCF). There is a staggered replacement for fleet vehicles with some being replaced in 2025, and some IT capital equipment replacements are delayed as well. Overall, this scenario begins with lower capital equipment reserve amounts which means that required IT replacements must be delayed due to lack of funds available.

This scenario delays inevitable cost increases to years beyond 2024 and, while this option does not optimize the tools provided to staff to perform their duties, it still provides a degree of improved efficiency in meeting strategic objectives.

<u>OPTION C – "Core Services" Total Operational Support 7.9% compared to 2023</u>

This option is not recommended. Initiatives in this option that are above the "base" are required and not discretionary. The total operational support impact in this option is 7.9% as compared to the revised 2023 base. The key new initiative in this option serves to meet Board directives and is described below.

i. Procurement Policy updates - this includes the revision of the Policy to include Social Procurement initiatives (as directed by the Board), revisions to contract templates which are dated and not keeping up with best practices and training for staff (critical in a decentralized model).

There have been projects that have been deferred in the past due to the significant financial impacts such as an LED lighting upgrade for the Chilliwack head office and document management system upgrades. Overall, this scenario represents FVRD's operations remaining unchanged and does not provide Staff with the required tools to improve efficiency and meet increased performance demands. Choosing this scenario will not improve efficiency and will negatively affect FVRD's responsiveness in an increasingly changing climate.

SAVINGS

Operational support budgets currently have a shared surplus and reserve structure. Staff intend to separate these in advance of next year's financial plan. These balances have been factored into the development of the five-year financial plan for operational support. Forecasted 2023 year-end balances for Operational Support departments are as follows:

Surplus: $67,722

Reserves (equipment, vehicle, & building): $361,399

BASE BUDGET - Consideration

The table below summarizes the operational support impacts as proposed options, A, B and C. As described earlier in this report, the base budget for 2024 is $3.993M (an increase of 4.7% compared to the revised 2023 budget) before considering any new investments required or proposed for 2024. The financial impacts of Options A, B and C are shown below.

Should the Board wish to reduce the base level of these services, before considering options A, B or C, staff would propose more significant measures which could be discussed in a closed meeting of the Board. These measures could reduce the impact by 2 per cent or more yet would have notable implications.

	2023	2024	2025	2026	2027	2028
Operational Support: Recovery from Regional District Service Areas	$3,130,100	$3,387,630	$3,508,680	$3,617,290	$3,729,850	$3,860,395
Hospital Recovery	$528,000	$545,000	$560,000	$569,000	$583,230	$603,640
Amendment Proposed	$155,000	$60,000				
Total – BASE Budget	$3,813,100	$3,992,630	$4,068,680	$4,186,290	$4,313,080	$4,464,035
Increase – BASE		$179k	$76k	$118k	$127k	$151k
Total – OPTION A	$3,813,100	$4,668,380	$4,829,680	$4,943,770	$5,085,411	$5,269,830
Increase – OPTION A		$855k	$161k	$114k	$141k	$184k
Total – OPTION B	$3,813,100	$4,292,010	$4,577,490	$4,735,180	$4,879,790	$5,048,230
Increase – OPTION B		$479k	$285k	$158k	$145k	$168k
Total – OPTION C	$3,813,100	$4,114,280	$4,399,220	$4,609,700	$4,800,630	$5,045,860
Increase – OPTION C		$301k	$285k	$210k	$191k	$245k

TAX IMPACT

Regional district budgeting differs from municipal budgeting. In regional district financial planning operational support budgets are allocated across over 100 different budgets. Each service area manager will be preparing their budgets assuming this operational support that we set this month. In a regional district there are no two taxpayers that are alike, making it arbitrary to come up with one percentage increase to target.

To put the tax impact into perspective, two sample budgets are illustrated below. The samples show the impacts of options A, B and C for an average taxpayer. Other expenses are assumed to increase by inflation but will vary depending on each service area's unique needs. The first sample is an example of a relatively large budget, showing impacts at less than one dollar for the average taxpayer, however taxpayers in the sample of smaller parcel tax service area will see more of an increase.

SAMPLE 1 - Service Area X			***SAMPLE 2 - Parcel Tax - service area Y***		
	2023 Budget $			**2023 Budget $**	
Operational Support	$	100,000	Operational Support	$	40,000
Other expenses	$	900,000	Other expenses	$	50,000
Total Budget	**$**	**1,000,000**	**Total Budget**	**$**	**90,000**
Average Home	$	500,000	Number of properties		150
Average Taxpayer	$	11.22	Parcel Tax	$	600
Average Taxpayer	**2024 Budget $**		**Parcel Tax**	**2024 Budget $**	
Option A	$	11.83	Option A	$	671
Option B	$	11.72	Option B	$	645
Option C	$	11.67	Option C	$	633
**for illustrative purposes only*					

COST

There are no costs directly associated with this report. Operational support dollars are included in the Financial Plan and will become part of the proposed 2024-2028 Financial Plan.

CONCLUSION

The Fraser Valley Regional District ("Regional District") manages 114 unique service area budgets. Six of the Regional District's service area budgets are for Operational Support, including Finance, Information Technology, Legislative Services, General Fleet and Building, Communications, and Human Resources. Operational Support departments provide a wide range of administrative, strategic leadership, management, and support services within the Fraser Valley Regional District. Operational Support is integral to ensuring that the FVRD's departments have adequate support to manage and execute

operations. Operational Support costs are distributed across all FVRD service area budgets. In this year's budget, the operational support team has focused on doing what we do, even better. To this end, initiatives considered focus on improving efficiency, building organizational capacity and technology improvements to keep pace with industry standards. Three options have been put forward to the Board for consideration.

COMMENTS BY:

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Melanie Jones, Accountant

Date: 2023-09-14
File No: 1850-20

Subject: 2023 Grant-In-Aid Request – Hemlock Valley Homeowners Association, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Hemlock Valley Homeowners Association, funded from the 2023 Electoral Area C grant-in-aid budget, to support the Hemlock Emergency Lookout Program (H.E.L.P.).

BACKGROUND

This request for funding is eligible under the "use of net approaches/techniques in solving community challenges" option.

DISCUSSION

The Hemlock Valley Homeowners Association is a non-profit community group that represents all recreational, residential, home and property owners in the community of Hemlock Valley. They are working towards improving safety for the community and secure improvements in the interest of all parties.

The Hemlock Valley Homeowners Association is requesting a grant-in-aid of $4,000 to help improve the safety of their community through their Hemlock Emergency Lookout Program (H.E.L.P.). In emergency situations, H.E.L.P. would work with the Hemlock Valley Volunteer Fire Department and Sasquatch Mountain Resort to deliver short-term services that may include food, lodging, emotional support, information gathering and family reunification. The grant-in-aid funding would support the H.E.L.P. program through the purchase of supplies, signage, and volunteer training.

Director Waardenburg is in support of this grant.

COST

The cost of $4,000 will be funded from the 2023 Electoral Area C grant-in-aid budget, which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from the Hemlock Valley Homeowners Association seeking funds to offset the costs associated with supporting the Hemlock Emergency Lookout Program (H.E.L.P.).

COMMENTS BY:

Beth Klein, Controller: Reviewed and Supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

ELECTORAL AREA GRANT-IN-AID APPLICATION

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

Applicant Name: HEMLOCK VALLEY HOMEOWNERS ASSOCIATION

Mailing Address: [redacted]

Email Address: INFOHVHA@GMAIL.COM

Contact:

LINO FUNARO (TREASURER) — Name

[redacted] — Telephone/Fax Number

Statement as to eligibility to apply for Electoral Area Grant-In-Aid Funds (Please attach a separate sheet if required):

WE ARE A NON PROFIT COMMUNITY ASSOCIATION REPRESENTING THE HOMEOWNERS OF HEMLOCK VALLEY.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

SEE ATTACHED LETTER.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

SEE ATTACHED LETTER.

Amount of Grant Requested: $4,000.00

**Please note: grants over $4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

LINO FUNARO (HVHA TREASURER)

Signature of Authorized Signatory and Title

Amount Approved: _____

Date: _____

Signature of Electoral Area Director

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info.finance@fvrd.ca; or to your Electoral Area Director.

Hemlock Valley Homeowners Association (est.1980)
[redacted]
Website: www.hvha.ca

Director Mel Waardenburg
Fraser Valley Regional District
Electoral Area C

August 21, 2023

Attn: Director Mel Waardenburg

Dear Mr. Waardenburg:

I am writing on behalf of the Hemlock Valley Homeowners Association (HV HA), and we would like to apply for an Electoral Grant-in-Aid in the amount of $4,000.00.

The Hemlock Valley Homeowners Association has been working diligently to improve safety for our community. Unfortunately, with only one road providing access to our community, following a disaster our community may be isolated for several days or longer before outside support arrives. Many of the services we rely upon may not be available.

The Hemlock Emergency Lookout Program (H.E.L.P.) has been put in place by community volunteers to plan, prepare for, and respond to disasters. In emergency situations, H.E.L.P. will work with the Hemlock Valley Volunteer Fire Department and Sasquatch Mountain Resort to deliver short-term services that may include food, lodging, emotional support, information gathering and dissemination, and family reunification.

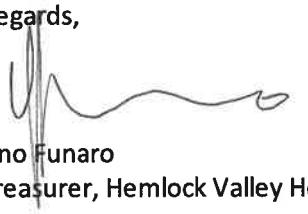
The Electoral Grant-in-Aid Funds will be used exclusively towards supporting our H.E.L.P program through the purchase of supplies, signage, and volunteer training including such items as listed below:

10-20 Vests (orange for shelter and caregiving team)
H.E.L.P. VOLUNTEER Lanyards and ID tag holders
Flashlights Slim 6" and Batteries - Energizer lithium 20 year shelf life
Portable tents/shelters
Hi-viz orange 10x10 canopies
Portable tables - fold in half economy and Folding chairs - economy plastic
Garbage cans - yellow 20gal
Garbage bags 20-30 gal
N95 respirators
First aid kits (11-50 people) nylon bag
Traffic cones - reflective stackable
White boards - economy dry erase
Dry-erase markers and erasers
Easel - Quartet light weight telescoping easel with aluminum frame
Banners/laminated signs
Volunteer training session (instructor fees, handouts, H.E.L.P. leader training)
More information on our program can be found on our website at https://hvha.ca/help

As we all know, Climate Change is having a direct impact on our province and our community. From the atmospheric river in 2021 and the increase in major heavy rainfall events, the drought conditions experienced both last year and the current one, which has contributed to Hemlock Valley being without a water supply, and the many forest fires (including the still burning Chehalis River Fire) near to our community... we need to be prepared.

The safety of residents, homeowners, and visitors to Hemlock Valley in the event of an emergency/disaster is of great importance to our association and we hope the Electoral Grant-in-aid application will be presented at your next meeting and meets with the Board's approval.

Regards,



Lino Funaro
Treasurer, Hemlock Valley Homeowners Association

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Melanie Jones, Accountant

Date: 2023-09-14
File No: 1850-20

Subject: 2023 Grant-In-Aid Request – Streams Foundation, Chilliwack River Valley Clean-up Fund

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RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $4,000 to the Streams Foundation, funded from the Chilliwack River Valley Clean-up Fund, for their "Chilliwack River Valley Beautification" project.

BACKGROUND

The FVRD received a one-time grant of $200,000 from the provincial government to support the FVRD's operational costs related to the Chilliwack River Valley clean-up of abandoned encampments, including tipping fees for refuse, removal of destroyed vehicles, or rental of containers to remove debris.

The FVRD's operational costs include providing Grants-In-Aid to the community and therefore require applications be eligible for funding under the Grant-In-Aid Policy and provincial government funding requirements.

DISCUSSION

Streams is a local volunteer-based non-profit and non-religious organization that works effectively to bridge the gaps in their community through acts of service. Their vision is to bring the community together by doing good together, and their guiding principles for all community projects are Diversity, Equity, and Inclusion.

The Streams Foundation is requesting a grant-in-aid of $4,000 to provide funding for their "Chilliwack River Valley Beautification" Project. The project's aim is to clean up the Chilliwack River Valley (CRV) and spread awareness and education in the Community about the importance of the CRV ecosystem. The group will host garbage clean-up events twice a month and arrange monthly meetups to gather feedback on their clean-up efforts and provide educational talks about the importance of keeping CRV clean.

This request for funding is eligible under the FVRD Grant-In-Aid Policy "use of net approaches/techniques in solving community challenges" option. Their application notes that funding will be used for garbage clean-up events, which is consistent with the eligible costs described in the funding letter from the provincial government.

Director MacAhonic is in support of this request.

COST

The cost of $4,000 will be funded from the Chilliwack River Valley Clean-up Fund, which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from the Streams Foundation to host garbage clean-up events in the Chilliwack River Valley.

COMMENTS BY:

Beth Klein, Controller: Reviewed and Supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT POLICIES AND PROCEDURES

POLICY:	Electoral Area Grant in Aid Guidelines and Application
Date Issued: January 1, 2012	**Date Amended:** October 27, 2015

Purpose

To provide a framework whereby financial assistance can be provided to groups or individuals who provide services or a benefit to the community, or any aspect of the community.

Application

This guideline shall apply to all electoral area grant-in-aid requests being considered for funding from the individual Electoral Area Grant-In-Aid budgets. This policy does not provide any guidelines for Regional Grants-In-Aid, those guidelines are set out in the Fraser Valley Regional Board Grant-In-Aid Policy and Procedure dated October 26, 1999.

Authority

***Local Government Act* Section 263(1)(c):** the corporate powers of a Regional District Board allow for the provision of assistance for the purpose of benefiting the community, or any aspect of the community.
***Local Government Act* Section 380(2)(g):** a grant may be charged to the electoral area benefiting from the assistance.

Eligibility Criteria

Who Can Apply:

a. The applicant must be a registered non-profit organization or community group of the benefiting electoral area;
b. The registered non-profit organization or community group must be locally based in the electoral area, or must otherwise provide services or benefits to the electoral area issuing the Grant-In-Aid. The Grant-In-Aid requested must provide a specific service or benefit to the community, or any aspect of the community;
c. The registered non-profit organization or community group must be financially and administratively sound.
d. The applicant must not be excluded from applying for a grant due to not meeting the reporting requirement for a previously provided grant.

Eligible Funding Options:

a. Promotion of volunteer participation and citizen involvement
b. Use of net approaches/techniques in solving community challenges
c. Activities/programs which are accessible to a large portion of the electoral area
d. Start-up costs for new organizations or new programs

e. Volunteer training opportunities

Application Restrictions:

a. Industrial, commercial, and/or business organizations are not eligible to apply.

b. Grant-In-Aid may not be used to subsidize activities that are the responsibilities of senior levels of government;

c. Grant-In-Aid may not cover any of the following expenses:
   i) remuneration;
   ii) capital improvements to rented or leased premises; and/or
   iii) private enterprise.

d. Grant-In-Aid cannot be used for political purposes or to fund groups or organizations whose primary purpose is of a political nature.

Application Process

1. All qualifying organizations and individuals are required to complete the Grant-In-Aid application form. Applications should include a summary of how the Grant-In-Aid will be used if granted. It should be noted that organizations may be required to make a presentation or provide further documentation to the Fraser Valley Regional District Board before any decisions are made.
2. Incomplete applications will not be accepted and will be returned to the applicant.
3. All applicants will receive notification on the status of their application once reviewed by the Fraser Valley Regional District Board.
4. The Fraser Valley Regional District Board reserves the right to request a full accounting of any and all expenditures of authorized Grant-In-Aid funds.

Financial Accountability & Reporting

1. The Fraser Valley Regional District should be recognized as a funding agency through signage, event literature and/or program websites.
2. Grants over $1,000 require follow up with the Fraser Valley Regional District upon completion of the capital project or event. Follow up to include a letter to FVRD regarding usage of funds and their success, including pictures of the project/event and any other supporting information.
3. Grants over $4,000 require submission of financial statements/reports for the applicant to be included with the funding application.

Approval Criteria

The following criteria will be used in evaluating and prioritizing the applications for assistance under Section 263 (1)(c) of the *Local Government Act:*

a. Confirmation that the applicant is eligible to apply for grant funds pursuant to this Grant-In-Aid guideline;

b. Purpose for which funding is requested;

c. Overall benefit to the community as a whole, or any aspect of the community;

d. Amount of the grant requested;

e. Whether or not there is an opportunity for individuals to make direct contributions;

f. Whether or not there is support from the Electoral Area Director; and

g. Whether or not there is available funding for the grant requested.

ELECTORAL AREA GRANT-IN-AID APPLICATION

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

Applicant Name: Zeeshan Khan/ Streams Foundation Canada

Mailing Address: [redacted]

Email Address: streamsfoundationcanada@gmail.com

Contact:

Zeeshan Khan
Name

[redacted]
Telephone/Fax Number

Statement as to eligibility to apply for Electoral Area Grant-In-Aid Funds (Please attach a separate sheet if required):

Streams Foundation Canada is Chilliwack base Non- Profit & Non- Religious volunteer base organization. (About Streams vision and projects in Chilliwack PDF Document attached with application)

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

"Chilliwack River Valley CRV Beautification" Project.

(Project details PDF document attached with application)

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

"Chilliwack River Valley CRV Beautification" Project.

(Benifits to the Community and FVRD PDF document attached)

Amount of Grant Requested: $4000

**Please note: grants over $4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Zeeshan Khan

Project Lead, Streams Foundation Canada.

Signature of Authorized Signatory and Title

Amount Approved: _____

Date: _____

_____
Signature of Electoral Area Director

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info.finance@fvrd.ca; or to your Electoral Area Director.

Streams is a local volunteer-based nonprofit & non-religious organization that works effectively to bridge the gaps in our community through acts of service.

Vision

Our vision is to bring the community together by doing good together. Guiding principles for all our community projects are Diversity, Equity, and Inclusion.

Team

We are a group of volunteers from different ethnic background working together and committed to community-building projects in Chilliwack and the surrounding area. Our team is everyone who makes cookies or cupcakes for our neighbourhood events, everyone who cleans up garbage or donates warm clothing, every business who donates goods or services, and everyone who gives their time to make our community a better place.

Streams projects in Chilliwack:

Streams have successfully orchestrated four free, *Multicultural events community building events* within a year. The focal idea is to bring the community together and learn about other cultures. Each event is attended by approximately 300 to 350 people, who not only enjoy a warm meal and social festivities but are additionally educated about the expansion of diversity in our community. We utilize these events to uplift the marvels of diversity and create a safe environment for all current and future members of the community. These programs are supported by the City of Chilliwack, District Real Estate Board, Vancity, Book Man, United Ways, Rotary Club, Pride Society, and additional local businesses and organizations.

Streams is working in collaboration with City of Chilliwack Engineering Department on "*Residential large items pick up*". We helped to pickup large residential items from the Sardis and Promontory neighborhoods last Spring and also part of upcoming Fall clean up drive in October from the same neighborhoods.

River/trial clean ups for Sardis, GW Graham & Rosedale Traditional school students to foster a love for giving back to the community. Streams have arranged funding for these programs through Hi Neighborhood grants, United Way, and Small Neighborhood grants by Vancouver Foundation & Tim Hortons. And to reward the students and show them our appreciation we organized free popcorn, cookies, and cupcakes for AD Rundle & Sardis secondary.

After recognizing the eagerness of the youth in our community to work closely with seniors. Streams initiated *Coffee with Seniors*. It is a unique socialization and food security project, which builds a strong intergenerational connection between youth and seniors. Streams work closely with Key Club and Work Experience Coordinators to engage high school students in various projects, including *Coffee with Seniors*. In this program seniors meet young volunteers at local coffee shops, restaurants, libraries, and at the Chartwell retirement home where coffee, snacks, pastries, and sandwiches are provided free of cost. More than 120 seniors and volunteers are registered in this program so far and it has been rapidly expanding. This program is sponsored

by Starbucks, Tim Hortons, McDonald's, and a few non-profit organizations across the lower mainland. In addition, multiple government representatives have been consistently attending and supporting the program.

This spring break Streams have organized a *Free weeklong Day- camp* at Blue Heron which provided an incredible experience for kids searching to expand their love for nature. As an advocate for education, we ensured this camp met the expectations and provided the same experiences as other expensive day camps. We believe encouraging a love for learning and nature is substantially important for youth in our society. Fortunately, the camp was a huge success, more than 150 local kids attended that program and in addition to providing engaging learning content we also provided free meals to all the participants.

Streams working with two local hobby farmers and Sarids Secondary Agriculture program in the Chilliwack area to arrange *food security workshops* about how to grow vegetables and support people who are in need. All the vegetable produced by this project goes directly to families in need.

Streams *Free Meals for Single Moms* is distributed in partnership with Chilliwack real estate board. These projects encouraged other non-profit organizations and businesses to embark on the journey of food security aid.

Streams vision for food security is that no one in our community should go hungry. *Good Morning Chilliwack* is a free breakfast hamper program for families with school-age kids which we are planning to launch in the fall. The program will distribute food hampers twice a month. The motto of the project is "*No one should leave home hungry"*. Essentially, we wish to reduce the load on Chilliwack schools' breakfast programs by providing basic breakfast items to the kids at their homes. Creating opportunities together to bridge the gap of food insecurity is a critical step in strengthening our community.

Streams community services has been recognized in the House of Legislative Assembly multiple times by our MLAs Kelli Paddon and Don Coulter and community projects are often also recognized in the local newspaper.

Project Name:

"Chilliwack River Valley CRV Beautification" pilot Project by Streams Foundation Canada.

Duration:

This pilot project is for seven months or till we ran out of funding.

Purpose:

To keep Chilliwack River Valley CRV, clean with the help of volunteers and spread awareness/education in the Community about the importance of CRV ecosystem.

Method:

Two Methods will be used to implement this project.

1. Twice a month Garbage Clean up.
2. Volunteers/Community involvement.

1. ***Twice a month Garbage Clean up*:**

This is a pilot project by streams to clean up beautiful Chilliwack River valley on regular basis. This will help to deal with the clean up of abandoned encampment and garbage left by illegal campers who visit the valley on weekends and leave tons of garbage behind them. Our volunteers will go in their own trucks and collect the garbage from the encampment campsites and from the hot areas where tourist/illegal campers leave their garbage. The focus of this method is to make sure garbage don't pile up to the level where it goes to the river or hard to clean up or need big clen up effort to clean. Our volunteers who are

aware of this area will guide and help us to make a map of the places to check. We will keep our map updated about the garbage in the are so that volunteers know where to go and pick up the garbage.

2. ***Volunteers/ community involvement:***

We believe that behind the success of any Community base project the involvement of the community members/volunteers is very important. We will arrange meetups at local libraries or coffee shops (once every two or one month) for the volunteers who are involved in the project and encourage more community members to join. This will help to get the feedback and any idea to improve the services. In these meet ups we will also bring the local experts of ecosystem and indigenous leaders to deliver short lectures or talks about the importance of keeping CRV clean.

Evaluation criteria:

- How much by weight garbage picked and dump at baily land fill by the end of project.
- Involvement/ sign up of local community members/volunteers in the project.

Fraser Valley Regional District

CORPORATE REPORT

To: Fraser Valley Regional District Board
From: David Bennett, Planner II

Date: 2023-09-28
File No: 3920-20-1691

Subject: Third Reading of Zoning Amendment Bylaw No. 1691, 2023 to amend FVRD Zoning Bylaw No. 1638, 2021 to correct mapping, improve definitions, improve regulations, and address minor housekeeping matters.

RECOMMENDATION

THAT the Fraser Valley Regional District Board receive the public hearing report for *Fraser Valley Regional District Zoning Bylaw No. 1691, 2023* held on August 23rd, 2023;

AND THAT the Fraser Valley Regional District Board give third reading to the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023*.

BACKGROUND

The purpose of Bylaw 1691 is to correct mapping, site-specific uses, typographical errors and minor housekeeping. These edits aim to enhance the usability and effectiveness of the bylaw, ensuring that it aligns with current standards and practices.

FVRD Staff is committed to continuously improving the zoning regulations and has actively engaged in ongoing review and enhancement efforts. Through working with the bylaw, Staff identified the need to address mapping, site-specific uses, typographical errors and additional housekeeping amendments to add clarity to subdivision regulations. These amendments are considered minor and are needed to clarify the intent of the regulations.

Public Hearing

A public hearing was held for Bylaw 1691, 2023 on August 23, 2023, at 6:00 pm in the FVRD Office at 45950 Cheam Avenue, Chilliwack, BC, and virtually via Zoom. No members of the public attended the public hearing via Zoom. There was one written submission received and no verbal comments received. The official public hearing report is attached to this report.

Ministry of Transportation and Infrastructure (MOTI) Approval

Ministerial approval of the proposed bylaw is required as there are controlled-access highways located within the boundary of the Zoning Bylaw in accordance with Section 52 of the *Transportation Act*. Upon receiving the third reading, the bylaw will be forwarded to MOTI for Ministerial approval.

DISCUSSION

Before the consolidated Zoning Bylaw, FVRD had 9 zoning bylaws. The consolidation of these 9 zoning bylaws into a single Zoning Bylaw was a significant undertaking. One of the primary purposes of the consolidation was to make the zoning bylaw more user friendly and accessible. With this in mind, at time of the bylaw adoption, the Planning department suggested a work plan that includes annual minor housekeeping amendments to the Zoning Bylaw to deliver high-quality services. Identifying and rectifying typographical errors and other minor issues ensures the bylaw's accuracy and clarity and minimizes the potential for confusion or misinterpretation.

Since the adoption of Bylaw 1638, FVRD staff reviewed and analyzed each zone and its corresponding regulations. This examination led to the identification of a zoning mapping error, two site-specific uses, typographical errors, minor discrepancies, and formatting inconsistencies.

Amendment Summary

The amendments to Bylaw 1638 can be summarized as follows. Correcting these will improve the effectiveness and understandability of the bylaw and ensures that the errors were identified and corrected in a timely manner.

Minor Edits: Primarily focusing on punctuation and italicization of defined terms. These edits aim to enhance the clarity of the regulations and improve overall readability.

List Organization: Lists within the bylaw have been improved by reorganizing items into the correct alphabetical order. This ensures consistency and ease of reference.

Subdivision Regulations: The text related to subdivision regulations has been revised to enhance clarity and address specific requirements for boundary adjustments. Staff noticed that regulations related to boundary adjustments were not carried forward to the current zoning bylaw. That was an error. The amendment ensures that the regulations accurately reflect the necessary guidelines for subdividing land. In addition, the text related to exemptions to minimum lot area requirements for lots split by a highway, railway, public utility or river is revised to clarify that the minimum lot area requirements of this Bylaw do not apply when a lot is being subdivided on either side of that physical separation.

Site-Specific Uses: Corrections have been made to include site-specific uses for two specific lots that were not carried forward to the current zoning bylaw. This ensures that the regulations adequately account for and accommodate the unique requirements or allowances for those particular locations.

Mapping Corrections: A typographical error in the mapping section has been rectified. The error involved designating a lot as PR instead of PRE. This correction ensures that the land use aligns correctly with the zoning designation.

These amendments aim to improve the overall accuracy, clarity, and usability of Bylaw 1638.

COST

The costs associated with Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023 are included in the FVRD Planning Department's 2023 work plan.

CONCLUSION

In conclusion, the adoption of Bylaw 1638 in October 2022 signified a significant milestone in the FVRD's ongoing efforts to improve its zoning regulations. The consolidation of nine bylaws into a single, user-friendly bylaw streamlines processes, enhances clarity, and promotes consistency across the FVRD. Staff have been receiving positive feedback regarding the usability of the new bylaw.

The comprehensive review and correction of typographical errors and other minor issues by the FVRD staff demonstrate their commitment to providing accurate and accessible zoning regulations. By addressing these errors, the FVRD ensures that residents, developers, and staff can navigate the regulations with ease, fostering a more efficient and effective planning and development process.

It is part of the work plan to identify minor edits and rectify any errors as the new zoning bylaw is implemented day-to-day. Staff plan to bring such housekeeping amendments in front of the Board from time-to-time to ensure the accuracy of the bylaw.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1691, 2023

A Bylaw to Amend the Zoning Regulations for the Electoral Areas of the Fraser Valley Regional District

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WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021;*

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023.*

2) TEXT AMENDMENT

That *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by replacing Schedule A – Zoning Regulation with the attached new Schedule A – Zoning Regulation

3) MAP AMENDMENT

That *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by replacing Schedule D – Zoning Map with the attached new Schedule D – Zoning Map

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	22nd day of June 2023
READ A SECOND TIME THIS	27th day of July 2023
PUBLIC HEARING WAS HELD THIS	23rd day of August 2023
READ A THIRD TIME THIS	28th day of September 2023
APPROVED BY THE MINISTRY OF TRANSPORTATION AND	

DRAFT

INFRASTRUCTURE THIS day of

ADOPTED THIS day of

_____ _____

Chair/Vice Chair Corporate Officer/Deputy

6) <u>CERTIFICATION</u>

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1691, 2023* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/ Deputy

DRAFT

Schedule A – Zoning Regulation

PART 1: APPLICATION

1.1 Application

This Bylaw applies to the areas shown on Schedule B – Areas of Applicability.

The boundaries of the Fraser Valley Regional District are shown on Schedule C – Electoral Areas.

PART 2: ADMINISTRATION

2.1 Bylaw Administration

The *Designated Official* is authorized to administer this Bylaw and, at all reasonable times, to access any *lot, building* or *structure* to determine conformance with the regulations of this Bylaw;

No person shall prevent or obstruct, or attempt to prevent or obstruct, the *Designated Official* from accessing any *lot*, *building* or *structure*, to determine conformance with the regulations of this Bylaw.

The Director of Planning and Development is delegated the authority to determine the *average grade* of a *building* or *structure* in the case of any uncertainty in the application of the definition of that term to any particular *building* or *structure*, having regard to the purpose of the grade datum in the calculation of building height.

The Director of Planning and Development is delegated the authority to determine, in the case of a non-rectangular lot, which of the lot lines is a front, rear, interior side or exterior side lot line, having regard to the effect of that designation in the measurement of setbacks of buildings and structures from the lot lines and the amenity of abutting public and private areas.

2.2 Zone Regulations

In each *zone*, the list of Permitted Uses states the *principal uses* and *accessory uses* permitted in the zone;

In each *zone*, the Table of Development Regulations states the regulations that apply to development in the *zone*;

In each *zone*, the Table of Subdivision Regulations states the regulations that apply to *subdivision* in the *zone*;

In each table in this Bylaw, the 'subject' column states the matter to be regulated and the 'requirement or regulation' column states the requirement that applies to each regulation;

In each *zone*, any *use*, *building*, *structure* or *subdivision* that does not conform to the Table of Development Regulations and Table of Subdivision Regulations or any other table is prohibited;

A *use* listed under Site-Specific Uses is only permitted or prohibited on the specific *lots* identified in that section.

All *uses* must conform to the regulations of this Bylaw.

2.3 Measurements and Calculations

All measurements in this Bylaw are stated in the International System of Units (Metric);

Where the calculation of permitted *density* results in a fraction, the number of *dwelling units* or *gross floor area* permitted shall be the whole number calculated;

The calculation of *floor area ratio* shall be rounded to two (2) decimal places.

2.4 If More Than One (1) Regulation Applies

Where this Bylaw states both general regulations and specific regulations that could apply to a situation, the most specific regulation shall apply;

Where this Bylaw does not state regulations specific to a situation but there are general regulations that could apply to the situation, the general regulation shall apply;

Where this Bylaw states more than one (1) regulation that could apply to a situation, the most specific regulation shall apply.

2.5 Violation

No person may violate any regulation of this Bylaw.

2.6 Enforcement and Penalties

Each person who violates any regulation of this Bylaw is liable on summary conviction to the penalties stated in the *Offence Act*;

Each day that a person causes or allows a violation of this Bylaw to continue constitutes a separate offence;

This Bylaw may be enforced by means of a Bylaw Notice under the *Fraser Valley Regional District Offence Notice Enforcement Bylaw No. 1415, 2017*, or by means of municipal ticket information.

3.1

PART 3: DEFINED TERMS

Accessory Building or Structure

Definition

Means a *building* or *structure* with a *use* and size that is incidental, subordinate, and exclusively devoted to a *permitted use* on that *lot*.

Accessory Dwelling Unit

Definition

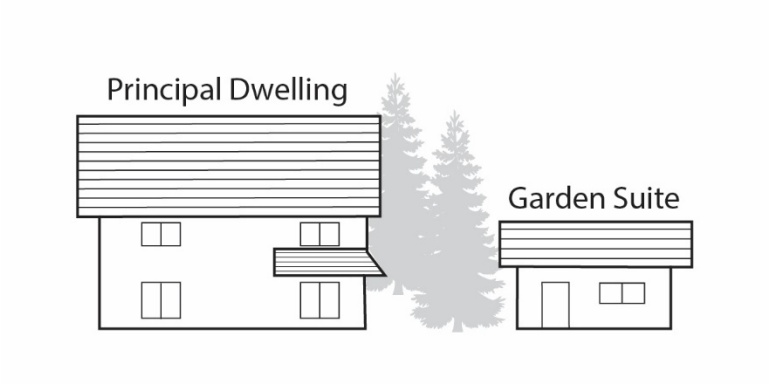
Means a detached *Dwelling Unit* for *Residential Use* that is accessory to a principal *Single Detached Dwelling Unit* on the same *lot*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes *Accessory Employee Residential*, *Accessory Personal Care Residential*, *Bed and Breakfast*, *Temporary Tourist Accommodation* and *Tourist Accommodation*.

Examples include Coach House and Garden Suite.

Coach House illustration

Garden Suite illustration



Accessory Employee Residential

Definition
Means a *Residential Use* that is accessory to a non-*Residential Use* that is located on the same *lot* for the accommodation of employees or owners of that non-*Residential use*.

Accessory Personal Care Residential

Definition
Means the *residential use* of a manufactured home by a person who provides personal care or assistance, by reason of age or infirmity, to one or more persons residing in a *principal dwelling unit* on the same *lot*.

or

Means the *residential use* of a manufactured home by a person who receives, personal care or assistance by reason of age or infirmity, from one or more persons residing in a *principal dwelling unit* on the same *lot*.

Accessory Retail

Definition
Means the sale or trade of consumer goods that are incidental, subordinate, and exclusively devoted to a permitted *use* that is located on the same *lot*.

Accessory Use

Definition
Means a *use* on a *lot* that is incidental and subordinate, to a *principal use* that is located on the same *lot*.

Advertising

Definition
Means the promotion or identification of an event, place, service or product produced or located on the same *lot*.

Agricultural Market

Definition
Means a *use accessory* to a *Farm* or *Intensive Agriculture* use that involves the sale of mainly agricultural products that are produced on that *lot* or are produced on other *lots* within the Regional District that together are managed as part of the same farm operation.

Airport

Definition
Means the *use* of land, *buildings*, and *structures* for the landing, departure, maintenance, manufacture and minor servicing of aircraft.

Includes *Accessory Retail*.

Alcoholic Beverage Service

Definition
Means the provision of liquor service authorized by a liquor-primary licence under the *Liquor Control and Licensing Act*.

Includes sales of liquor for consumption off the premises.

Alpine Ski Lodge

Definition
Means the operation of a ski resort.

Includes:

Accessory Retail;

Administrative offices;

Assembly areas;

Changing areas and lockers;

Food Service;

Ski schools.

Excludes all overnight accommodation.

Amusement Park

Definition
Means the provision of amusements and exhibitions within permanent *buildings* or *structures*.

Includes electrical and mechanical rides, and associated *Food Service*.

Antique or Flea Market

Definition
Means a periodic market held in an open area or unenclosed *structure* where goods are offered for sale to the public.

Excludes auction or sale barns, enclosed markets, *Outdoor Storage*, and sales from vehicles.

Apartment Residential

Definition
Means the *Residential Use* of a building containing at least (3) *dwelling units*.

Excludes *Accessory Dwelling Unit*, *Secondary Suite*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

Artisan-Craft Workshop

Definition

Means a *use* of an *accessory building* by a resident of a *lot* for craftsmanship or arts for commercial purposes.

Assembly

Definition
Means the assembly of persons for religious, charitable, philanthropic, cultural, private recreational, or educational purposes.

Includes places of worship, day care, nurseries, *schools*, and youth centres and overnight accommodation.

Bed and Breakfast

Definition
Means a commercial *use* accessory to a *Residential Use* where a room or rooms within a *dwelling unit* are rented and meals are served to overnight guests.

Excludes *Assembly*, *Boarding*, *Tourist Accommodation*, and *Temporary Tourist Accommodation*.

Below Grade Structure

Definition
Means a detached *structure* entirely located below *grade*.

Boarding

Definition
Means the residential accommodation in a dwelling unit of not more than four (4) persons unrelated to the residents of that *dwelling unit*.

Excludes *Bed and Breakfast* and *Temporary Tourist Accommodation*.

Building

Definition
Means a *structure* with a roof supported by columns or walls.

Building Bylaw

Definition
Means Fraser Valley Regional District Building Bylaw No. 1188, 2013.

Building Official

Definition
Mean the building officials designated or appointed by the Board of Directors of Fraser Valley Regional District to administer the Building Code and the *Building Bylaw*.

Campground

Definition
Means the *use* of a *lot* where more than two (2) *camping lots* are commercially operated for the temporary accommodation of campers in *recreational vehicles* or tents.

Excludes a *Natural Camping Ground*, *Holiday Park*, *Manufactured Home Park*, *Tourist Accommodation*, and *Temporary Tourist Accommodation*.

Camping Lot

Definition
Means a site in a *Campground* or a site or lot in a Holiday Park for the temporary accommodation of campers in *recreational vehicles* or tents.

Cannabis

Definition
Means cannabis as defined in the *Cannabis Act (Canada)*.

Cannabis Dispensary

Definition
Means a business or service used for dispensing, selling or distributing *cannabis* or any product or thing containing *cannabis*, for any purpose including medical use.

Cannabis Production Facility

Definition
Means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing *cannabis*.

Cemetery

Definition
Means the *use* of land or *buildings* or *structures* for interment of human remains. Interment includes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated remains.

Civic Use

Definition
Means the *use* of land or buildings for government functions and government services.

Excludes Commercial *uses*.

Commercial Mushroom Composting

Definition
Means the production of mushroom compost for sale.

Includes all *buildings*, *structures*, retention and detention ponds, and surface areas for the composting facility.

Commercial Vehicle

Definition
Means a commercially licenced *vehicle* over 5,000 kg in weight.

Excludes passenger buses.

Commercial Vehicle Parking

Definition
Means the parking of *commercial vehicles*.

Commercial Vehicle Repair

Definition
Means the repair of *commercial vehicles*.

Common Amenity and Recreation Facilities

Definition
Means a *building*, *structure* or *open space* providing for recreational, or social opportunities;

Excludes:

Buffer areas;

Strata access routes.

Community Care

Definition
Means the care, supervision, social or educational training, or physical or mental rehabilitative therapy of more than three (3) persons with or without charge.

Includes a long-term care facility or part of a care facility licensed under the *Community Care and Assisted Living Act* as a nursing home or hospital.

Community Sanitary Sewer System –

Definition
Means a sewage management system, serving more than one (1) lot, that is owned, operated, and maintained by the *Regional District*, Strata Corporation, or Improvement District.

Must be established and operated under the *Public Health Act*, *Environmental Management Act*, or other provincial legislation.

Community Water System

Definition
Means a water supply system serving more than one lot that is owned, operated and maintained by:

the *Regional District*;

or

A water utility holding a Certificate of Public Convenience and Necessity under the *Water Sustainability Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*;

or

a Strata Corporation under the *Strata Property Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*.

Cooking Facility

Definition
Means any area in a *building* that is equipped with any of the following:

Any equipment, device or appliance used to heat or cook food;

Services for energy supply to any equipment, device or appliance used to heat or cook food;

Services for plumbing associated with food preparation or cleaning;

Services for ventilation associated with any equipment, device or appliance used to heat or cook food;

Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops.

Cottage Industry

Definition
Means the conduct on a *lot* by a resident of the *lot* of a profession or occupation for commercial purposes.

Density

Definition
Means a measurement of development intensity on a *lot*.

Designated Official

Definition
Means a *Building Official* or any other official appointed by the Regional Board to administer this Bylaw.

Display Garden

Definition
Means the commercial cultivation of plants, shrubs and trees for public display and exhibition.

Includes cultural, artistic, or aesthetic displays and production.

Domestic Household Pet

Definition
Means small domesticated animals kept for pleasure rather than utility such as dogs or cats weighting no more than 80 kilograms.

Excludes livestock.

Duplex

Definition
Means the *Residential Use* of a building that contains two (2) separate *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Dwelling Unit

Definition
Means one (1) or more adjoining rooms in a building that together contain or provide for the installation of:

A separate entrance from the exterior of the building;

One (1) or more sleeping areas;

One (1) or more washrooms;

A single (1) *Cooking facility*.

Equipment Shop

Definition
Means the *use* of a lot by a resident for maintenance or storage of *vehicles* for personal enjoyment or commercial purposes.

Excludes all *vehicle* retail sales, or wrecking of *vehicles*.

Farm

Definition
Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

Storage and processing of agricultural products produced on that *lot*;

Storage and repair of equipment necessary to farming on that *lot*;

Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Agriculture*, *Cannabis Production Facility*

Fence

Definition
Means a barrier used to restrict passage or provide *screening*.

Excludes retaining walls.

Film Production Facility

Definition
Means the *use* of land, *buildings*, or *structures* for the production of films or, television programs.

May include temporary employee accommodation provided in *buildings*, *recreational vehicles*, or trailers.

Excludes the chemical processing of films, sale or distribution of film.

Excludes *kennel uses*.

Flood Construction Level

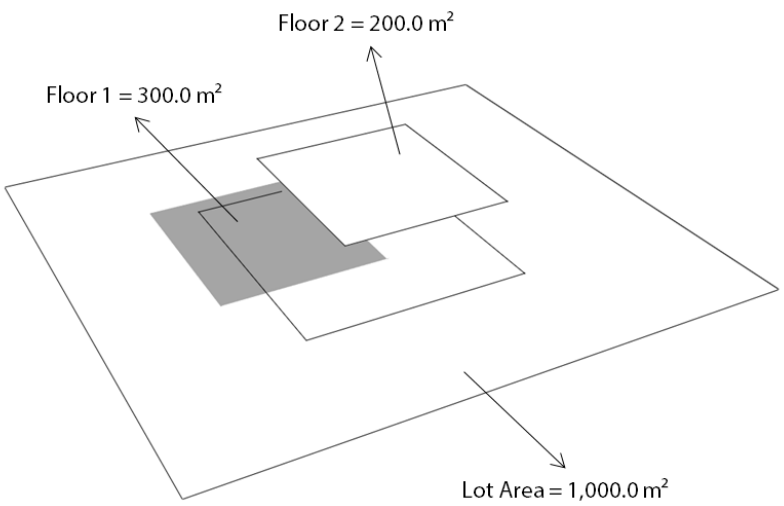
Definition

Means the minimum geodetic elevation of a *building* or *structure* required to reduce potential flood damage as specified in the *Fraser Valley Regional District Floodplain Management Bylaw 1669, 2022*, or in a *lot*-specific flood hazard assessment.

Floor Area Ratio

Definition

Means the figure obtained by dividing the total *gross floor area* of all *buildings* on a *lot* by the *lot area*.



Sample Calculation

Floor 1 = 300.0 m²
Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

Lot Area = 1,000.0 m²

Floor Area Ratio = 500.0 m² / 1,000.0 m²

Floor Area Ratio = 0.50

Food Service

Definition

Means the sale of food or beverages.

Includes restaurants with a food primary licence issued under the *Liquor Control and Licensing Act*, takeout food service, and food stand.

Excludes *Alcoholic Beverage Service*.

Frontage

Definition

Means the lot line adjacent to a *highway* or *strata access route*.

Gas Station

Definition
Means the use of land, *buildings* and *structures* for the sale of motor fuels and lubricating oils.

Excludes a *Service Station* or *vehicle* repair shop.

General Commercial

Definition
Means retail sales, trade, or business services.

Includes:

Convenience stores;

Gas Stations;

General stores;

Antique or Flea Market;

Personal service establishments.

Excludes:

Alcoholic Beverage Service;

Commercial Vehicle Parking;

Manufacturing industries;

Wholesale Trade.

General Industrial

Definition

Means the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods and materials.

Includes the operation of *Commercial Vehicle* terminals, docks, railways, bulk loading and storage facilities, and accessory office and *accessory retail*.

Excludes gravel processing, *heavy industrial*, and resource extraction.

Golf Course

Definition
Means a *use* providing for the playing of golf.

May include one (1) accessory *food service*.

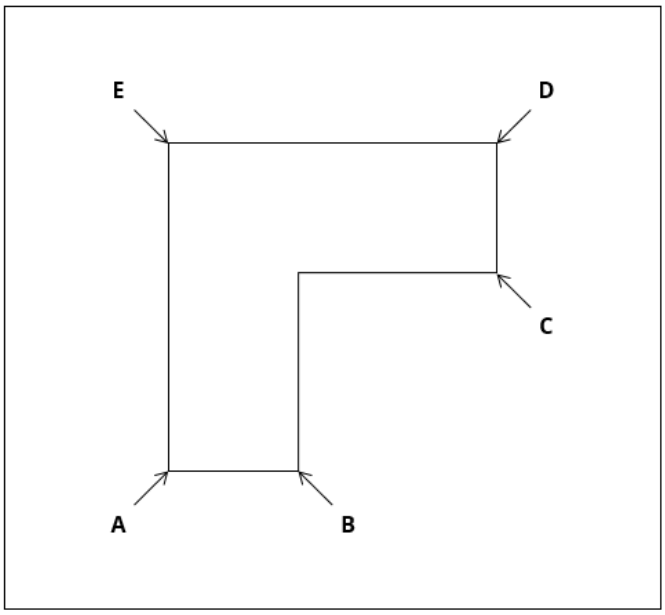
May include an *accessory retail* pro shop.

Grade

Definition
Means the final geodetic elevation of the ground surface of a point on a *lot* after development.

Average Grade

Definition
Means the average *grade* of the outermost exterior corners of a *building* or *structure*.



Sample Calculation

Grades

A = 19.0 m
B = 17.5 m
C = 17.5 m
D = 19.2 m
E = 19.3 m

Average Grade

(19.0 + 17.5 + 17.5 + 19.2 +19.3) / 5

Average Grade = 18.5 m

Gravel Processing

Definition
Means the *use* of machinery or equipment to wash, screen, crush, or size sand or gravel deposits extracted onsite.

Includes temporary onsite storage of processed material.

Excludes the manufacture of concrete or asphalt products.

Gross Floor Area

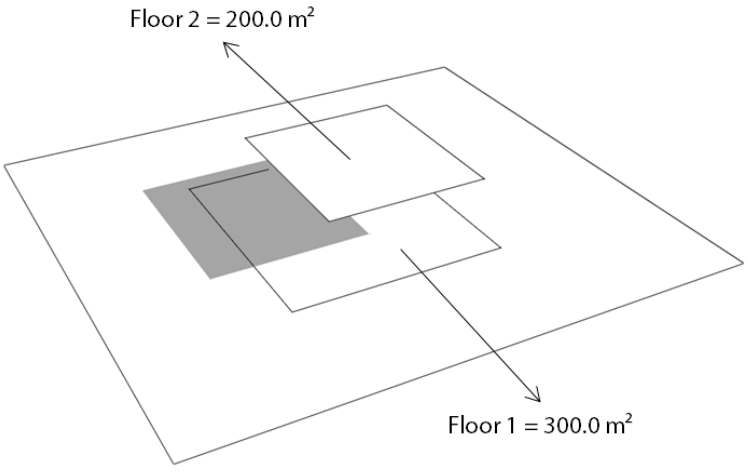
Definition
Means the total area of all floors within the exterior walls of a *building* or *structure*.

Does not include the following:

Unenclosed balconies and decks;

Common stairwells;

Enclosed parking areas attached to a dwelling unit.



Sample Calculation

Floor 1 = 300.0 m²
Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

Height

Definition
For a *Building or Structure*, means*;*

The vertical distance from the *average grade* to the level of the highest point of a *building* or *structure*.

Or

Where a *building* or *structure* must be elevated to achieve a *flood construction level*, the vertical distance from the *flood construction level* to the level of the highest point of a *building* or *structure*.

For *Screening, means*:

The vertical distance from *grade* to the highest point of *screening* measured at any point along its length.

For a *Fence, means*:

The vertical distance from the base to the top of a *fence* measured at any point along its length.

Hazard Land Management

Definition

Means the *use* of land for works, facilities, and activities to manage flooding, snow avalanche, rockfall, landslide, and other natural hazards.

Includes associated activities such as the removal or deposit of soil, silviculture, conservation, and research.

Heavy Industrial

Definition

Means any of the following:

Abattoirs and meat processing;

Brick kilns;

Cargo handling and wharf facilities;

Concrete and asphalt plants;

Forestry product milling;

Metal manufacture and foundries;

Processing and manufacturing of industrial chemicals and fertilizers;

Repair of heavy machinery;

Wrecking and salvaging yards.

Highway

Definition
Means a public right-of-way.

Includes *strata access routes* when determining minimum *setback*, *frontage* or *lot line.*

Controlled Access Highway

Definition
Means a *highway* designated a "controlled access highway" under the *Transportation Act*.

Strata Access Route

Definition
Means those portions of the common property in a bare land strata plan intended to provide vehicular access to the strata *lots*.

Highway Commercial

Definition
Means a Commercial *Use* serving the travelling public.

Includes:

Food Service;

Gas Stations;

Service Stations.

Excludes:

Commercial Vehicle Parking;

Commercial Vehicle Repair;

Outdoor Recreation;

Temporary Tourist Accommodation;

Tourist Accommodation.

Holiday Home

Definition
Means a *dwelling unit* that is not intended, or used for year-round residential occupancy.

Holiday Home Lot

Definition
Means a site or *lot* within a *Holiday Park* for the placement of a *Holiday Home.*

Holiday Cottage

Definition
Means a *dwelling unit* providing temporary accommodation for seasonal camping on a *lot*.

May only be one (1) of the following:

A *park model trailer* no greater than 50.0 m^2 in interior floor area;

or,

A *park model trailer* attached to a *modular home* and together no greater than 82 m^2 in interior floor area.

A *Holiday Cottage* must:

be sited on a foundation that is easily removable such as pier-blocks, wood cribbing or blocks, or a combination thereof; and

be anchored to a non-permanent foundation in compliance with the *British Columbia Building Code*.

A *Holiday Cottage* must not:

be structurally altered after placement;

have any attached additions; or

be sited on a permanent foundation or on a foundation with a basement excavation.

Holiday Park

Definition
Means the provision of seasonal temporary accommodation on two (2) or more *camping lots*, *park model trailer lots*, or *holiday home lots*.

Includes *Accessory Retail*, amenities, and service facilities for those accommodated in the Holiday Park.

Excludes:

Campground;

Manufactured Home Park;

Natural Camping Ground;

Temporary Tourist Accommodation;

Tourist Accommodation;

Social club, or camp licensed under the *Community Care Facilities Act*.

Holiday Park Lot

Definition
Means a site or *lot* within a *Holiday Park*.

No more than one (1) of the following are permitted to be placed at any one time on a *Holiday Park Lot:*

Recreational Vehicle;

Tent;

Park Model Trailer;

Holiday Home.

Home Occupation

Definition

Means a commercial *use* that is customarily incidental and accessory to a residential use where the resident of a *lot* conducts an occupation, craft, or profession.

Excludes a *Kennel*, *Outdoor Storage* and *Temporary Tourist Accommodation.*

Institutional

Definition

Means the use of land, *buildings*, or *structures* for caregiving, cultural, historical, charitable, educational, health, religious, or welfare purposes.

Intensive Agriculture

Definition

Means farming of any of the following:

Poultry (more than 2000 birds);

Fur-bearing animals;

Mushrooms;

Swine (more than 10).

Junk Yard

Definition

Means a use of land for the storage or keeping of scrap, salvage, waste, and other discarded materials.

Kennel

Definition

Means a *use* where more than four (4) domestic animals are kept, boarded, bred, or trained on land or within a *building* or *structure*.

Livestock

Definition
Means any animal kept or dealt with for use or profit.

Excludes *domestic household pets*.

Log Storage

Definition
Means the *use* of a water area for the open air storage of log booms.

Lot

Definition
Means land designated as a separate and distinct parcel on a legal subdivision plan or registered in the Land Title Office.

Includes sites within a:

Manufactured Home Park;

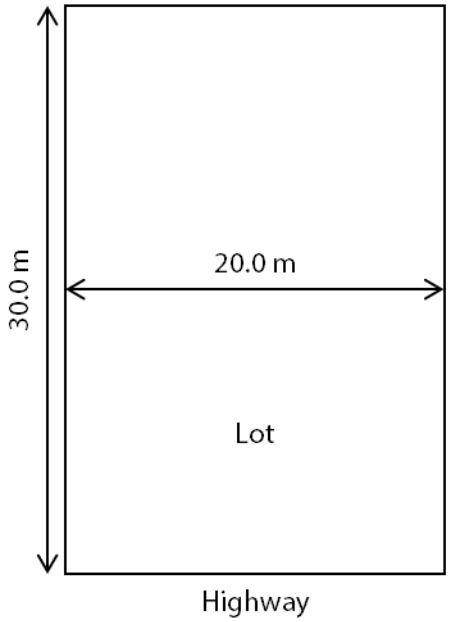
Holiday Park.

Excludes limited common property in a strata plan.

Lot Area

Definition
Means the area within the *lot lines* of a *lot*.

Excludes the area of a *panhandle*.



Sample Calculation

Lot Width = 20.0 m
Lot Depth = 30.0 m

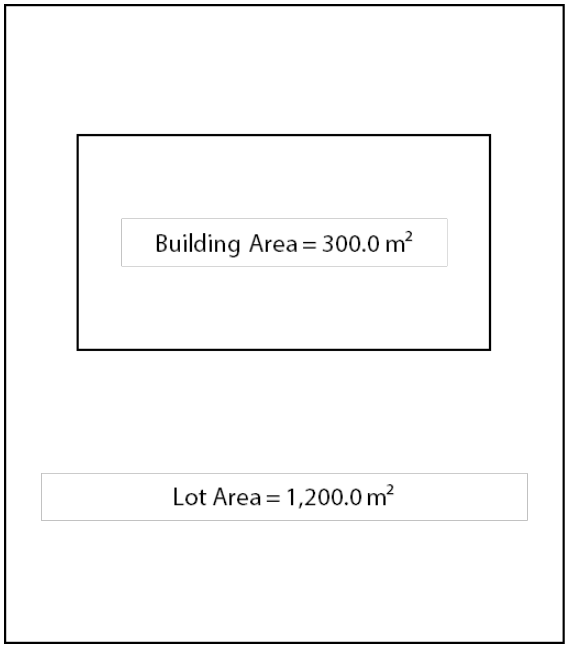
Lot Area = Lot Width × Lot Depth
Lot Area = 20.0 m × 30.0 m

Lot Area = 600.0 m^2

Lot Coverage

Definition
Means the area within the outermost supports of all *buildings* and *structures* on a *lot*.

Is expressed as a percentage of the *lot area* to two (2) decimal places.



Sample Calculation

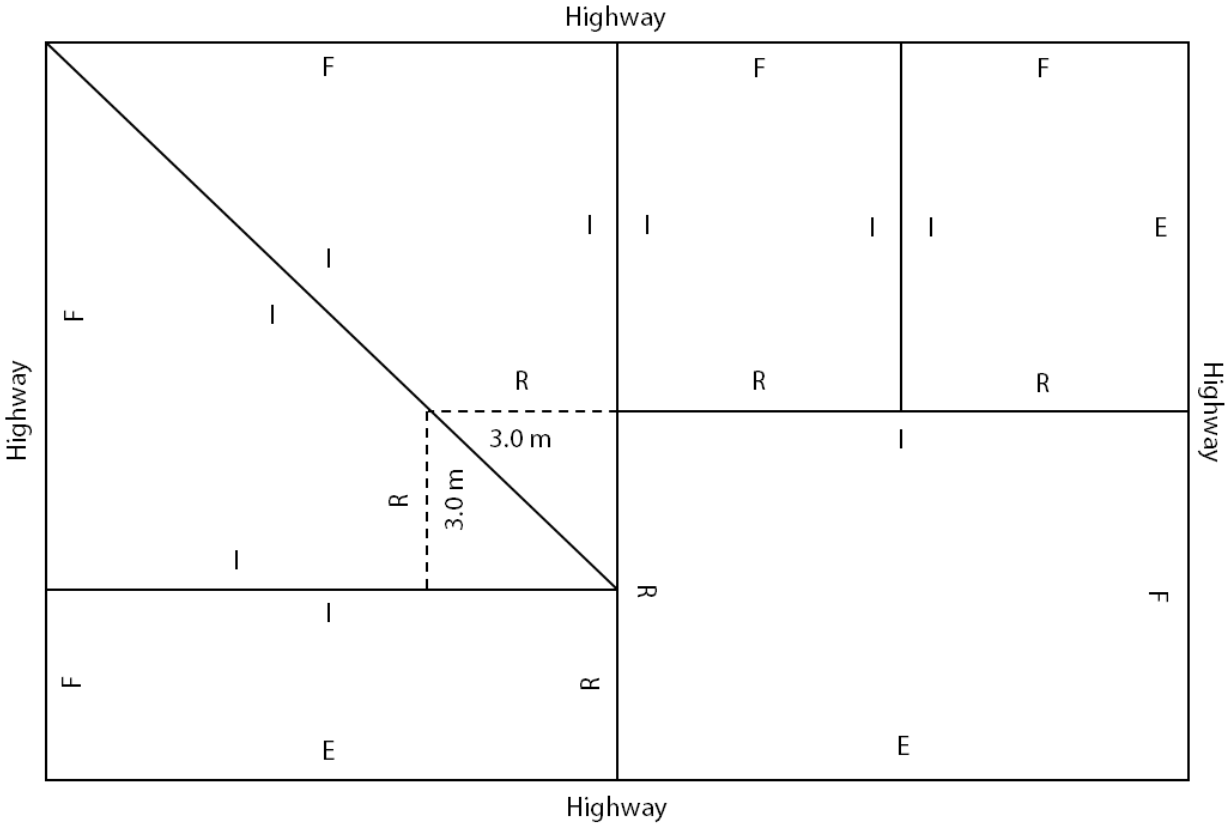
Lot Area = 1,200.0 m^2
Building Area = 300.0 m^2

Lot Coverage = (Building Area ÷ Lot Area) × 100
Lot Coverage = (300.0 m^2 ÷ 1,200.0 m^2) × 100

Lot Coverage = 25.0%

Lot Line

Definition
Means the legally defined boundaries of any *lot*.



Lot Line – Front

Definition
Means the *lot line* adjacent to a *highway* or *strata access route*.

In relation to a corner *lot*, it is the *lot line* with the least *frontage*.

If a *lot* has more than one *frontage,* and the *frontages* are of equal length, then any *frontage* may be the *front lot line,* provided it is opposite and not connected to a *rear lot line.*

Is limited to one (1) *front lot line* per *lot* and all other *lot lines* adjacent to a *highway* or *strata access route* are *exterior-side lot lines*.

Lot Line – Exterior-Side

Definition
In relation to a corner *lot*, it is the *lot line* with the greatest *frontage*.

Lot Line – Interior-Side

Definition
Means a *lot line* that is common to more than one (1) *lot* or to the *lot* and a *highway* with a right of way width that is less than 16 m.

Lot Line – Rear

Definition
Means the *lot line* opposite to the *front lot line*.

or

Means a line 3.0 m in length that is parallel to the *front lot line* in the case of a triangular *lot*.

Manufactured Home

Definition
Means a *dwelling unit* built in a factory environment.

Must be occupied in a place other than its place of manufacture.

Must be constructed to the CAN/CSA A277 (*modular home*) or CAN/CSA Z 240 MH (*mobile home*) standard.

Manufactured Home – Double-Wide

Definition
Means a *manufactured home* composed of two or more sections.

Must be greater than 6.0 m in width when assembled and ready for occupancy.

Manufactured Home – Single-Wide

Definition
Means a *manufactured home* composed of one section.

Must be 6.0 m in width or less when assembled and ready for occupancy.

Manufactured Home Park

Definition
Means the use of land for the placing and *residential use* of more than (3) *manufactured homes*.

Marina

Definition
Means a *use* providing for the moorage of pleasure boats.

Includes boat rental and *Accessory Retail*.

Medium Density Multi-Family

Definition
Means the *Residential Use* of a *principal building* containing at least three (3) and no more than six (6) *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Mini-Storage Facility

Definition
Means the rental of space within a *building* for the storage of household goods or articles.

Excludes all *Accessory Retail*, *Vehicle Recycling*, *Wholesale Trade*, or manufacturing and processing of any kind.

Mobile Home

Definition
Means a *manufactured home* constructed to the CAN/CSA Z240 MH standard.

Moorage

Definition
Means temporary storage or parking of watercraft on the surface of water or at an adjacent upland site.

Excludes *Residential Use* of watercraft.

Modular Home

Definition
Means a *manufactured home* constructed to the CAN/CSA A277 standard and assembled on a permanent foundation.

Multi-Family Resort Residential

Definition
Means the *Residential Use* of up to two (2) *principal buildings* each containing three (3) or more *dwelling units* together with common and private amenity facilities.

Natural Camping Ground

Definition
Means a commercial *use* of land for overnight camping in tents or recreational vehicles on camping sites on a rental basis.

Excludes *Campgrounds*, *Manufactured Home Parks*, *Holiday Parks*, and camps licensed under the *Community Care and Assisted Living Act*.

Open Deck

Definition
Means a *structure* raised above the adjacent *grade* to provide outdoor living area and recreation space.

Open Space

Definition
Means private open land intended to provide amenity and recreational opportunities.

Within a bare land strata title *subdivision* under the *Strata Property Ac*t it is common property.

Outdoor Recreation

Definition
Means the *use* of land for open-air, non-motorized, commercial recreation facilities.

Includes *Accessory Retail* and *Outdoor Storage*.

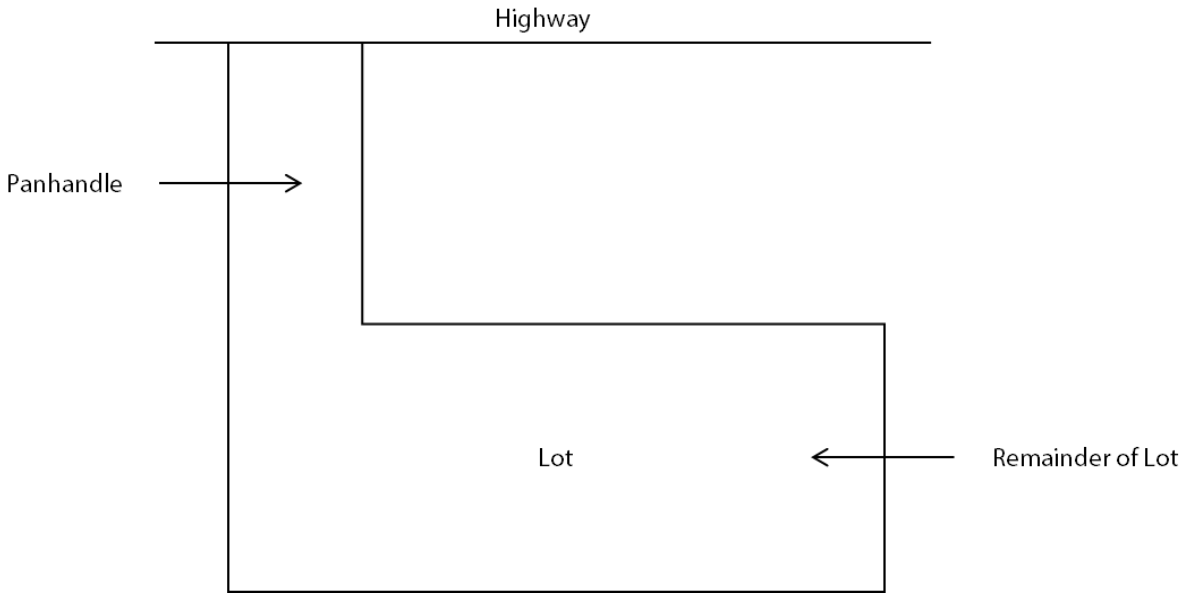
Excludes *Golf Course* and overnight accommodation.

Outdoor Storage

Definition
Means the *use* of an open-air area where material is kept.

Panhandle

Definition
Means part of a *lot* used only for access from a *highway* to the remainder of that *lot*.



Parking Lot

Definition
Means the use of a *lot*, or a portion of a *lot*, for the temporary parking of *vehicles*.

May be a *principal use*; or

an *accessory use* to a *use* located on the same lot; or

an *accessory use* to a *use* located on an adjoining lot.

Excludes *Commercial Vehicle Parking* and overnight accommodation.

Park Model Trailer Lot

Definition
Means a site or *lot* within a *Holiday Park* for the placement of a *Park Model Trailer*.

Park Model Trailer

Definition
Means a *vehicle* built on a single chassis mounted on wheels that is intended to provide temporary accommodation for seasonal camping.

Interior floor area must not exceed 50.0 m^2.

Must be certified to the CSA Z-241 standard.

Must not be used for a *Residential use*.

Excludes *mobile homes*, *modular homes*, and *recreational vehicles*.

Pet Cemetery

Definition
Means the *use* of land or *buildings* or *structures* for interment of *Domestic Household Pet* remains.

May include *accessory buildings or structures* necessary for operation of the *Pet Cemetery*.

Excludes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated human remains.

Pet Disposal

Definition
Means the *use* of a building or a part of a building for the purpose of disposing of *Domestic Household Pet* remains by alkaline hydrolysis, together with any appliances and other equipment incidental to that purpose.

Excludes all incineration based cremation processes.

Principal Building

Definition
Means any *building* or structure that accommodates a *principal use*.

Principal Use

Definition
Means the main *use* of land, *buildings*, or *structures*.

Private Residential Development

Definition
Means a *Residential Use* of four (4) or more *lots*, *common amenity and recreation facilities* and *open space* that is planned and developed as a single whole or in phases according to a unified design theme.

Private Resort

Definition
Means a *use* that provides non-commercial recreational or holiday activities to members of recreational groups or organizations.

Includes member use of camping sites, *seasonal cabins*, clubhouses, country clubs, dining halls, and other recreational activities.

Excludes *Outdoor Recreation*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

Private Holiday Resort

Definition
Means a *use* providing temporary accommodation for seasonal camping containing a mix of *lots* providing for the placement of *recreational vehicles* or *holiday cottages* that is planned and developed as a single whole or in phases according to a unified design theme.

Includes *common amenity and recreation facilities* and *open space*.

Excludes *Residential, Temporary Tourist Accommodation, and Tourist Accommodation.*

Produce Sales

Definition
Means the sale of agricultural products produced by a farm operation on the same *lot*, accessory to a Farm use.

Public Utility

Definition
Means a *use* providing for servicing of the community with water, sewer, electrical, telecommunications, or other utilities or services by a government or non-governmental entity.

Ramada

Definition
Means an unenclosed roofed *structure* without a floor that is intended to shelter a *mobile home* or *recreational vehicle*.

Is freestanding and unsupported by the *mobile home* or *recreational vehicle*.

May include *screening* to a maximum *height* of 1.5 m but no walls.

Excludes; porches, sunrooms, additions, or any *structure* accessed through a door.

Recreational Entertainment Facility

Definition
Means a Commercial *Use* that provides patrons with opportunities to engage in physical, cultural or social activities.

Includes; bowling alleys, skating and curling rinks, recreation clubs, health clubs, and dance studios, theatres, performance facilities, and production and rehearsal studios.

Recreational Vehicle

Definition
Means a *vehicle* designed or used for temporary accommodation during travel or recreation, and does not include *park model trailers*.

Regional District

Definition

Means the Fraser Valley Regional District.

Residential

Definition
Means a use of a *dwelling unit* as the permanent domicile of a person or household;

Excludes the commercial boarding or keeping of animals.

Excludes *Accessory Dwelling Unit* and *Secondary Suite* except where expressly permitted.

Excludes *Temporary Tourist Accommodation* in a *dwelling unit* except where expressly permitted.

Resource Extraction

Definition
Means the removal of naturally-occurring materials such as timber or ground water, from land and such preparation of materials as is required for practical shipment.

Excludes:

The manufacturing of products from such materials;

The excavation of land as part of a construction project;

The removal of stones from land under cultivation;

The installation, modification or maintenance of a drainage system.

Resource Industrial

Definition
Means an industrial *use* related to *resource extraction.*

Includes log booming, sawmills, pole treatment plants, industrial works yards, industrial storage yards, preliminary gravel sorting and screening and similar related industries.

Excludes *gravel processing* other than sorting and screening.

River Rafting Terminus

Definition
Means a commercial *use* providing river rafting tours for public recreation and enjoyment.

Includes the launching, landing, repair, and storage of river rafts.

Excludes boat rental facilities, the sale of fuel or oils, *Marina*, *Outdoor Storage*, and *Outdoor Recreation*.

School

Definition
Means a facility offering instruction that meets provincial requirements for primary, secondary, or higher education.

Screening

Definition
Means the concealment of a *building*, *structure*, or *use* from adjoining *lots* and *highways*.

A fence or wall is permitted on all *lots* to a maximum *height* of 2.0 m and 2.4 m to the rear of the front face of the *principal building* unless otherwise specified in this Bylaw.

Where required, must be provided before a *use* is carried out.

Where required, must consist of a:

Hedge;

Fence; or

Wall.

May have breaks for pedestrian or *vehicle* access.

Seasonal Cabin

Definition
Means a *building* or *structure* within a *Private Resort* for the seasonal recreational accommodation of a member of that resort.

Gross floor area must not exceed 90.0 m^2.

Must not be occupied by any particular individual for more than 120 days per calendar year.

May include *cooking facilities*.

Excludes *Residential Use*.

Secondary Suite

Definition
Means a *Residential Use* within a self-contained *Dwelling Unit* that is accessory to, and within, a principal *Single Detached Dwelling*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes Apartment Residential, Bed and Breakfast, Boarding, Duplex, Home Occupation, Medium Density Multi-Family and *Temporary Tourist Accommodation*.

Service Station

Definition
Means a *use* providing for the sale of motor fuels or lubricating oils and the servicing or minor repair of *vehicles*.

Includes the following:

The rental of trailers and *vehicles*;

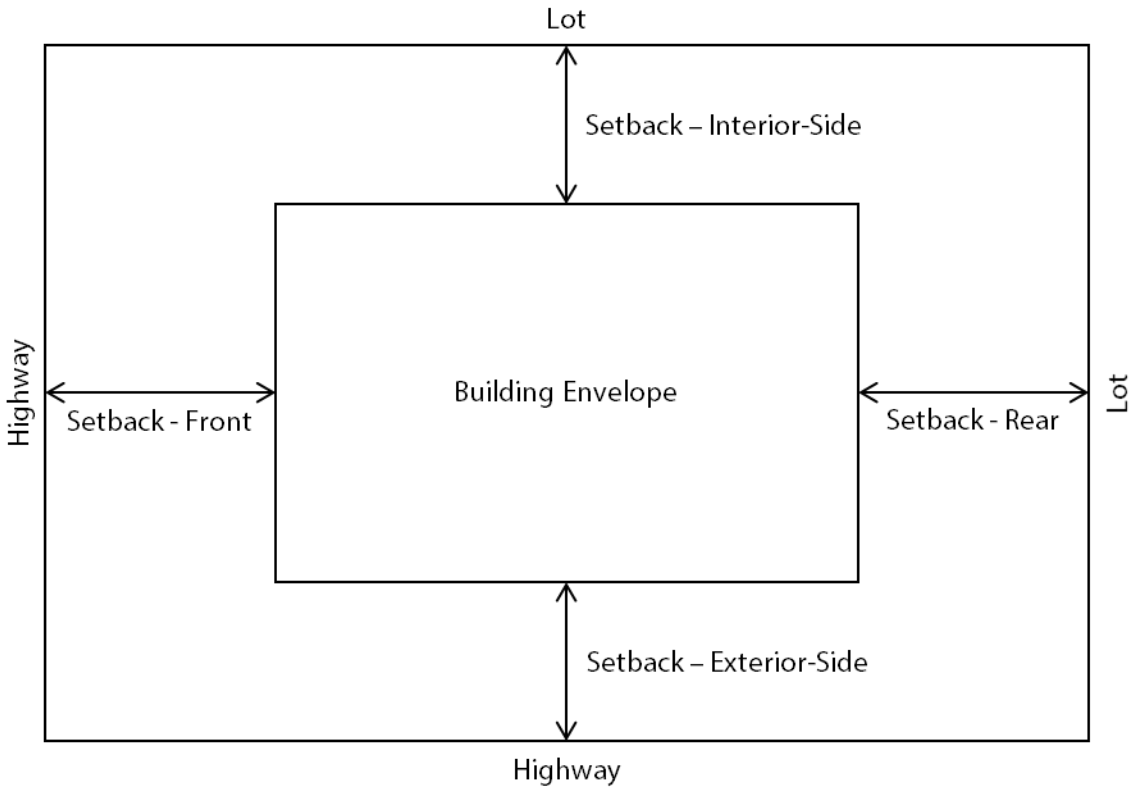
The sale of *vehicle* accessories.

Excludes all sales, rentals and services related to *commercial vehicles*.

Excludes all other sales, rentals and services.

Setback

Definition
Means the required distance between the furthest projection of a *building* or *structure* on a *lot* and a *lot line* or other specified feature, or in *zones* that permit the occupancy of a *recreational vehicle* or *park model trailer*, between any part of the vehicle or trailer and a *lot line* or other specified feature.



Setback – Front

Definition
Means a *setback* from the *front lot line*.

Setback – Exterior-Side

Definition
Means a *setback* from the *exterior-side lot line*.

Setback – Interior-Side

Definition
Means a *setback* from the *interior-side lot line*.

Setback – Rear

Definition
Means a *setback* from the *rear lot line*.

Single Detached Dwelling

Definition
Means a detached *building* that contains one (1) principal *dwelling unit*.

Excludes *park model trailers*.

Site Area

Definition
Means the area within the *lot lines* of a *lot* required to conduct a permitted *Use*.

Sleeping Unit

Definition
Means one or more adjoining rooms for overnight accommodation that do not include a *cooking facility*.

Storage Shed

Definition
Means a detached *accessory building*.

Strata access route –see Highway-Strata

Structure

Definition
Means any construction fixed to, supported by, or sunk into land or water.

Includes *buildings*, *fences*, and signage.

Excludes *lot* surfacing or paving.

Subdivision

Definition
Means the division of land into two (2) or more *lots* including the adjustment of boundaries between existing *lots*;

Or the consolidation of two (2) or more *lots* into a single *lot*.

Temporary Commercial Amusement

Definition
Means a time-limited circus, carnival, fair, special exhibition, or similar *use*.

Temporary Tourist Accommodation

Definition
Means the commercial *use* of a *dwelling unit* for temporary accommodation of the travelling public.

Excludes *Boarding*, *Bed and Breakfast*, *Tourist Accommodation*.

Tourist Accommodation

Definition
Means a commercial *use* providing for the temporary accommodation of the travelling public.

Excludes a *Campground*, *Natural Camping Ground*, and *Holiday Park*.

Use

Definition
Means the purpose or function of a *building*, *structure*, or land.

Includes *principal uses* and *accessory uses*.

Useable Land

Definition
Means the area of a *lot* which can be used for a Permitted *Use* or to calculate permitted *density*.

Excludes the following:

Lakes, ponds, and watercourses;

The area of a *lot* with slope greater than 25% for a minimum horizontal distance of 10 m;

The area of a *lot* used for *Accessory Employee Residential Use*.

Vacation Resort

Definition
Means a *use* providing recreational opportunities and overnight accommodation on a large *lot*.

Excludes an *Amusement Park*, *Highway Commercial*, *Temporary Tourist Accommodation*, or other Commercial *Uses* designed to serve the travelling public.

Vehicle

Definition
Has the same meaning as *vehicle* in the *Motor Vehicle Act*.

Excludes *park model trailers*, *mobile homes*, and *modular homes*.

Vehicle Recycling

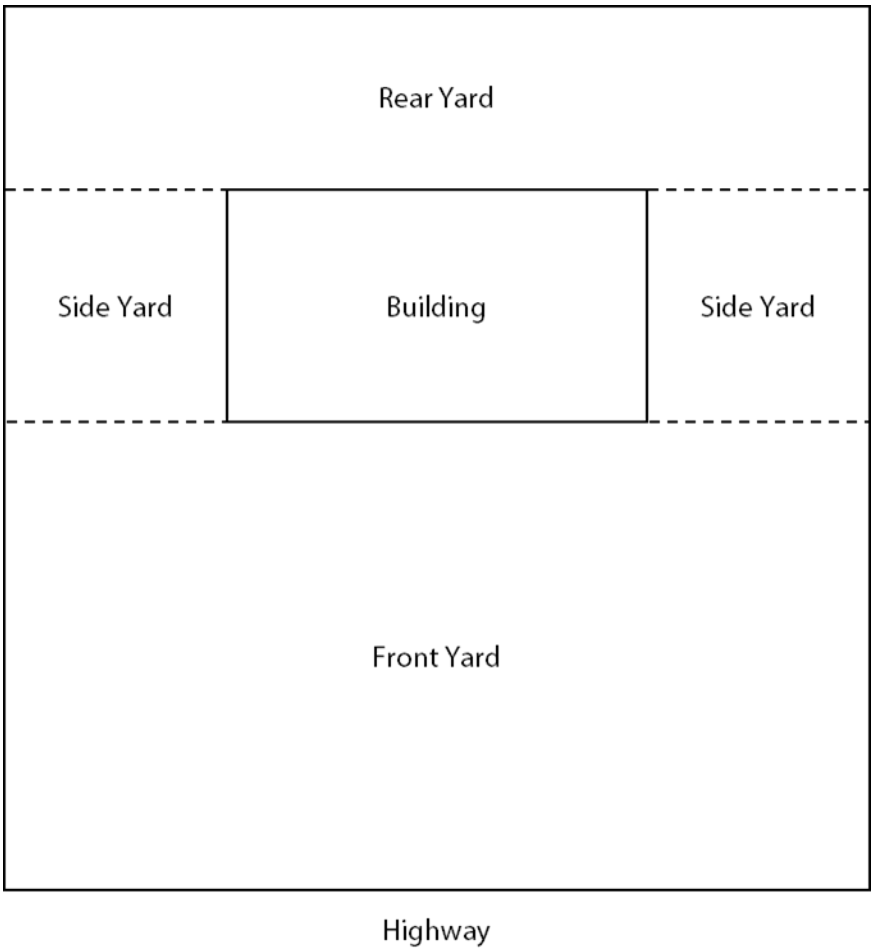
Definition
Means the wrecking, salvaging, or dismantling of *vehicles* or *vehicle* components and the sale of vehicle parts.

Wholesale Trade

Definition
Means the *use* of a building for the storage, distribution, trade and sale of goods in large quantities for sale by the purchaser.

Yard

Definition
Means an area on a *lot* created by the *setback* of the *principal building*.



Yard – Front

Definition
Means a *yard* that extends along the full width of the *front lot line*.

Yard – Rear

Definition
Means a *yard* that extends along the full width of the *rear lot line*.

Yard – Side

Definition
Means a *yard* that extends from the *front yard* to the *rear yard* along the *exterior side lot line* or *interior-side lot line*.

Zone

Definition

Means a *zone* established in this Bylaw.

4.1

PART 4: REGULATIONS

Where a use is permitted in a zone, the following conditions apply unless otherwise specified in this Bylaw.

Accessory Building or Structure

Regulation

Must be erected after or concurrently with a *principal building* on that *lot*.

Must conform to all regulations of this Bylaw that apply to the *principal building* if attached to the *principal building*.

Accessory Dwelling Unit

Must not exceed a *gross floor area* of:

95 m^2 with a *lot area* larger than or equal to 0.5 ha;
125 m^2 with a *lot area* larger than or equal to 1.0 ha.

Must have the same *highway* access as the principal *Residential Use*;

Must share the same driveway access as the principal *Residential Use*;

Must have a maximum *setback* of 30 m between the principal *dwelling unit* and *Accessory Dwelling Unit*;

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

Accessory Employee Residential

Regulation

Must be located in a *building* or *structure* that contains no other *uses* unless otherwise specified in this Bylaw.

Is permitted accessory to a *Farm* or *Intensive Agriculture use* only on *lots* classified as farm land under the *Assessment Act*.

Requires the following if accessory to an *Assembly Use*:

Must not exceed a *gross floor area* of 304.8 m^2;

Minimum *site area* of 700.0 m^2;

Minimum separation from the *Assembly Use* of 30.0 m.

Accessory Personal Care Residential

Regulation

Must be located in a *mobile home* that is restrained from moving but not anchored to a permanent foundation.

Must be located on a *lot* with a minimum *lot area* of 0.4 ha.

Agricultural Market

Regulation

Must not exceed a *Gross Floor area* of 225 m^2.

May include the sale of the following non-agricultural products:

Snacks and drinks;
Souvenirs;
Handicrafts;
Gardening materials or supplies.

Non-agricultural products sales must not exceed a floor area of 75 m^2.

Must be *setback a minimum* of 20.0 m from any *lot line*.

Apartment Residential

Regulation
Must include a *Common Amenity and Recreation Facility* with minimum area of 200.0 m^2 for each *building*.

Must provide a common entrance at ground level for at least (2) *dwelling units*.

Artisan-Craft Workshop

Regulation
Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building* or *structure* that is separate from the *dwelling unit*.

Buildings or *structures* for operation of machinery exceeding two (2) horsepower must conform to the following minimum *setbacks*:

Regulation	Requirement
Setback – All *Lot Lines*	30.0 m
Setback – *Zone* Boundary	60.0 m

Buildings or structures vented by exhaust fans must conform to the following minimum *setbacks*:

Regulation	Requirement
Setback – All *Lot Lines*	30.0 m
Setback – *Zone* Boundary	60.0 m

May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

May include one (1) *accessory building or structure* with maximum *gross floor area* of 7.43 m^2 and *height* of 4.0 m for the purpose of spraying, glazing, firing or for other similar uses.

Must not involve *Outdoor Storage*.

Bed and Breakfast

Regulation

Must be located within a *dwelling unit*.

Must be located on a *lot* with a minimum *lot area* of 600.0 m^2.

Must not exceed three (3) rented rooms.

Must not exceed twenty one (21) consecutive days of accommodation by an individual or group.

Must be operated by a resident of the *dwelling unit*.

Must not include *cooking facilities* or food storage in the room or rooms being rented.

May include one (1) non-illuminated sign for *Advertising* with maximum area of 3.0 m^2.

Campground

Regulation

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

May include *accessory buildings or structures* required for operation of the *campground*.

May Include associated leisure facilities but not *Amusement Parks* or *Outdoor Recreation*.

Must not exceed a *density* of 40 *camping lots* per ha of *useable land*.

Must have a minimum area of 130.0 m^2 per *camping lot* unless otherwise specified in this Bylaw.

The storage of unoccupied *recreational vehicles* on a *camping lot* must not exceed 90 days in duration.

No *structures* are permitted on *camping lots* unless otherwise specified in this Bylaw.

Must have at least one (1) graded, dust- and mud-free vehicle parking space on each *camping lot*.

Cottage Industry

Regulation

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within a *building* separate from the *dwelling unit*.

Must not exceed one (1) cottage industry per *lot*.

Must be located within an *accessory building or structure* with a maximum *gross floor area* of 140.0 m^2.

May include an accessory office and *Accessory Retail* use with maximum aggregate *gross floor area* of 50.0 m^2.

May include accessory indoor storage with maximum *gross floor area* of 18.6 m^2.

May include *Accessory Retail* of products produced on the *lot*.

May include *Accessory Retail* of products not produced on the *lot* if customers do not enter the *lot*.

May include two (2) advertising signs with maximum aggregate area of 4.5 m^2 per *lot*.

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
Setback – Front	50.0 m
Setback – Exterior-Side	40.0 m
Setback – Interior-Side	40.0 m
Setback – Rear	40.0 m

Must not employ more than two (2) persons in addition to the resident.

Must not involve *Outdoor Storage*.

Equipment Shop

Regulation

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building* separate from the *dwelling unit*.

Is not permitted on a *lot* with a *lot area* less than 2.0 ha.

Must not exceed a *gross floor area* of:

450.0 m^2 with a *lot area* larger than 4.0 ha;

280.0 m^2 with a *lot area* larger than 2.0 ha and smaller than or equal to 4.0 ha.

May involve *Outdoor Storage* of *vehicles* and moveable equipment to a maximum area of 2,000.0 m^2.

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
Setback – Front	50.0 m
Setback – Exterior-Side	40.0 m
Setback – Interior-Side	40.0 m
Setback – Rear	40.0 m

Farm

Regulation

Livestock production must be located on a lot with a minimum *lot area* of 1.0 ha.

Minimum *setbacks* for all *buildings* and *structures* not associated with the keeping of *livestock:*

Regulation	Requirement
Setback – Residential Use	3.0 m
Setback – Well or Watercourse	12.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of *livestock* except swine or fur-bearing animals:

Regulation	Requirement
Setback – Front	60.0 m
Setback – Exterior-Side	60.0 m
Setback – Interior-Side	30.0 m
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
Setback – Front	60.0 m

	80.0 m – swine manure
Setback – Exterior-Side	60.0 m
Setback – Interior-Side	30.0 m 50.0 m – swine manure
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

Film Production Facility

Regulation

Production activity must be undertaken on a permanent or ongoing basis on the *lot*.

Must have physical facilities other than temporary sets to be used in film production.

May include*:*

Filming within sound stages, indoor arenas, or similar *buildings or structures*, or outdoor filming;

Training, or keeping of horses or other herbivorous hoofed animals used for film production purposes;
The use of other animals for film production purposes;

Facilities where meals, conferences, seminars, or training courses associated with film production are delivered;

Facilities that are accessory to a *Film Production Facility*.

Golf Course

Regulation

May include *accessory buildings or structures* necessary for operation of the golf course.

An *accessory retail* pro shop must not exceed a *gross floor area* of 50.0 m^2.

Requires *screening* sufficient to protect the public from errant golf shots where the golf course adjoins a *highway*.

Height Exemptions

Regulation

Height Exemptions:

REGULATION		REQUIREMENT
Use* or *zone	***Building or Structure***	**Part of a *Building or Structure* exempt from maximum *Height***
Residential	*Single Detached Dwelling*	Chimneys and similar features. Communication equipment. Mechanical equipment.
Multi-Family *Residential*	*Principal*	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
Farm	*Principal*	All
Intensive Agriculture	*Principal*	All
Civic use	*Principal*	All
Public Utilities	*Principal*	All
All other *non-residential uses*	*Principal*	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
Assembly	*Principal*	Religious symbols
All *zones*	*Accessory*	Flag Poles. Retaining Walls. Utility and lighting poles. Communication equipment.

Home Occupation

Regulation

Must be located within a *dwelling unit*.

Must not exceed a *gross floor area* of 50.0 m^2 or 33% of the *dwelling unit*, whichever is greater.

Must not employ more than two (2) persons who are not residents of the *lot*.

Must not involve the storage or use of any flammable or explosive materials.

May include *Advertising* signage with a maximum area of 1.0 m^2.

May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

Intensive Agriculture

Regulation

Is only permitted within the Agricultural Land Reserve.

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of Poultry, or Mushrooms:

Regulation	Requirement
Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of fur-bearing animals or swine:

Regulation	Requirement
Setback – Front	80 m
Setback – Exterior-Side	80 m
Setback – Interior-Side	50 m
Setback – Rear	50 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
Setback – Front	60.0 m 80.0 m – swine manure
Setback – Exterior-Side	60.0 m

Setback – Interior-Side	30.0 m 50.0 m – swine manure
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

Kennel

Regulation

Must be located on a *lot* with a minimum *lot area* of 2.0 ha.

Must be *setback* a minimum of 30.0 m from any *lot line* if enclosed with walls.

Must be *setback* a minimum of 50.0 m from any *lot line* if not enclosed with walls.

Must not exceed a *lot coverage* of 10%.

Must not exceed fifty (50) domestic animals at one time.

Medium Density Multi-Family Residential

Regulation

Must have individual exterior access for each *dwelling unit*.

Natural Camping Ground

Regulation

Must not include *buildings*, *structures*, or service connections.

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

Open Deck

Regulation

Must be raised at least 200.0 mm above the adjacent *grade*.

May have a roof.

May have *screening* to a maximum *height* of 1.5 m above the deck.

Must not be enclosed by walls, or windows.

Must not be attached to a *recreational vehicle* or *park model trailer*.

Open Space

Regulation
Must be free of *buildings*, *structures*, *highways*, *strata access routes* and parking areas.

Must be greater than 6.0m in each dimension.

Must not be located within any required setback or buffer areas.

Outdoor Storage

Regulation
Must be associated with a *principal use.*

Must be located on the same *lot* as the *principal use* or on adjoining *lots.*

Pet Cemetery

Regulation
Minimum *setbacks* for all *buildings* and *structures* and the use of land associated with the interment of *Domestic Household Pet* remains:

Regulation	Requirement
Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Pet Disposal

Regulation
Minimum *setbacks* for all *buildings* and *structures* and the use of land associated with the disposal of *Domestic Household Pet* remains:

Regulation	Requirement

Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Produce Sales

Regulation

May include one (1) *accessory building or structure* with maximum *gross floor area* of 80.0 m^2.

May include *Advertising* signage

River Rafting Terminus

Regulation

Must not exceed two (2) *structures*.

Must not exceed a *gross floor area* of 230.0 m^2.

Must include washroom and changing room facilities.

Secondary Suite

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

Storage Shed

Regulation
Must not exceed a *gross floor area* of 20.0m^2.

Must not exceed a *height* of 3.0m.

Temporary Commercial Amusement

Regulation
Must not exceed two (2) weeks in duration.

Must not exceed two (2) occurrences on the same *lot* per year.

Temporary Tourist Accommodation

Regulation
Must not exceed thirty (30) consecutive days of accommodation for any individual or group.

Tourist Accommodation

Regulation
Must be contained within one or more detached buildings containing *dwelling units* or *sleeping units* designed for and intended to be occupied temporarily by the travelling public.

May include; dining facilities, an office, *Accessory Retail*, and amenities and service facilities for those accommodated on the *lot*.

Vehicle Recycling

Regulation
May include the storage of inoperable *vehicles* or *vehicle* components.

May include *Accessory Retail* of restored *vehicles* or *vehicle* components within a *building*.

Must not exceed five (5) operable *vehicles* stored on the *lot* at one time.

PART 5: GENERAL REGULATIONS

5.1 Permitted in All Zones

The following *uses*, *buildings* and *structures* are permitted in all *zones*:

Accessory buildings or structures

Civic uses

Highways

Public Utilities

5.2 Temporary Buildings and Structures

A temporary *building*, *structure*, or *manufactured home* may be used for *Residential Use* on a *lot* where a building official has issued a building permit for the construction, repair or alteration of a principal building or structure in accordance with the Building Bylaw.

The period of *use* must not exceed the period of validity of the building permit issued for the *principal building* or *structure*. Or the completion of the building permit, whichever comes first.

The temporary *building*, *structure*, or *manufactured home* must be removed within two (2) weeks of the expiration of the building permit issued for the *principal building* or *structure*.

5.3 Size, Shape, and Siting of Buildings

Unless otherwise specified in this Bylaw, one (1) or more *buildings* may be located on a *lot*;

Where two or more *setbacks* are specified for a *use, building or structure*, the greater *setback* applies unless specifically stated otherwise;

Despite any other regulation of this Bylaw, all *buildings* and *structures* require a minimum *setback* of 4.5 m from the right-of-way of any public *highway*;

For a feature that does not constitute any part of the *gross floor area* of a *principal building*, the minimum *setbacks* required in this Bylaw for a *principal building* are reduced by the following distances:

Regulation	Requirement			
Feature	Maximum Setback Reduction			
	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Decorative Façade Feature	0.6 m	0.6 m	0.6 m	0.6 m
Eaves and eave support posts	1.2 m	1.2 m	0.6 m	1.2 m
Open Stairs	1.2 m	1.2 m	0.6 m	1.2 m
Porches	1.2 m	1.2 m	0.6 m	1.2 m

Despite other requirements in this Bylaw, the following minimum *setbacks* are permitted for the following *buildings* and *structures*:

Regulation	Requirement			
Building or Structure	Minimum Setback			
	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Flag Pole	0.0 m	0.0 m	0.0 m	0.0 m
Screening	0.0 m	0.0 m	0.0 m	0.0 m
Signage	0.0 m	0.0 m	0.0 m	0.0 m
Storage Shed	4.8 m	4.8 m	1.0 m	1.0 m
Swimming Pool (above *grade* or below *grade*)	4.8 m	4.8 m	1.0 m	1.0 m
Below grade structure (excluding swimming pools)	0.0 m	0.0 m	0.0 m	0.0 m
Retaining Wall less than 2.4m in height.	0.0 m	0.0 m	0.0 m	0.0 m

5.4 Minimum Site Area Exceptions

The minimum *site area* requirements of this Bylaw do not apply to the following:

Where a *lot* has been rendered inadequate in area to meet the minimum *site area* requirement due to widening of a *highway*; provided that

The *site area* of the *lot* is at least 90% of the required *site area*;

The *highway* was an existing right-of-way with a minimum width of 20.0 m prior to widening;

The *lot* conforms to all other requirements of the *Regional District* for the intended *use*.

5.5 Advertising Signage

Unless otherwise specified in this Bylaw, one (1) double sided *advertising* sign with a maximum area of 0.3m^2 may be located on a *lot*;

Sign area limits specified in this bylaw apply to each side of the sign and not to total sign area;

May only promote or identify an event, place, service or product produced or located on the same *lot;*

May be illuminated from a concealed light source but must not be flashing or animated;

Signage on a *lot* offered for sale or rent is limited to one (1) per *lot*;

Signage offering multiple *lots* for sale in a residential *subdivision* is limited to one (1) per *subdivision*;

Signage must not project over a *highway*.

5.6 Screening

Unless otherwise stated in this Bylaw:

Screening with maximum *height* of 2.0 m is permitted on all *lots*;

Screening with maximum *height* of 2.4 m is permitted behind the *front yard* on all *lots*;

Screening consisting of a Hedge or vegetation may exceed 2.4m in *height*;

Breaks in *screening* are permitted for pedestrian and *vehicle* access;

Where a *use* requires *screening*, the *screening* must be installed before the *use* is undertaken;

Required *screening* must have minimum *height* of 2.0 m and maximum *height* of 2.4 m unless otherwise stated in this bylaw;

Required *screening* must be maintained in good condition at all times;

Required *screening* must consist of either one or more of the following:

Hedge; or

Fence; or

Wall.

Screening is required to conceal the following *uses* along all *lot lines* adjoining a *Residential Use*:

Assembly;
Commercial*;*
Campground;
Industrial;
Resource Extraction;
Equipment Shops;
Outdoor Storage;
Outdoor Recreation;
Mini-Storage Facilities;
Tourist Accommodation.

Screening is required to conceal the following *uses* along all *lot lines* adjoining a Commercial *Use:*

Industrial;
Resource Extraction;
Equipment Shops.

Screening or a continuous, natural vegetated buffer of no less than 20m in width, is required to conceal *Film Production Facility* along all *lot lines.*

Screening is required to conceal Industrial *uses* from the following *highways*:

Hodgkin Road;

Lougheed Highway;

Malcolm Road;

River Road South;

Shook Road;

Stave Lake Road;

Sylvester Road.

5.7 Prohibited in All Zones

All *use* of land must conform to the permitted uses specified in the *zone* that applies to that land;

The following are prohibited in all *zones*:

The *use* of an *accessory building or structure* for *Residential Use, Temporary Tourist Accommodation* or overnight accommodation;

The keeping of a non-domestic carnivorous animal weighing more than 24.0 kg;

The keeping of a venomous reptile regardless of size;

The keeping of *livestock* in a *dwelling unit*;

The *use* of a *front yard* for required Off-Street Parking or Off-Street Loading;

A *use* located in part or whole within a tent or *recreational vehicle* or *park model trailer* except if specifically permitted in this Bylaw.

5.8 Subdivisions

All new *lots* created by *subdivision* must meet the minimum *lot area* required by the Subdivision Regulations of each *zone*.

A *subdivision* may create *lots* with more than one (1) *zone* designation provided that;

Within each new *lot*, all portions of each *zone* designation meet the minimum *lot area* required by the Subdivision Regulations of the *zone*.

Subdivision must not render an existing *use*, *building*, or *structure* as nonconforming to this Bylaw.

All new *lots* created by *subdivision* must meet the minimum servicing requirement or regulation of each *zone*.

Where required, all new *lots* created by *subdivision* must be connected to a *community sewer system.*

Where required, all new *lots* created by *subdivision* must be connected to a *community water system.*

5.9 Minimum Lot Area Exceptions

The minimum *lot area* requirements of this Bylaw do not apply to the following:

Where adjoining *lots* are consolidated;

Where the *lot* created is a common lot intended for use as a private highway pursuant to the regulations under the Land Title Act;

Where the *lot* created is solely for the use or operation of the following and the owner grants to the Regional District a covenant under s. 219 of the Land Title Act limiting the *use* of the *lot* accordingly:

Community Sanitary Sewer System;

Community Water System;

Public Utilities;

Civic uses;

Air or Marine Navigational Aid;

Communications System;

Community Gas Distribution System;

Electrical Substations or Generating Stations.

Boundary Adjustments that adhere to Boundary Adjustment provisions in *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1391, 2015*.

Where a *lot* existing at the time of adoption of this Bylaw is being subdivided into not more than two lots with one *lot* entirely on each side of:

a railway;

a *highway* existing at the time of adoption of this bylaw with a minimum right-of-way width of 20m;

a *public utility* with a minimum right-of-way width of 30.0 m;

a watercourse with an average width of 30m and a depth of 1.5m at the mean annual high water.

5.10 Zone Boundaries

Zone boundaries follow:

As shown on Schedule D – Zoning Map;

Lot lines;

Municipal boundaries;

Railways;

The centre line of *highways*;

The centre line of Watercourses;

Where a *zone* boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule D.

PART 6: OFF-STREET PARKING AND LOADING REGULATIONS

6.1 General Regulations

Off-Street Parking

Means a *use* providing parking spaces for the temporary storage of *vehicles*.

Excludes *Commercial Vehicle Parking and* overnight accommodation in vehicles.

Required spaces must be provided on the same *lot* as the *use* for which they are required, unless otherwise stated in this Bylaw.

Space required for Off-Street Loading cannot satisfy space required for Off-Street Parking and vice versa;

Space required for Off-Street Loading or Off-Street Parking must not be used for any purpose other than parking, loading, or unloading;

All space for Off-Street Loading or Off-Street Parking must have convenient access to a *highway*.

6.2 Calculation Rules

Where a *lot* contains more than one (1) *use*, the required number of Off-Street Loading or Off-Street Parking spaces must be the sum of the requirements for each *use*.

Where the calculation of permitted Required Off-Street Parking Spaces results in a fraction, the number of Off-Street Parking Spaces required shall be the whole number calculated.

6.3 Layout and Design Regulations

The following regulations apply to all Off-Street Parking spaces except those for *Single Detached Dwellings*, *Duplexes*, *Home Occupation*, *Produce Sales*, and parks:

Regulation	Requirement
Curb and Gutter	A concrete curb or gutter must be constructed to ensure vehicles access a parking lot from authorized routes
Driveway	The maximum number of permitted driveways is two (2);

	The minimum width of a driveway is 3.0 m and the maximum is 7.6 m;
Maneuvering Area	Vehicular maneuvers required to enter or exit a parking space must not occur on a *highway* right-of-way
Minimum *Setback – Front*	0.3 m
Minimum *Setback – Exterior-Side*	0.3 m
Surfacing and Marking	Spaces must be either hard surfaced or gravelled; Spaces must be clear of mud and dust at all times; Spaces must be clearly marked.

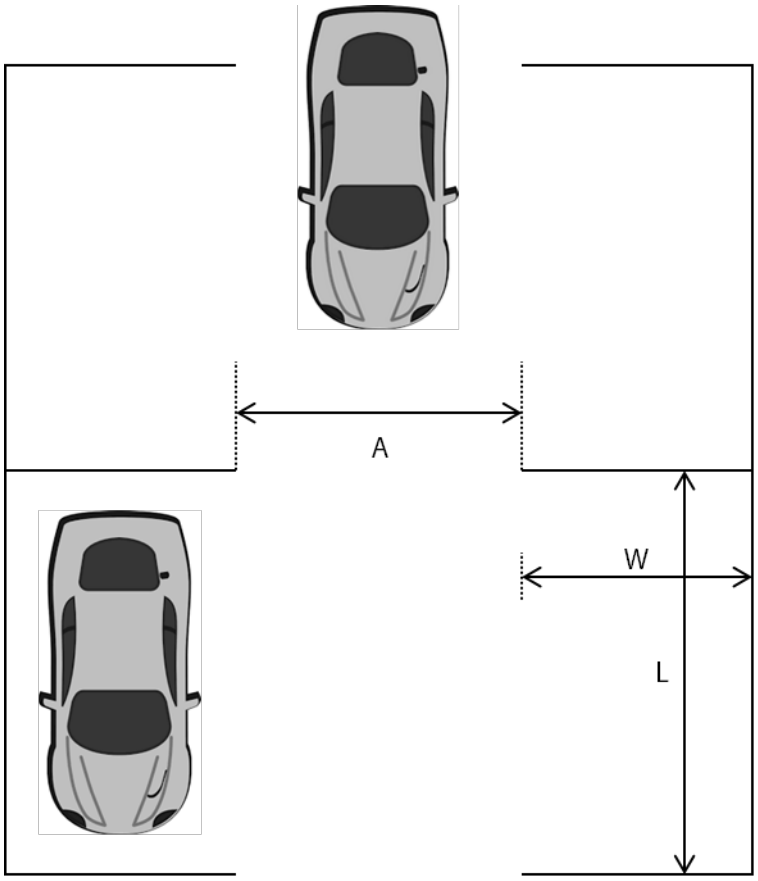
Parking spaces and areas must meet the following dimensions:

Parking Angle (°)	Width of Parking Space (W)	Length of Parking Space (L)	Driveway or Maneuvering Aisle Width (A)	Height or Vertical Clearance
90°	2.6 m	6.0 m	7.6 m	2.15 m
60°	2.6 m	6.0 m	5.5 m	2.15 m
55°	2.6 m	6.0 m	4.9 m	2.15 m
50°	2.6 m	6.0 m	4.5 m	2.15 m
45°	2.6 m	6.0 m	4.0 m	2.15 m
0°	2.6 m	7.3 m	3.5 m	2.15 m

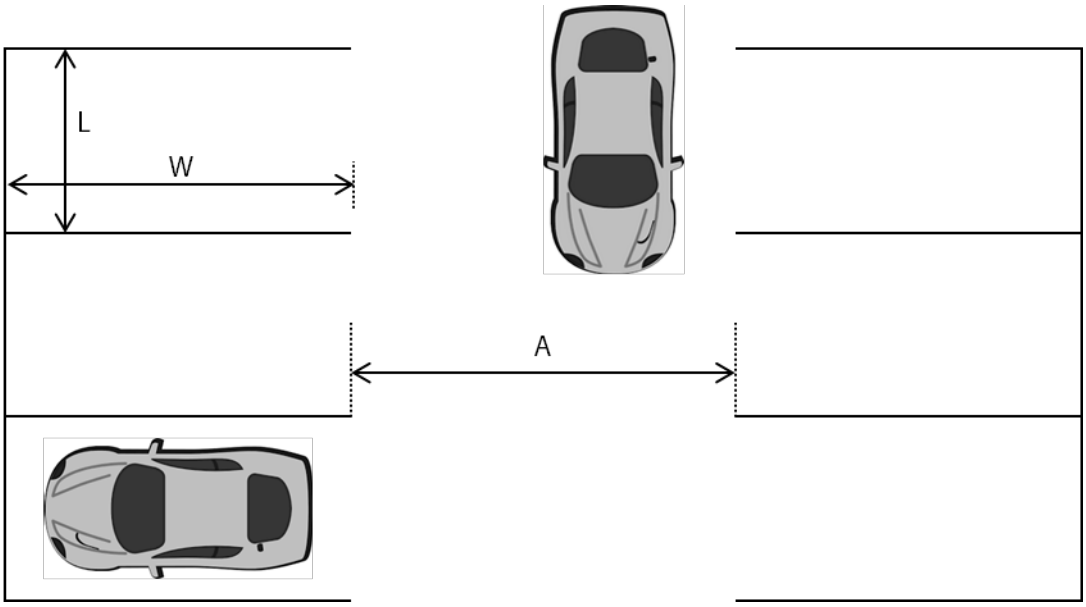
Where the width of a driveway or maneuvering aisle is 5.5 m or less, only one-way traffic is permitted;

The following diagrams illustrate parking space dimension requirements:

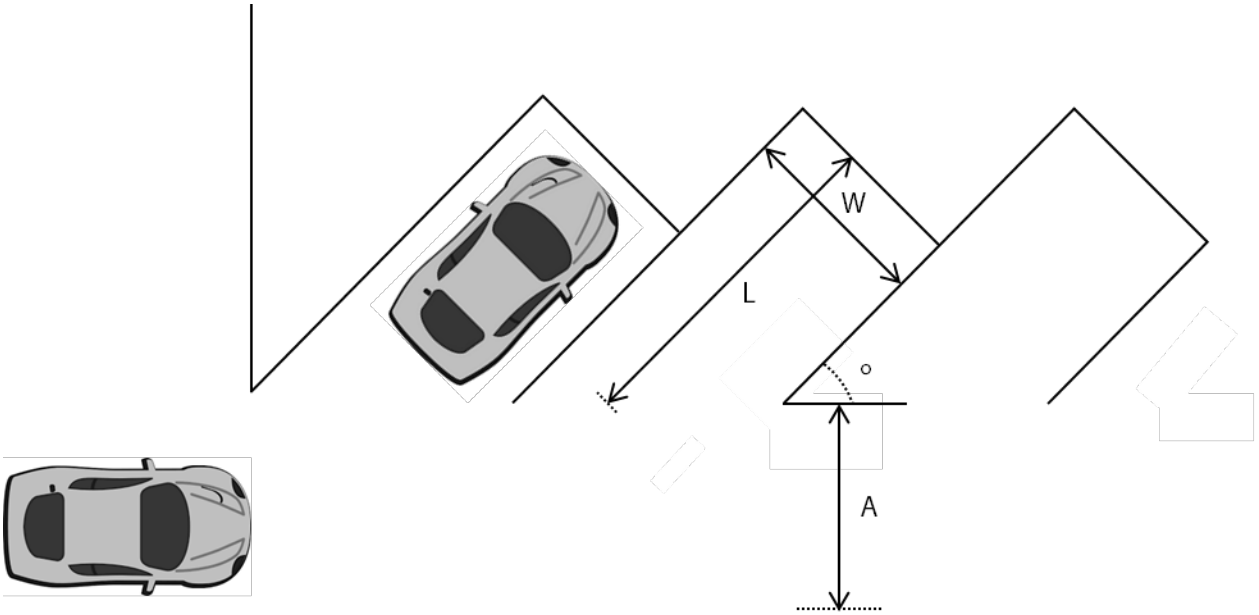
Parallel Parking (0°)



90° Parking



Angle Parking



6.4 Parking for Persons with Disabilities

All *Apartment Residential*, *Civic Use*, Commercial, and *Non-Residential Uses* must designate one (1) space or 4% of the required Off-Street Parking space, whichever is greater, for persons with physical disabilities;

Each space reserved for persons with physical disabilities must be:

At least 3.7 m in width;

Located as close as possible to the *building* entrance or *use*;

Clearly identified as such.

6.5 Required Off-Street Parking Spaces According to Use

Principle Use	Requirement
Residential	2 spaces per *Dwelling Unit*
Alcoholic Beverage Service, Food Service	1 space per 20.0 m^2 of gross floor area plus 1 space per 3 seats
Campground, Holiday Park	1 space per *lot* or site ; plus 1 space per 3 lots or sites to be provided in a visitor parking lot
Cemetery, Pet Cemetery	10 spaces
Commercial Mushroom Composting	1 space per 2 employees based on the greatest number of regular employees on a single shift; plus 1 space per 20.0 m^2 of gross floor area for retail; plus 1 space per vehicle belonging to the establishment
Film Production Facility	1 space per 2 employees plus 1 space per 10.0 m^2 of gross floor area plus 1.25 spaces per sleeping unit
General Commercial, Highway Commercial	2 spaces per 35.0 m^2 of *gross floor area*
General Industrial, *Heavy Industrial*, *Resource Extraction*	2 spaces per 200.0 m^2 of *gross floor area*
Golf Course	3 spaces per tee; plus 1 space per 2 employees
Golf Course driving range	1 space per tee; plus 1 space per 2 employees
Laundromat	1 space per 3 laundry machines
Manufactured Home Park	2 spaces per *manufactured home lot*; plus 1 space per 4 manufactured homes to be provided in a visitor parking lot
Marina	1 space per 2 boat berths; plus 1 space per 2 employees
Mini-Storage Facility	1 space per 15 storage units
Neighbourhood grocery or retail	4 spaces or 1 space per 15.0 m^2 of *gross floor area* for retail (whichever is greater)
Offices, dental or medical, and clinics	3 spaces per 100 m^2 of *gross floor area*

Offices, multi-tenant	1 space per 30.0 m^2 of *gross floor area*
Outdoor Recreation	10 spaces or 1 space per 3 customer capacity (whichever is greater)
Place of Worship	1 space per 5 seats
Private Holiday Resort	1 space per *lot* plus 1 guest space per lot
River Rafting Terminus	20 spaces
Service Station	1 space per 2 employees; plus 2 spaces per service bay
Tourist Accommodation	1.25 spaces per *dwelling unit* or *sleeping unit* plus 1 space per 3 seats in an associated *Food Service* Use
Accessory Use	**Requirement**
Accessory Dwelling Unit	2 spaces
Secondary Suite	2 spaces which may be tandem
Residential	1 space per *Dwelling Unit*
Accessory Retail	1 space per 20.0 m^2 of *gross floor area*
Agricultural Market	1 space per 20.0 m^2 of *gross floor area*
Bed and Breakfast	1 space per guest room
Boarding	1 space per boarder
Cottage Industry, Artisan-Craft Workshop, Equipment Shop	1 space per 20.0 m^2 of *gross floor area*; plus 1 space per 20.0 m^2 of *gross floor area* for retail
Home Occupation	1 space per non-resident employee; plus 1 space
Produce Sales	3 spaces per 20.0 m^2 of area

6.6 Off-Street Loading Space Regulations

Off-Street Loading

Means a *use* providing for the loading needs generated by a Permitted Use on the same *lot*.

All *uses* involving the receipt or delivery of goods or materials by vehicles must be provided with Off-Street Loading space subject to the following requirements:

One (1) space is required per 1,855.0 m^2 of *gross floor area* or *site area* in the case of a use not involving a building;

Each Off-Street Loading space and all vehicle access must be hard surfaced or gravelled in order to render the *Off-Street Loading* free from mud or dust at all times;

Each Off-Street Loading space requires a minimum area of 35.0 m^2 and minimum width of 3.0 m and minimum vertical clearance of 4.25 m;

Each Off-Street Loading space requires convenient vehicle access to a public *highway*.

PART 7: RURAL ZONES

7.1

RURAL 1	R-1

Intent

The Rural 1 (R-1) zone is for rural *Residential Uses* on *lots* at least 2.0 ha in *lot area*.

7.1.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Golf Course;

Intensive Agriculture (excluding Electoral Area D);

Kennel (excluding Electoral Area D);

Resource Extraction (excluding Electoral Area D);

Cannabis Production Facility (excluding Electoral Area D).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

Boarding;

Artisan-Craft Workshop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.1.2 Site-Specific Uses

None.

7.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*;	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	9.0 m

7.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 3.0 m^2 per *lot*.

7.2

RURAL 2	R-2

Intent

The Rural 2 (R-2) zone is for rural *Residential Use* on *lots* at least 2.0 ha in *lot area*.

7.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.2.2 Site-Specific Uses

None.

7.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	30%

7.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.2.5 Conditions of Use

None.

7.3

RURAL 3	R-3

Intent

The Rural 3 (R-3) zone is for rural *Residential Use* on *lots* at least 4.0 ha in *lot area*.

7.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Institutional (*excluding Electoral Areas C,F, and G);

*Golf Course (*excluding Electoral Areas C,F, and G);

Resource Extraction (excluding Electoral Areas C, F, and G);

*Cannabis Production Facility (*excluding Electoral Areas D, E, H and F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

*Bed and Breakfast (*excluding Electoral Areas C,F, and G);

Boarding;

Cottage Industry (excluding Electoral Area D);

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.3.2 Site-Specific Uses

None.

7.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit* None – *Farm Use*
Maximum *Lot Coverage*	30% - Electoral Areas C,F and G

7.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

7.3.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.4

RURAL 4	R-4

Intent

The Rural 4 (R-4) zone is for rural *Residential Use* on *lots* at least 8.0 ha in *lot area*.

7.4.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Resource Extraction;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.4.2 Site-Specific Uses

None.

7.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	30%

7.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

7.4.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.5

RURAL 5	R-5

Intent

The Rural 5 (R-5) zone is for rural *Residential Use*, *Farm*, *Resource Extraction*, and *Outdoor Recreation* on *lots* at least 8.0 ha in *lot area*.

7.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Cemetery;

Kennel;

Natural Camping Ground;

Outdoor Recreation;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.5.2 Site-Specific Uses

None.

7.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* on a *lot* with a *lot area* greater than 0.4 ha
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 2.0 ha
Maximum *Density – Natural Campground*	Five (5) camping sites per ha. Maximum twenty (20) camping sites per lot.
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	12.0 m 9.0 m – *Accessory Dwelling Unit*
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 1.0 ha – *Cottage Industry* 2.0 ha – *Equipment Shop* 2.0 ha – *Natural Camping Ground* 4.0 ha – *Outdoor Recreation* 4.0 ha – *Kennel*

7.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

7.5.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.6

RURAL 6	R-6

Intent

The Rural 6 (R-6) zone is for *Resource Extraction* on large *lots*.

7.6.1 Permitted Uses

The following *principal uses* are permitted:

Resource Extraction;

Log Storage;

Moorage;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

None.

7.6.2 Site-Specific Uses

None.

7.6.3 Development Regulations

Subject	Requirement or Regulation
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m

Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

7.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

7.6.5 Conditions of Use

None

7.7

RURAL 7	R-7

Intent

The Rural 7 (R-7) zone is for rural *Residential Use*, *Farm Use*, and *Resource Extraction*, on *lots* at least 2.0 ha in *lot area*.

7.7.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Resource Extraction;

Farm;

Assembly;

Cannabis Production Facility.

*Natural Camping Ground (*Electoral Area A only)

Cemetery (Electoral Area A only)

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.7.2 Site-Specific Uses

None.

7.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m 50.0 m – *Cottage Industry* 50.0 m – *Equipment Shop*
Minimum *Setback – Exterior-Side*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Minimum *Setback – Interior-Side*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Minimum *Setback – Rear*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Maximum *Height*	12.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	20% - *Assembly Use*
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 1.0 ha - *Cottage Industry* 2.0 ha - *Equipment Shop* 2.0 ha - *Accessory Employee Residential*

	2.0 ha - *Assembly Use* 4.0 ha - *Kennel*

7.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.7.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.8

RURAL RECREATION	REC

Intent

The Rural Recreation (REC) zone is for *Residential Use*, *Farm*, and *Outdoor Recreation* on large *lots*.

7.8.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Outdoor Recreation;

Tourist Accommodation;

Vacation Resort.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Artisan-Craft Workshop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.8.2 Site-Specific Uses

None.

7.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m 9.0 m – *Accessory Dwelling Unit* 6.1 m – *accessory building or structure*
Maximum *Gross Floor Area*	28.0 m^2 – *Tourist Accommodation* within a cabin

7.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

7.8.5 Conditions of Use

Screening:

Screening is required where the REC *zone* adjoins a *Residential zone*.

7.9

RURAL RESOURCE	RR

Intent

The Rural Resource (RR) zone is intended for *Residential Use*, *Farm*, and *Resource Extraction* on lots 32 ha or larger.

7.9.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Intensive Agriculture (*excluding Electoral Areas D, E and H);

Outdoor Recreation;

*Assembly (*Electoral Area B only*)*;

Kennel;

Cemetery;

Resource Extraction;

*Cannabis Production Facility (*Electoral Area B only*)*;

Airport.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Cottage Industry;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.9.2 Site-Specific Uses

None.

7.9.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	9.0 m – *Accessory Dwelling Unit*

7.9.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	32.0 ha

7.9.5 Conditions of Use

None

PART 8: AGRICULTURAL ZONES

8.1

AGRICULTURAL 1	AG-1

Intent

The Agricultural 1 (AG-1) zone is for *Farm* and *Residential Use* on *lots* at least 4.0 ha in *lot area*.

8.1.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Intensive Agriculture;

Kennel;

Resource Extraction.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

8.1.2 Site-Specific Uses

None.

8.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m 9.0 m – *Accessory Dwelling Unit*

8.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

8.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *highway* adjoining a *lot*.

Accessory Employee Residential:

Must be accessory to a *Farm* or *Intensive Agriculture*.

8.2

AGRICULTURAL 2	AG-2

Intent

The Agricultural 2 (AG-2) zone is for *Farm Use* and *Residential Use* on *lots* at least 4.0 ha in *lot area*.

8.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Intensive Agriculture;

Kennel;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

8.2.2 Site-Specific Uses

None.

8.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	40% (excluding greenhouses) 60% (including greenhouses)

8.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

8.2.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm* or *Intensive Agriculture*.

8.3

AGRICULTURAL 3	AG-3

Intent

The Agricultural 3 (AG-3) zone is for *Farm*, *Residential Use*, *Resource Extraction*, and recreation on *lots* at least 8.0 ha in *lot area*.

8.3.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Intensive Agriculture;

Resource Extraction;

Outdoor Recreation;

Temporary Commercial Amusement (Electoral Areas C and B only)

Golf Course;

Cannabis Production Facility (excluding Electoral Area D).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Cottage Industry;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

8.3.2 Site-Specific Uses

None.

8.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Gross Floor Area*	30.0 m^2 - *Produce Sales*
Maximum *Height*	10.0 m – *Residential* 9.0 m – *Accessory Dwelling Unit*

8.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

8.3.5 Conditions of Use

None.

8.4

AGRICULTURAL 4	AG-4

Intent

The Agricultural 4 (AG-4) zone is for *Farm Use* and *Residential Use* on *lots* at least 16.0 ha in *lot area*.

8.4.1 Permitted Uses

The following principal uses are permitted:

Farm;

Residential;

Intensive Agriculture;

Kennel;

Cannabis Production Facility (excluding Electoral Area F).

The following accessory uses are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Home Occupation;

Cottage Industry;

Agricultural Market;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

8.4.2 Site-Specific Uses

None.

8.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Lot Coverage*	40% (excluding greenhouses) 60% (including greenhouses)
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*

8.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

8.4.5 Conditions of Use

None.

8.5.

AGRICULTURAL 5	AG-5

Intent

The Agricultural 5 (AG-5) zone is for *Farm*, *Residential Use*, and recreation on *lots* at least 8.0 ha in *lot area*.

8.5.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Golf Course;

Kennel;

Outdoor Recreation;

Resource Extraction.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

8.5.2 Site-Specific Uses

None.

8.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Gross Floor Area*	46.5 m^2 *Produce Sales*
Maximum Height	9.0 m – *Accessory Dwelling Unit*

8.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

8.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 0.27m^2 per *highway* adjoining a *lot*.

PART 9: RESIDENTIAL ZONES

9.1

ALPINE RESIDENTIAL 1	ALP-1

Intent

The Alpine Residential 1 (ALP-1) zone is for seasonal or year-round *Residential Use*.

9.1.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Holiday Home.

The following *accessory uses* are permitted:

Home Occupation.

9.1.2 Site-Specific Uses

None.

9.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Holiday Home*	One (1) *dwelling unit* or *Holiday Home* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	7.6 m

9.1.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.4 ha

9.1.5 Conditions of Use

None.

9.2

ALPINE RESIDENTIAL 2	ALP-2

Intent

The Alpine Residential 2 (ALP-2) zone is for seasonal or year-round *Residential Use*.

9.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Holiday Home;

Temporary Tourist Accommodation.

The following *accessory uses* are permitted:

Bed and Breakfast;

Home Occupation.

9.2.2 Site-Specific Uses

None.

9.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Holiday Home*	One (1) *dwelling unit* or *Holiday Home* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	35%

9.2.4 Subdivision Regulations

Subject	Regulation or Requirement

Minimum *Lot Area*	700 m^2
Minimum Servicing	*lots* less than 1 ha - *community sanitary sewer system* and *community water system*

9.2.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

9.3

ALPINE RESIDENTIAL 3	ALP-3

Intent

The Alpine Residential 3 (ALP-3) zone is for seasonal or year-round *Residential Use* and *Temporary Tourist Accommodation*.

9.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Duplex;

Temporary Tourist Accommodation.

The following *accessory uses* are permitted:

Bed and Breakfast;

Home Occupation.

9.3.2 Site-Specific Uses

None.

9.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or* Two (2) *dwelling units* in a *Duplex* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	35%

9.3.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	820 m^2
Minimum Servicing	*lots* less than 1.0ha - *community sanitary sewer system* and *community water system*

9.3.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

9.4

ALPINE RESIDENTIAL 4	ALP-4

Intent

The Alpine Residential 4 (ALP-4) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

9.4.1 Permitted Uses

The following *principal uses* are permitted:

Duplex;

Medium Density Multi-Family Residential;

Temporary Tourist Accommodation.

The following *accessory uses* are permitted:

None.

9.4.2 Site-Specific Uses

None.

9.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	Two (2) *dwelling units* in one (1) *Duplex* per *lot* or Six (6) *dwelling units* per *lot* in a single *building* - *Medium Density Multi-Family Residential*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Minimum *Setback – Between Buildings*	7.0 m
Maximum *Height*	14.0 m
Maximum *Lot Coverage*	35%

9.4.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	1000 m^2
Minimum Servicing	*lots* less than 2.0ha – *community sanitary sewer system* and *community water system*

9.4.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

9.5

ALPINE RESIDENTIAL 5	ALP-5

Intent

The Alpine Residential 5 (ALP-5) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

9.5.1 Permitted Uses

The following *principal uses* are permitted:

Apartment Residential;

Medium Density Multi-Family Residential;

Temporary Tourist Accommodation.

The following *accessory uses* are permitted:

None.

9.5.2 Site-Specific Uses

None.

9.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* per 112.0 m^2 of *lot area* to a maximum of 60 *dwelling units*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback* – Between Buildings	7.6 m
Maximum *Height*	18.0 m
Maximum *Lot Coverage*	35%
Minimum *Gross Floor Area*	40.0 m^2 per *dwelling unit*
Maximum *Gross Floor Area*	100.0 m^2 per *dwelling unit*
Minimum Servicing – *principal uses*	*community sanitary sewer system* and *community water system*

9.5.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.5 ha
Minimum Servicing	*lots* less than 2.0 ha - *community sanitary sewer system* and *community water system*

9.5.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

9.6

MANUFACTURED HOME PARK	MHP

Intent

The Manufactured Home Park (MHP) zone is intended for *Manufactured Home Parks*.

9.6.1 Permitted Uses

The following *principal uses* are permitted:

Manufactured Home Park;

Residential use of *manufactured homes*.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation.

9.6.2 Site-Specific Uses

None.

9.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	Twenty (20) *manufactured homes* per ha
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *manufacture home park*
Minimum *Site Area*	2.0 ha – *Manufactured Home Park* 348.0 m^2 - *single-wide manufactured home* site 418.0 m^2 - *double-wide manufactured home* site
Minimum *manufactured home* site width	12.0 m
Minimum *Setback – Front*	4.6 m
Minimum *Setback* – Between *Manufactured Homes*	6.0 m
Minimum *Setback – Exterior-Side*	4.6 m
Maximum *Height*	7.6 m

9.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	348.0m^2

9.6.5 Conditions of Use

Manufactured Home Park:

Requires *Common Amenity and Recreation Facilities* with a *gross floor area* of at least 111.5 m^2 plus 0.9 m^2 for each *manufactured home* in excess of 30, to provide social or recreational opportunities to residents, if including thirty (30) or more *manufactured homes*;

Must not involve the commercial sale of *manufactured homes*;

Open Space:

At least 1000m^2 per ha must be reserved for *open space;*

Must not contain *buildings* or *structures* other than playgrounds;

Signs are permitted for the following:

Indicating the name of a *Manufactured Home Park* and the sale of *lots* to a maximum area of 3.7 m^2 at the main entrance.

Indicating the name of the occupant and address of a *manufactured home* on each *lot*;

Indicating *Common Amenity and Recreation Facilities* services within the *Manufactured Home Park*;

Indicating the vehicular entrance and exit of the *Manufactured Home Park*;

Providing pedestrian and vehicular directional and regulatory information;

Landscaping:

Is required for all areas of a *Manufactured Home Park* not occupied as a *manufactured home* site or by an *accessory residential dwelling unit*, or used as a required off-street parking area or *common amenity and recreation facility*;

9.7

PRIVATE RESIDENTIAL DEVELOPMENT 1	PRD-1

Intent

The Private Residential Development 1 (PRD-1) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.7.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development.

The following *accessory uses* are permitted:

None.

9.7.2 Site-Specific Uses

None.

9.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density*	One (1) *dwelling unit* per 0.4 ha
Minimum *Site Area*	2.0 ha – *Private Residential Development*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	2.1 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback* – Between *Buildings*	4.2 m
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures* per *lot*
Maximum *Height*	10.0 m – *principal buildings* 5.0 m – *accessory buildings or structures*

9.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	no minimum

Minimum Servicing	*lots* equal to or greater than 2000m^2 - *community water system* *lots* less than 2000m^2 - *community sanitary sewer system* and *community water system*

9.7.5 Conditions of Use

Screening:

All areas for storage, garbage disposal, or septic disposal require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

A buffer area with a minimum width of 6.0 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except *highways or* driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

Open Space:

At least 1000m^2 per ha of the *Private Residential Development* must be *open space;*

Signage:

Is not permitted within the PRD-1 zone.

9.8

PRIVATE RESIDENTIAL DEVELOPMENT 2	PRD-2

Intent

The Private Residential Development 2 (PRD-2) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.8.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development.

The following *accessory uses* are permitted:

Home Occupation.

9.8.2 Site-Specific Uses

None.

9.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m – *principal building* 5.0 m – *accessory buildings or structures* 12.0 m – amenity *buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *principal building*
Maximum *Gross Floor Area*	45.0 m^2 - *accessory building*
Maximum *Lot Coverage*	40%

9.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	575.0 m^2
Minimum Servicing	*Community sanitary sewer system* and *community water system*

9.8.5 Conditions of Use

Amenity *buildings* and *structures* require the following minimum *setbacks*:

9.0 m from any *lot line*;

6.0 m from any *lot line* if the *structure* is an entrance gate or fountain;

Common Amenity and Recreation Facilities:

Are required, with a minimum area of 1000m^2 per ha of the *Private Residential Development;*

Dwelling Units:

Require a minimum width of 6.0 m;

Screening:

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development;*

All areas for storage, garbage disposal, or *community sanitary sewer systems* require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of the *Private Residential Development*.

9.9

PRIVATE RESIDENTIAL DEVELOPMENT 3	PRD-3

Intent

The Private Residential Development 3 (PRD-3) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.9.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation.

9.9.2 Site-Specific Uses

None.

9.9.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling*
Minimum *Site Area*	4.0 ha – *Private Residential Development*
Minimum *Setback – Front*	4.0 m – *dwelling unit* 6.0 m – garages 2.0 m – porches and verandas
Minimum *Setback – Interior-Side*	2.0 m – *dwelling unit*
Minimum *Setback – Rear*	7.6 m – *dwelling unit* 4.0 m – garages 3.0 m – porches and verandas
Minimum *Setback – Exterior-Side*	3.5 m – *dwelling unit* 3.5 m – garages 2.0 m – porches and verandas

Maximum *Height*	10.0 m – *dwelling unit* 5.0 m – *accessory buildings or structures* 12.0 m – amenity *buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *dwelling unit*
Maximum *Gross Floor Area*	45.0 m^2 - *accessory building or structures*
Maximum *Lot Coverage*	45%

9.9.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	370.0 m^2
Minimum Servicing	*Community sanitary sewer system* and *community water system*

9.9.5 Conditions of Use

Common Amenity and Recreation Facilities:

Must be provided for the exclusive *use* of residents of the *Private Residential Development* and their guests;

Must be a minimum area of 2000m^2 per ha of the *Private Residential Development*

Must include a minimum indoor area of 2.0 m^2 per *lot*;

May Include:

Clubhouses or recreation *buildings*;

Outdoor recreation facilities;

Storage areas;

Special feature *structures*;

Open space;

Excludes buffer areas and utility *buildings*;

Common amenity *Buildings* and *Structures* require the following minimum *setbacks*:

9.0 m from any *lot line*;

6.0 m from any *lot line* if the *structure* is an entrance gate or fountain;

2.0 m from any *lot line* if the *building* or *structure* is less than 20.0 m^2 in *gross floor area*;

Dwelling Units:

Require a minimum width of 6.0 m;

Accessory Employee Residential:

Is limited to one (1) *dwelling unit* a *single detached dwelling* within a *Private Residential Development*;

Is only permitted within a *Private Residential Development* with at least 80 *dwelling units*;

Must be accessory to the operation of the *Common Amenity and Recreation Facilities* of the *Private Residential Development*;

Screening:

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

All areas for storage, garbage disposal, or *community sanitary sewer systems* require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of the *Private Residential Development*.

9.10

PRIVATE RESIDENTIAL DEVELOPMENT 4	PRD-4

Intent

The Private Residential Development 4 (PRD-4) zone is for *Multi-Family Resort Residential Use* that offers private resort or outdoor recreational amenities.

9.10.1 Permitted Uses

The following *principal uses* are permitted:

Multi-Family Resort Residential.

The following *accessory uses* are permitted:

None.

9.10.2 Site-Specific Uses

None.

9.10.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* per 140.0 m^2 of *lot area* to a maximum of 25 *dwelling units* per *lot*
Minimum *Setback – Front*	7.6 m – *principal building* 4.6 m – *accessory buildings or structures*
Minimum *Setback – Exterior-Side*	7.6 m – *principal building* 4.6 m – *accessory buildings or structures*
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	15.0 m – *principal building* 5.0 m – *accessory buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *principal building*
Maximum *Gross Floor Area*	45.0 m^2 per *lot* - *accessory buildings or structures*
Maximum *Lot Coverage*	30%

9.10.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha
Minimum Servicing	*Community sanitary sewer system* and *community water system*

9.10.5 Conditions of Use

Common Amenity Areas:

Must be provided for *Multi-Family Resort Residential buildings*;

Require a minimum area of 200.0 m^2;

Private Amenity Areas:

Must be provided for each *dwelling unit*;

Require a minimum area of 5.0 m^2 for each *dwelling unit*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of a *Multi-Family Resort Residential* development.

9.11

RESIDENTIAL AND RECREATIONAL ASSEMBLY	RRA

Intent

The Residential and Recreational Assembly (RRA) zone is for a range of *Residential*, *Tourist Accommodation*, and recreational *uses*.

9.11.1 Permitted Uses

The following *principal uses* are permitted:

Assembly;

Campground;

Cannabis Production Facility (Electoral Area A only);

Community Care;

Farm;

Golf Course;

Institutional;

Natural Camping Ground;

Outdoor Recreation;

Residential;

Resource Extraction (Electoral Area A only);

River Rafting Terminus;

Tourist Accommodation;

Vacation Resort.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation;

Outdoor Storage.

Produce Sales.

9.11.2 Site-Specific Uses

None.

9.11.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Maximum *Density – Camping Sites*	15 camping sites per ha
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback – Between Buildings*	3.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	20%
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 0.4 ha – *Accessory Employee Residential*, *Farm* 1.0 ha – *Cottage Industry*, *Campground*

	2.0 ha – *Tourist Accommodation*, *Equipment Shop*, *Natural Camping Ground*, *River Rafting Terminus*, *Assembly*, *Institutional* 4.0 ha – *Outdoor Recreation*, *Golf Course* 8.0 ha – *Community Care*, *Vacation Resort*

9.11.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

9.11.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by a floor or walls;

Must have a separate entrance from the *principal use*;

Must not exceed a *gross floor area* of 74.0 m^2;

Requires a minimum *site area* of 700.0 m^2 when accessory to a *Campground*

Vacation Resort:

Must not be located within the Agricultural Land Reserve;

Outdoor Storage:

May only involve storage of equipment or material used on the *lot*;

Accessory Office Space:

Must not exceed 5% of the *gross floor area* of the *principal use*;

Accessory Retail:

Is permitted at one (1) location on a *lot*;

Must not exceed a *gross floor area* of 140.0 m^2;

Farm:

Is only permitted within the Agricultural Land Reserve;

Screening:

The maximum *height* of a *fence* is 1.8 m;

Signage:

Must not exceed 3.0 m^2 in area per *lot*.

9.12

RESORT RESIDENTIAL-1	RST-1

Intent

The Resort Residential 1 (RST-1) zone is for *Residential Use*.

9.12.1 Permitted Uses

The following *principal uses* are permitted:

Residential.

The following *accessory uses* are permitted:

Home Occupation.

9.12.2 Site-Specific Uses

None.

9.12.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	40%

9.12.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

9.12.5 Conditions of Use

None.

9.13

RESORT RESIDENTIAL 2	RST-2

Intent

The Resort Residential (RST-2) zone is for *Residential Use*.

9.13.1 Permitted Uses

The following *principal uses* are permitted:

Holiday Home;

Residential;

The following *accessory uses* are permitted:

Home Occupation.

9.13.2 Site-Specific Uses

None.

9.13.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Holiday Home*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	40%

9.13.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

9.13.5 Conditions of Use

None.

9.14

RURAL RESIDENTIAL 1	RR-1

Intent

The Rural Residential 1 (RR-1) zone is for *Farm*, *Institutional*, and *Residential Use* on *lots* that are serviced by a *community water system*.

9.14.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

*Institutional (*excluding Electoral Areas C, F, and G);

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

*Accessory Employee Residential (*excluding Electoral Areas C, F, and G);

Artisan-Craft Workshop (Electoral Area D only);

Bed and Breakfast (Electoral Areas E and H only);

*Boarding (*excluding Electoral Areas D);

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

9.14.2 Site-Specific Uses

None.

9.14.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	40%

9.14.4 Subdivision Regulations

Electoral Areas A and B

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

Electoral Areas C, F and G

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha
Minimum Servicing	*community water system*

Electoral Area D

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

Electoral Area E and H

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

9.14.5 Conditions of Use

Farm:

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

Accessory Employee Residential:

Must be accessory to a *Farm*.

9.15

RURAL RESIDENTIAL 2	RR-2

Intent

The Rural Residential 2 (RR-2) zone is for *Farm*, *Institutional*, and *Residential Use*.

9.15.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

*Institutional (*excluding Electoral Area C, F, and G);

Residential.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Artisan-Craft Workshop;

Boarding;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

9.15.2 Site-Specific Uses

None.

9.15.3 Development Regulations

Subject	Requirement or Regulation

Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Minimum *Site Area*	0.2 ha – *Artisan-Craft Workshop* 0.4 ha – *Farm* 0.25 ha – *Accessory Employee Residential*
Maximum *Lot Coverage*	40%

9.15.4 Subdivision Regulations

Electoral Areas C, F, and G:

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

All other Electoral Areas:

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

9.15.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

Farm:

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

9.16

SUBURBAN RESIDENTIAL 1	SBR-1

Intent

The Suburban Residential 1 (SBR-1) zone is for *Residential Use* on *lots* at least 0.2 ha in *lot area*.

9.16.1 Permitted Uses

The following *principal uses* are permitted:

Residential.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.16.2 Site-Specific Uses

None.

9.16.3 Development Regulations

Regulation	Requirement
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit*, *Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*

9.16.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha

9.16.5 Conditions of Use

Fence:

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

Boarding:

The maximum number of permitted boarders is two (2).

9.17

SUBURBAN RESIDENTIAL 2	SBR-2

Intent

The Suburban Residential 2 (SBR-2) zone is for *Residential Use* on *lots* at least 0.11 ha in *lot area* with servicing.

9.17.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Farm;

Secondary Suite (excluding Electoral Areas E and F).

9.17.2 Site-Specific Uses

None.

9.17.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit*, *Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*

Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	25%
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures*
Minimum *Site Area*	0.4047 ha - *Farm*

9.17.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1100 m^2

9.17.5 Conditions of Use

Farm:

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

Boarding:

The maximum number of permitted boarders is two (2).

9.18

SUBURBAN RESIDENTIAL 3	SBR-3

Intent

The Suburban Residential 3 (SBR-3) zone is for *Residential Use* on fully serviced *lots* at least 800.0 m^2 in *lot area*.

9.18.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.18.2 Site-Specific Uses

None.

9.18.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit*, *Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit*

	5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	40%
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures*
Minimum *Gross Floor Area*	120.0 m^2 - *Residential Use*
Minimum Building Envelope	All lots must have a minimum building envelope of no less than 12m by 15m within the required setbacks.

9.18.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	800.0 m^2
Minimum Servicing	*community sanitary sewer system* and *community water system*

9.18.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 0.25 m^2 per *lot*.

Fence:

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

Boarding:

The maximum number of permitted boarders is two (2).

9.19

URBAN RESIDENTIAL 1	UR-1

Intent

The Urban Residential 1 (UR-1) zone is for *Residential Use* on fully serviced *lots* at least 557.0 m^2 in *lot area* or *lots* without full servicing that are at least 1.2 ha in *lot area*.

9.19.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

*Duplex (*Electoral Area B only*)*.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Bed and Breakfast;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.19.2 Site-Specific Uses

None.

9.19.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Duplex*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or Two (2) dwelling units in a duplex per lot*
Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 1.0 m – *accessory buildings or structures*

Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	7.75 m – *principal building* (Electoral Areas E, and H) 10.75 m – *principal building* (All other Electoral Areas) 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	40%

9.19.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	557 m^2
Minimum Servicing	*lots* less than 1858 m^2 - *community sanitary sewer system* and *community water system* *lots* less than 1.2 ha - *community water system*

9.19.5 Conditions of Use

Boarding:

The maximum number of permitted boarders per *dwelling unit* is two (2).

9.20

URBAN RESIDENTIAL 2	UR-2

Intent

The Urban Residential 2 (UR-2) zone is for *Residential Use* on fully serviced *lots* at least 0.2 ha in *lot area* or *lots* without full servicing that are at least 2.0 ha in *lot area*.

9.20.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Bed and Breakfast;

Boarding;

Farm;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.20.2 Site-Specific Uses

None.

9.20.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	4.6 m

Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m – *principal building* 1.0 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*

9.20.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha
Minimum Servicing for lots less than 2.0 ha	*community water system*

9.20.5 Conditions of Use

Farm:

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

Boarding:

The maximum number of permitted boarders is two (2).

9.21

URBAN RESIDENTIAL 3	UR-3

Intent

The Urban Residential 3 (UR-3) zone is for *Residential Use* in *Single Detached Dwellings*, *Duplexes*, or *Manufactured Home Parks*.

9.21.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Duplex;

Manufactured Home Park;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.21.2 Site-Specific Uses

None.

9.21.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Duplex*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or Two (2) dwelling units in a duplex per lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*

Maximum *Density – Manufactured Home Park*	One (1) *Mobile Home* or *Modular Home* per *lot* in a *manufactured home park*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	1.5 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Minimum Separation – Between *Manufactured Homes*	6.0 m
Maximum *Height*	10.75 m 9.0 m – *Accessory Dwelling Unit*

9.21.4 Subdivision Regulations

Where a *Single Detached Dwelling* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	460m^2
Minimum Servicing	*lots* less than 695m^2 - *community sanitary sewer system and community water system* *lots* less than 0.8 ha - *community water system*

Where a *Duplex* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	695m^2
Minimum Servicing	*lots* less than 925m^2 - *community sanitary sewer system and community water system* *lots* less than 1 ha - *community water system*

Where a *Manufactured Home Park* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	0.8ha
Minimum Servicing	*community sanitary sewer system and community water system*

9.21.5 Conditions of Use

Boarding:

Is limited to two (2) boarders per *lot*;

Is limited to one (1) boarder per *dwelling unit* in a *Duplex*.

PART 10: COMMERCIAL ZONES

10.1

ALPINE SKI LODGE	ASL

Intent

The Alpine Ski Lodge (ASL) zone is for an *Alpine Ski Lodge*.

10.1.1 Permitted Uses

The following principal uses are permitted:

Alpine Ski Lodge;

Parking Lot.

The following accessory uses are permitted:

None.

10.1.2 Site-Specific Uses

None.

10.1.3 Development Regulations

Subject	Requirement or Regulation
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	14.0 m
Maximum *Lot Coverage*	50%
Minimum Servicing	*community sanitary sewer system* and *community water system – Alpine Ski Lodge*

10.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha

Minimum Servicing	*community sanitary sewer system* and *community water system*

10.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Off-Street Parking:

Must be located within 200.0 m of an *Alpine Ski Lodge* if not located on the same *lot*.

Screening

Must be provided along all *lot lines* that adjoin a *Residential Use;*

10.2

COMMERCIAL 1	C-1

Intent

The Commercial 1 (C-1) zone is for *General Commercial Use*.

10.2.1 Permitted Uses

The following principal uses are permitted:

General Commercial;

Food Service;

Assembly;

Institutional;

Recreational Entertainment Facility;

Service Station;

Temporary Commercial Amusement;

Tourist Accommodation;

Parking Lot;

Residential.

The following accessory uses are permitted:

Artisan-Craft Workshop

10.2.2 Site-Specific Uses

None.

10.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	3.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Gross Floor Area*	140.0 m^2 - *General Commercial* 186.0 m^2 - *Artisan-Craft Workshop*
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	35%

10.2.4 Subdivision Regulations

Electoral Areas E and H

Subject	Requirement or Regulation
Minimum *Lot Area*	No minimum

All other Electoral Areas

Subject	Requirement or Regulation
Minimum *Lot Area*	0.19 ha

10.2.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Food Service:

Is limited to a seating capacity of 48 persons;

Permitted Uses except *Temporary Commercial Amusement* and *Parking Lot*:

Must be principally conducted within an enclosed *building* or *structure*.

Screening:

A uniform *fence* in good condition is required for *screening* where the C-1 zone adjoins a *Residential* zone;

The *fence* must be between 1.8 m and 2.4 m in *height*;

10.3

COMMERCIAL 2	C-2

Intent

The Commercial 2 (C-2) zone is for *Alcoholic Beverage Service*, *Food Service*, and *General Commercial*.

10.3.1 Permitted Uses

The following principal uses are permitted:

Food Service;

General Commercial;

Residential;

Parking Lot.

The following accessory uses are permitted:

Outdoor Storage.

10.3.2 Site-Specific Uses

Alcoholic Beverage Service is permitted at:

3696 Columbia Valley Road, PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT REFERENCE PLAN 71279 PID 003-493-474, and
8793 River Road South, PARCEL "A" (REFERENCE PLAN 1498) NORTH WEST QUARTER SECTION 29 TOWNSHIP 20 NEW WESTMINSTER DISTRICT, PID 013-418-670

10.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m 0.0 m – *Alcoholic Beverage Service*, *Food Service*, and *General Commercial* adjoining a Commercial *Use* or *Industrial Use*

Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

10.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

10.3.5 Conditions of Use

Screening:

A uniform *fence* in good condition is required for *screening* where the C-2 zone adjoins a Residential zone;

The *fence* must be between 1.8 m and 2.4 m in *height*;

10.4

GATEWAY COMMERCIAL	GC

Intent

The Gateway Commercial (GC) zone is for *General Commercial*, *Highway Commercial*, *Tourist Accommodation*, and *accessory uses* to serve the travelling public and day-to-day needs of the local community. The GC zone is located on major transportation routes and permitted uses are compatible with surrounding land uses.

10.4.1 Permitted Uses

The following principal uses are permitted:

General Commercial;

Highway Commercial;

Tourist Accommodation.

The following accessory uses are permitted:

Accessory Employee Residential.

10.4.2 Site-Specific Uses

None.

10.4.3 Development Regulations

Regulation	Requirement
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Floor Area Ratio*	0.35
Minimum *Gross Floor Area*	70.0 m^2 - *Accessory Employee Residential* 23.0 m^2 per unit – *Tourist Accommodation*
Maximum *Height*	10.0 m 14.0 m - *Tourist Accommodation*
Maximum *Lot Coverage*	30%
Minimum Servicing	*Community sanitary sewer system*

10.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

10.4.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Permitted Uses:

Require connection to a *community water system*.

10.5

HIGHWAY COMMERCIAL 1	HC-1

Intent

The Highway Commercial 1 (HC-1) zone is for *Highway Commercial* and *Tourist Accommodation*.

10.5.1 Permitted Uses

The following *principal uses* are permitted:

Highway Commercial;

Tourist Accommodation;

Marina;

Campground.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Alcoholic Beverage Service.

10.5.2 Site-Specific Uses

None.

10.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot; or* One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Gross Floor Area*	22.2 m^2 per unit – *Tourist Accommodation*

Maximum *Height*	7.75 m

10.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.1855 ha

10.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Alcoholic Beverage Service:

Must be accessory to *Tourist Accommodation*.

10.6

HIGHWAY COMMERCIAL 2	HC-2

Intent

The Highway Commercial 2 (HC-2) zone is for *Highway Commercial* and *Tourist Accommodation*.

10.6.1 Permitted Uses

The following *principal uses* are permitted:

Highway Commercial;

Tourist Accommodation;

Marina;

Campground;

Outdoor Storage;

General Commercial;

Mini-Storage Facility;

Residential.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Commercial Vehicle Parking;

Cottage Industry;

Home Occupation;

Sani-station/dump.

10.6.2 Site-Specific Uses

None.

10.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	6.0 m 7.6 m - *Campground*
Minimum *Setback – Interior-Side*	6.0 m 7.6 m – *Campground*
Minimum *Setback – Rear*	6.0 m
Minimum *Gross Floor Area*	23.0 m^2 per unit – *Tourist Accommodation*
Maximum *Gross Floor Area*	140.0 m^2 – *General Commercial*
Maximum *Height*	10.0 m 4.5 m – *Mini-Storage Facility* 9.0 m –*Accessory Employee Residential*
Maximum *Lot Coverage*	35%
Minimum *Site Area* (no *community sanitary sewer system* and with no *community water system* and)	0.5 ha – *Accessory Employee Residential, Residential Use* 0.5 ha – *Food Service* 0.5 ha – All Other Permitted Uses
Minimum *Site Area* (with *community water system* and no *community sanitary sewer system*)	0.2 ha – *Accessory Employee Residential, Residential Use* 0.2 ha – *Food Service* 0.4 ha – All Other Permitted Uses
Minimum *Site Area* (with *community sanitary sewer system and community water system*)	800.0 m^2 – *Accessory Employee Residential, Residential Use* 800.0 m^2 – Tourist Information Service 0.1 ha – *Food Service* 0.1 ha – Sani-station/dump 0.2 ha – All Other Permitted Uses 0.4 ha – *Campground*
Minimum *Frontage*	45.0 m

10.6.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.2 ha

Minimum Servicing	*lots* less than 0.4 ha - *community sanitary sewer system* and *community water system* *lots* less than 2.0 ha - *community water system*

10.6.5 Conditions of Use

Campground:

All *buildings* and *structures* require a minimum *setback* of 10.0 m from the centre line of any *highway* or driveway within the *Campground*;

Commercial Vehicle Parking:

Is limited to the paved area of a *lot*;

Is limited to a *lot coverage* of 25%;

Is not permitted in the *front yard* of a *lot*;

Mini-Storage Facility:

Must be enclosed within a *building*;

Must be located not less than 100.0 m from an operating fire hydrant that is connected to a *community water system*;

Requires a minimum *setback* of 6.0 m and *screening* with minimum *height* of 2.0 m where adjoining a residential zone;

Requires a minimum area of 2.8 m^2 and maximum area of 28.0 m^2 for an individual storage unit;

Require a garbage waste container with a minimum *setback* of 6.0 m from a residential *zone*;

Requires all access to and from a *highway*.

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

10.7

HIGHWAY COMMERCIAL 3	HC-3

Intent

The Highway Commercial 3 (HC-3) is for Commercial, *Tourist Accommodation*, and recreational *uses*.

10.7.1 Permitted Uses

The following *principal uses* are permitted:

General Commercial;

Highway Commercial;

Tourist Accommodation;

Residential;

Campground;

River Rafting Terminus;

Golf Course;

Cannabis Production Facility (excluding Electoral Area B),

Institutional.

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation.

10.7.2 Site-Specific Uses

None.

10.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	12.0 m
Minimum *Site Area*	0.07 ha *Artisan-Craft Workshop* 0.07 ha *Institutional* 0.2 ha *Accessory Employee Residential* 0.4 ha *Accessory Personal Care Residential* 0.4 ha *Cottage Industry*; 0.4 ha *Equipment Shop* 0.4 ha *Food Service* 0.4 ha *Campground* 1.0 ha *Gas Station* 1.0 ha *Tourist Accommodation* 1.0 ha *River Rafting Terminus*

10.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

10.7.5 Conditions of Use

None.

10.8

TOURIST COMMERCIAL	TC

Intent

The Tourist Commercial (TC) zone is for Commercial and *Tourist Accommodation uses*.

10.8.1 Permitted Uses

The following *principal uses* are permitted:

Food Service;

Gas Station;

General Commercial;

Artisan-Craft Workshop;

Tourist Accommodation;

Display Garden;

Amusement Park;

Campground;

Golf Course;

Marina Use.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

10.8.2 Site-Specific Uses

None.

10.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	7.6 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 7.6 m – *Amusement Park*
Minimum *Setback – Exterior-Side*	7.6 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Minimum *Setback – Interior-Side*	6.0 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Minimum *Setback – Rear*	6.0 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Maximum *Floor Area Ratio*	0.35
Maximum *Gross Floor Area*	140.0 m^2 - *Accessory Retail* 186.0 m^2 - *Artisan-Craft Workshop*
Minimum *Gross Floor Area*	70.0 m^2 - *Accessory Employee Residential*
Maximum *Height*	10.0 m
Maximum *Lot Coverage*	25%
Minimum *Lot Area*	4.0 ha – *Amusement Park*

10.8.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	2.0 ha
Minimum Servicing for *lots* less than 4.0 ha	*community sanitary sewer system* and *community water system*

10.8.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

Food Service:

Must not exceed a seating capacity of 48 persons.

Advertising:

The maximum area of permitted *Advertising* signage is 5.0m^2 per *lot*.

PART 11: INDUSTRIAL ZONES

11.1

VEHICLE RECYCLING	VR

Intent

The Vehicle Recycling (VR) zone is for *Vehicle Recycling* that is carried out in an orderly manner at appropriate locations.

11.1.1 Permitted Uses

The following *principal uses* are permitted:

Vehicle Recycling.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

Outdoor Storage.

11.1.2 Site-Specific Uses

None.

11.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	15.0 m
Minimum *Setback – Exterior-Side*	15.0 m
Minimum *Setback – Interior-Side*	15.0 m
Minimum *Setback – Rear*	15.0 m
Maximum *Height*	11.0 m

11.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

11.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 15.0 m^2 per *lot*;

Screening:

A *fence* must be continuous around the entire VR zone;

The *fence* must be between 2.0 m and 2.4 m in *height*;

The *fence* must be solid, painted and constructed of wood;

Material must not be piled to a greater *height* than the *height* of the portion of the *fence* that is nearest to the material.

11.2

GENERAL INDUSTRIAL	GI

Intent

The General Industrial (GI) zone is for *General Industrial uses* that are carried out in an orderly manner at appropriate locations.

11.2.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Residential;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Retail;

Outdoor Storage.

11.2.2 Site-Specific Uses

Only the use of forest products processing, *Accessory Employee Residential*, and *General Industrial* with the exception of *Commercial Vehicle* terminals is permitted at 54370 Bridal Falls Road, PID 001-589-237 PARCEL C (PLAN WITH FEE DEPOSITED 19197E) DISTRICT LOT 446 GROUP 2 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN STATUTORY RIGHT OF WAY PLANS 22189,50736 AND 76173 AND PLAN EPP56518.

11.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Exterior-Side*	6.0 m - *Residential*

	15.0 m
Minimum *Setback – Interior-Side*	1.5 m - *Residential* 15.0 m
Minimum *Setback – Rear*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Residential Use*	12.0 m
Maximum *Height*	11.0 m

11.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha
Minimum *Lot Area*	8.0 ha for PID 001-589-237

11.2.5 Conditions of Use

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

11.3

HEAVY INDUSTRIAL	HI

Intent

The Heavy Industrial (HI) zone is for *General Industrial* and *Heavy Industrial use* carried out in an orderly manner at appropriate locations.

11.3.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Heavy Industrial;

Residential;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Retail;

Outdoor Storage.

11.3.2 Site-Specific Uses

None.

11.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Exterior-Side*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Interior-Side*	1.5 m - *Residential* 15.0 m

Minimum *Setback – Rear*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Residential Use*	12.0 m
Maximum *Height*	11.0 m

11.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

11.3.5 Conditions of Use

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

11.4

RESOURCE INDUSTRIAL 1	RI-1

Intent

The Resource Industrial 1 (RI-1) zone is for *Farm use* and *Resource Extraction*.

11.4.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Resource Extraction;

Resource Industrial;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Produce Sales.

11.4.2 Site-Specific Uses

Commercial Mushroom Composting, is permitted at 59600 Lougheed Highway, LOT 1 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 PID 002-120-020

Pet Cemetery and *Pet Disposal*, is permitted at 59710 Lougheed highway, LOT 2 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 (PID 002-119-803)

11.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m

Maximum *Height*	7.6 m
Minimum *Site Area*	10.0 ha - *Commercial Mushroom Composting* 4.0 ha - *Resource Industrial*

11.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

11.4.5 Conditions of Use

None.

11.5

RESOURCE INDUSTRIAL 2	RI-2

Intent

The Resource Industrial 2 (RI-2) zone is for *Resource Extraction* including *Gravel Processing* and *Log Storage*.

11.5.1 Permitted Uses

The following *principal uses* are permitted:

Resource Extraction;

Gravel Processing;

Resource Industrial;

Farm;

Log Storage.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Outdoor Storage.

11.5.2 Site-Specific Uses

None.

11.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback – Residential Zone* or Commercial *Zone*	15.2 m

Maximum *Height*	15.2m

11.5.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.8 ha
Minimum Servicing for *lots* less than 4.0ha	*community water system*

11.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*.

Screening:

A uniform *fence* in good condition is required for *screening* where the RI-2 zone adjoins a *Residential* or Commercial *zone*;

The *fence* must be between 2.0 m and 2.4 m in *height*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

11.6

SERVICE INDUSTRIAL	SI

Intent

The Service Industrial (SI) zone is for *General Industrial, Heavy Industrial*, and *Vehicle Recycling uses* that serve the public.

11.6.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Heavy Industrial;

Vehicle Recycling;

Junk Yard;

Commercial Vehicle Parking;

Commercial Vehicle Repair;

Kennel;

Outdoor Storage;

Wholesale Trade.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Food Service.

11.6.2 Site-Specific Uses

None.

11.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	12.0 m

11.6.4 Subdivision Regulations

Subject	Requirement or Requirement
Minimum *Lot Area*	925m^2
Minimum Servicing for *lots* less than 4.0ha	*community water system*

11.6.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 7.4 m^2 per *lot*;

Food Service:

Is limited to a *gross floor area* of 70.0 m^2 for seating and service;

Screening:

A uniform *fence* in good condition is required for *screening* where the SI zone adjoins a *Residential* or Commercial *zone*;

The *fence* must be between 2.0 m and 2.5 m in *height* for all *uses* except *Vehicle Recycling*, *Junk Yard*, and *Outdoor Storage*;

The *fence* must be between 2.5 m and 3.75 m in *height* for *Vehicle Recycling*, *Junk Yard*, and *Outdoor Storage*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

PART 12: RECREATIONAL ZONES

12.1

CAMPGROUND HOLIDAY PARK	CHP

Intent

The Campground Holiday Park (CHP) zone is for lands which, because of their location and physical environment, are suited for development as *Campgrounds* or *Holiday Parks*.

12.1.1 Permitted Uses

The following *principal uses* are permitted:

Campground;

Holiday Park;

Golf Course.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail.

12.1.2 Site-Specific Uses

"A maximum of Twenty (20) recreational camping sites may accommodate the placement of One (1) Park Model Trailer per site, located at PID 009-844-961 Legal Description: LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 29771 AND SECONDLY: PART SUBDIVIDED BY PLAN 47315 AND THIRDLY: PART SUBDIVIDED BY PLAN 65584; SECTION 5 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 13641."
"

None.

12.1.3 Development Regulations

Campground:

Subject	Requirement or Regulation
Maximum *Density - campground*	One (1) *Recreational Vehicle* per *camping lot;* or One (1) Tent per *camping lot;* 40 *camping lots* per ha of *useable land;*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* per *campground – Accessory Employee Residential*; or Two (2) *dwelling units* per *campground* with a minimum of 80 *camping lots – Accessory Employee Residential;* or Three (3) *dwelling units* per *campground* with a minimum of 200 *camping lots – Accessory Employee Residential.*
Minimum *Site Area*	1.0 ha – *Campground* 0.2 ha –*Accessory Employee Residential* with *community sanitary sewer system* 560.0 m^2 - *Accessory Employee Residential* with *community sanitary sewer system* and *community water system* 130.0 m^2 - *Camping lot*
Maximum *Gross Floor Area*	110.0 m^2 - *Accessory Retail*
Maximum *Height*	9.1 m
Minimum *Setback – Front*	3.0 m
Minimum *Setback – Exterior-Side*	3.0 m
Minimum *Setback – Interior-Side*	0.9 m
Minimum *Setback – Rear*	0.9 m

Minimum *Setback* – public *highway*	8.0 m

Holiday Park:

Subject	Requirement or Regulation
Maximum *Density –Holiday Park*	One (1) *Recreational Vehicle* per *holiday park lot;* or One (1) Tent per *holiday park lot*; or One (1) *park model trailer* per *holiday park lot;* or One (1) *holiday home* per *holiday park lot.* 40 *camping lots* per ha of *useable land.* 24 *park model trailer lots* per ha of *useable land.* 4.5 *holiday home lots* per ha of *useable land; or* 12.5 *holiday home lots* per ha of *useable land* with *community sanitary sewer system and community water system*.
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* per *holiday park – Accessory Employee Residential*; or Two (2) *dwelling units* per *holiday park* with a minimum of 80 *holiday park lots– Accessory Employee Residential;* or Three (3) *dwelling units* per *holiday park* with a minimum of 200 *holiday park lots – Accessory Employee Residential.*
Minimum *Site Area*	1.0 ha – *holiday park*
Minimum *site area* (with *community water system*)	0.2 ha – *holiday home lot* and *Accessory Employee Residential* 130.0 m^2 - *camping lot*
Minimum *site area* (with *community sanitary sewer system* and *community water system*)	130.0 m^2 - *camping lot* 250.0 m^2 - *park model trailer lot* 560.0 m^2 - *holiday home lot* 560.0 m^2 - *Accessory Employee Residential*
Maximum *Gross Floor Area*	110.0 m^2 - *Accessory Retail* 6.0 m^2 - *storage shed*
Maximum *Height*	9.1 m

	2.4 m *storage shed*
Maximum *Lot Coverage*	45% (with *community sanitary sewer system* and *community water system*) 20% (with *community water system*)
Setbacks *for camping lots*	
Minimum *Setback – Front*	3.0 m –*Recreational Vehicle, Ramada* 4.5 m - *storage shed*
Minimum *Setback – Exterior-Side*	3.0 m - *Recreational Vehicle, Ramada* 4.5 m - *storage shed*
Minimum *Setback – Interior-Side*	0.9 m
Minimum *Setback – Rear*	0.9 m
Minimum *Setback* – public *highway*	8.0 m
Setbacks *for Park Model trailer lots*	
Minimum *Setback – Front*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck* 4.5 m - *storage shed*
Minimum *Setback – Exterior-Side*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck* 4.5 m - *storage shed*
Minimum *Setback – Interior-Side*	1.0 m - *Park Model Trailer* 1.0 m – *Open Deck*
Minimum *Setback – Rear*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck*
Minimum *Setback* – any other *park model trailer*	6.0 m - *Park Model Trailer*
Minimum *Setback* – to any *park model trailer or structure on an adjacent lot*	5.0 m – *open deck*
Minimum *Setback* – public *highway*	8.0 m
Setbacks *for Holiday Home lot*	
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback* – public *highway*	8.0 m

Minimum *Setback* – public *highway*	8.0 m

12.1.4 Subdivision Regulations

***Campground*:**

Subdivision of a *Campground* is not permitted.

Holiday Park:

Subject	Requirement or Regulation
Minimum *Lot Area*	130.0 m^2

12.1.5 Conditions of Use

The following table illustrates the *uses* or *structures* that are permitted on each type of *lot:*

	Regulation or Requirement			
	Camping Lot		Park Model Trailer Lot	Holiday Home Lot
Subject Type of Use or Structure	in a Campground	in a Holiday Park		
Recreational Vehicle	Permitted	Permitted	Permitted	Not Permitted
Park Model Trailer	Not Permitted	Not Permitted	Permitted	Not Permitted
Holiday Home	Not Permitted	Not Permitted	Not Permitted	Permitted
Ramada	Not Permitted	Permitted	Not Permitted	Not Permitted
Open Deck	Not Permitted	Not Permitted	Permitted	Permitted
Garage	Not Permitted	Not Permitted	Not Permitted	Permitted
Storage Shed	Not Permitted	Permitted	Permitted	Permitted

Accessory Employee Residential:

Must be the residence of a person employed in the operation of the *Campground* or *Holiday Park*;

Must be a *mobile home*;

Must be anchored to a non-permanent foundation in compliance with the British Columbia Building Code;

Within a *Campground* or *Holiday Park* with at least 200 *lots* a third *Accessory Employee Residential dwelling unit is permitted:*

Must be located in a *building* used for *Accessory Retail*;

Must be separated from the *Accessory Retail* use by walls or a floor;

Must have a separate entrance from the *Accessory Retail* use;

Must not exceed a *gross floor area* of 92.0 m^2;

Off-Street Parking and Off-Street Loading:

Must be accessible, graded for drainage, surfaced or gravelled, and dust-free;

One (1) space is required on each *camping lot* and *park model trailer lot*;

Two (2) spaces are required on each *holiday home lot*;

Must be located entirely on the *lot* served by the space;

One (1) guest parking space is required for every three (3) *lots*;

Guest parking may be located in common areas or within widened internal access routes;

One (1) space plus two (2) spaces for guests are required on each site for *Accessory Employee Residential*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of a *Campground*, *Holiday Park*, or *Golf Course*.

Accessory Buildings or Structures:

Must be *setback* 9.0m from any *camping lot* and *park model trailer lot or holiday home lot;*

Must be *setback* 6.0m from any internal access routes, *highway or* any other *lot line*.

Must be *setback* 8.0m from a public *highway*.

12.2

OUTDOOR RECREATION	OR

Intent

The Outdoor Recreation (OR) zone is for *Residential Use* and *Outdoor Recreation* on *lots* at least 0.5 ha in *lot area*.

12.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Golf Course;

Outdoor Recreation.

The following *accessory uses* are permitted:

None.

12.2.2 Site-Specific Uses

None.

12.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0m
Minimum *Setback – Exterior-Side*	6.0m
Minimum *Setback – Interior-Side*	1.5m
Minimum *Setback – Rear*	6.0m
Maximum *Height*	11.0 m

12.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

12.2.5 Conditions of Use

None.

12.3

PARK 1	P-1

Intent

The Park 1 (P-1) zone identifies lands that require protection from potential sources of pollution and other causes of environmental deterioration due to National, Provincial, or Regional Park designation.

12.3.1 Permitted Uses

The following *principal uses* are permitted:

Campground;

Outdoor Recreation;

Golf Course;

The following *accessory uses* are permitted:

Accessory Employee Residential;

12.3.2 Site-Specific Uses

None.

12.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m

12.3.4 Subdivision Regulations

Subdivision is not permitted.

12.3.5 Conditions of Use

None.

12.4

PARK 2	P-2

Intent

The Park 2 (P-2) zone is for lands that are identified with potential for future park use. Recreational and agricultural uses are permitted to limit damage to the recreational potential of designated lands

12.4.1 Permitted Uses

The following *principal uses* are permitted:

Outdoor Recreation;

Farm;

Campground;

Cannabis Production Facility (Electoral Area A only);

Cemetery.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation;

Produce Sales.

12.4.2 Site-Specific Uses

None.

12.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – all lot lines*	7.6 m

Maximum *Height*	12.0 m
Minimum *Site Area*	2.0 ha - *Outdoor Recreation* 2.0 ha - *Campground*
Maximum *Gross Floor Area*	30.0 m^2 - *Produce Sales*

12.4.4 Subdivision Regulations

Subdivision is not permitted.

12.4.5 Conditions of Use

None.

12.5

PARK RESERVE	PR

Intent

The Park Reserve (PR) zone identifies and preserves lands with potential for future parks, ecological reserves, historic sites, wildlife sanctuaries, and similar *uses*, and provides regulations to help prevent irreversible damage to the recreational potential of these lands.

12.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Outdoor Recreation;

Golf Course;

Temporary Commercial Amusement (Electoral Area B only).

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Home Occupation;

Produce Sales.

12.5.2 Site-Specific Uses

None.

12.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum - *Height*	11.0 m
Maximum - *Gross Floor Area*	46.5 m^2 *Produce Sales*

12.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

12.5.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm.*

Advertising:

Limited to one (1) sign per adjoining *highway*;

Maximum size of each sign is 0.3m^2

12.6

PRIVATE RESORT	PRE

Intent

The Private Resort (PRE) zone is for non-commercial seasonal and recreational *uses* on a single *lot* by members of the *Private Resort*, including camping or occupation of *seasonal cabins*.

12.6.1 Permitted Uses

The following *principal uses* are permitted:

Private Resort;

Residential.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Outdoor Storage.

12.6.2 Site-Specific Uses

None.

12.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Seasonal Cabins*	15 *seasonal cabins* per 1.0 ha
Maximum *Density* – Recreational Camping Sites	30 recreational camping sites per 1.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m 1.5 m – *accessory buildings or structures* with *height* less than 4.5 m

Minimum *Setback – Rear*	6.0 m 1.5 m – *accessory buildings or structures* with *height* less than 4.5 m
Maximum *Height*	11.0 m

12.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

12.6.5 Conditions of Use

Accessory Employee Residential:

Is only permitted within a clubhouse, lodge, or similar common *building*;

Must not exceed a *gross floor area* of 120.0 m^2.

Camping Areas:

Camping is only permitted in *recreational vehicles* and tents in designated camping areas within the *Private Resort*;

The following *buildings* and *structures* are permitted in designated camping areas:

Common Amenity and Recreation Facilities;

Washrooms;

Uncovered patios (meaning a *structure* raised less than 200.0 mm above *grade*);

Covered decks (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Covered patios (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Ramadas (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Must not be occupied by an individual member for more than 120 days per calendar year;

Excludes camping in *park model trailers*.

Density:

No more than one (1) *recreational vehicle* is permitted on a recreational camping site;

Is calculated based on the total *lot area* zoned PRE.

Prohibited Uses:

Tourist Accommodation, commercial camping, and commercial resort activities for the general or travelling public are not permitted in the *Private Resort*.

Open Space:

At least 20% of *lot area* must be reserved for *Open Space;*

Must not be used for camping or *seasonal cabins*.

Recreational Vehicle Storage:

Unoccupied *recreational vehicles* may be stored on a camping site within the *Private Resort* year-round.

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

12.7

TOURIST CAMPGROUND 1	TCG-1

Intent

The Tourist Campground 1 (TCG-1) zone is for *Residential Use*, *Campground and Tourist Accommodation* on *lots* at least 0.5 ha in *lot area*.

12.7.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Campground;

Tourist Accommodation.

The following *accessory uses* are permitted:

Outdoor Storage;

Food Service;

Accessory Retail.

12.7.2 Site-Specific Uses

None.

12.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

12.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

12.7.5 Conditions of Use

Campground:

Must conform to the provisions of the "Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984".

12.8

TOURIST CAMPGROUND 2	TCG-2

Intent

The Tourist Campground 2 (TCG-2) zone is for *Residential Use*, and *Campgrounds*, on *lots* at least 0.5 ha in *lot area*.

12.8.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Campground.

The following *accessory uses* are permitted:

Accessory Retail.

12.8.2 Site-Specific Uses

None.

12.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

12.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

12.8.5 Conditions of Use

Campground:

Must conform to the provisions of the “Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984”.

PART 13: CIVIC ZONES

13.1

CIVIC ASSEMBLY	CA

Intent

The Civic Assembly (CA) zone is for *Assembly* and *Outdoor Recreation*.

13.1.1 Permitted Uses

The following *principal uses* are permitted:

Assembly;

Outdoor Recreation;

Residential.

The following *accessory uses* are permitted:

Outdoor Storage.

13.1.2 Site-Specific Uses

Cemetery, is permitted and limited to one (1) burial plot, at 10789 North Deroche Road PID 007-331-525 LOT 5 SECTION 7 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 3146

13.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback – All Lot Lines*	3.0 m – *accessory buildings or structures*
Maximum *Height*	11.0 m

13.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

13.1.5 Conditions of Use

Screening:

Screening is required where the CA *zone* adjoins a *Residential zone*.

CIVIC INSTITUTIONAL	CIV

Intent

The Civic Institutional (CIV) zone is for *Residential* uses, with certain site-specific *Community Care uses*.

13.2.1 Permitted Uses

The following *principal use* is permitted:

Residential;

The following *accessory uses* are permitted:

Outdoor Storage.

13.2.2 Site-Specific Uses

None.

13.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m 1.5 m – maximum *lot area* less than 0.5 ha
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

13.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

13.2.5 Conditions of Use

None.

PART 14: SPECIAL ZONES

14.1

CEMETERIES	CEM

Intent

The Cemeteries (CEM) zone is for *Cemeteries*.

14.1.1 Permitted Uses

The following *principal uses* are permitted:

Cemetery;

Residential.

The following *accessory uses* are permitted:

Outdoor Storage.

14.1.2 Site-Specific Uses

None.

14.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

14.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

14.1.5 Conditions of Use

Screening:

Must be provided along all *lot lines*.

14.2

FILM PRODUCTION	FP

Intent

The Film Production (FP) zone is for *Film Production Facilities* and associated *accessory uses*.

14.2.1 Permitted Uses

The following *principal uses* are permitted:

Film Production Facility;

Residential;

Farm.

The following *accessory uses* are permitted:

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Accessory Personal Care Residential.

14.2.2 Site-Specific Uses

None.

14.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*

Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback – Residential Use*	3.0 m – *Farm Use*
Maximum *Gross Floor Area*	2,000.0 m^2 - *Film Production Facility*
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	7% or 4,500.0 m^2 (whichever is lesser)

14.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

14.2.5 Conditions of Use

Lighting equipment used outdoors for a *Film Production Facility* must be sited to prevent lighting from being directed onto any adjoining lot.

14.3

LIMITED USE	LU

Intent

The Limited Use (LU) zone is for *Farm Use* and *Residential Use* on *lots* at least 8.0 ha in *lot area*.

14.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Intensive Agriculture (*excluding Electoral Areas D, E and H);

Outdoor Recreation;

Kennel;

Cemetery;

Resource Extraction;

Cannabis Production Facility (Electoral Area B only).

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Cottage Industry;

Home Occupation;

Produce Sales.

14.3.2 Site-Specific Uses

None.

14.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	4.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m None – *Farm*

14.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

14.3.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *highway* adjoining a *lot*.

14.4

COMPREHENSIVE DEVELOPMENT 1	CD-1

Intent

The Comprehensive Development 1 (CD-1) zone is for *Private Holiday Resort* developments that offer private *common amenity and recreation facilities* and *open space.*

14.4.1 Permitted Uses

The following *principal uses* are permitted:

Private Holiday Resort.

The following *accessory uses* are permitted:

Accessory Employee Residential.

14.4.2 Site-Specific Uses

None.

14.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	28 *lots* per ha
Maximum *Density- Holiday Cottage or Recreational Vehicle*	One (1) *Holiday Cottage or Recreational Vehicle* per *lot*
Minimum *lot area*	130.0 m^2 – *Recreational Vehicle* 222.0 m^2 – *Holiday Cottage*
Minimum *Setback – Front*	2.5m – *Recreational Vehicle* 2.5m – *Holiday Cottage* 2.5m – *storage shed* 2.5m – *Open Deck,* Enclosed Deck 2.5m - *Ramada*
Minimum *Setback – Exterior-Side*	2.5m – *Recreational Vehicle* 2.5m – *Holiday Cottage* 2.5m – *storage shed* 2.5m – *Open Deck,* Enclosed Deck 2.5m - *Ramada*

Minimum *Setback – Interior-Side*	1.5m – *Recreational Vehicle* 1.5m – *Holiday Cottage* 0.0m – *storage shed* 1.5m – *Open Deck,* Enclosed Deck 1.5m - *Ramada*
Minimum *Setback – Rear*	1.5m – *Recreational Vehicle* 1.5m – *Holiday Cottage* 0.0m – *storage shed* 1.5m – *Open Deck,* Enclosed Deck 1.5m - *Ramada*
Maximum *lot coverage*	50%
Maximum *Height*	10.0 m 3.0 m - *storage shed*
Maximum *Gross Floor Area*	9.3m^2 - *storage shed*

14.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	130 m^2
Minimum Servicing	*community sanitary sewer system* and *community water system*

14.4.5 Conditions of Use

Setbacks:

Setback reductions in Section 5.3 do not apply in this zone.

Buildings or *Structures:*

Must not be attached to a *Recreational Vehicle;*

In addition to a *Recreational Vehicle,* only the following *Buildings* or *Structures* are permitted on a *lot* less than 222m^2:

Ramada,
Storage shed.

In addition to a *Recreational Vehicle* or *Holiday Cottage,* only the following *Buildings* or *Structures* are permitted on a *lot* greater than or equal to 222m^2:

Ramada,
Storage shed,
Open Deck,
Enclosed Deck.

Ramadas:

Are not permitted on any *lot* with a *Holiday Cottage*.

Enclosed Deck

In this zone, Enclosed Deck means: an *Open Deck* enclosed with single pane safety glass panels mounted on a railing system that allows for the glass panels to be opened to provide ventilation.

Enclosed Decks shall be permitted provided that:

i. The Enclosed Deck is constructed on a *lot* where a *Holiday Cottage* has been placed;
ii. The Enclosed Decks shall not be constructed on any *lot* where a *Recreational Vehicle* is placed;
iii. The Enclosed Deck must not be used as habitable space; and
iv. Enclosed Deck floor area must not exceed 20 square metres on a *lot*.

Accessory Employee Residential:

Is limited to one (1) *dwelling unit* in a *single detached dwelling* within a *Private Holiday Resort*;

Must be accessory to the operation and maintenance of;

Common property;
Common Amenity and Recreation Facilities;

Must be located on common property.

May be located in a *building or structure* that also contains *Common Amenity, Recreation Facilities or* utility *uses.*

Lot Coverage:

In this zone, *lot coverage* also includes *Holiday Cottages, storage shed, Open Decks,* Enclosed Decks *Ramadas,* and similar structures and the area within the outer dimensions of a Recreational Vehicle.

Common Amenity and Recreation Facilities:

Must be provided for the exclusive use of residents of the *Private Holiday Resorts* and their guests*;*

Require a minimum *Open Space* area of 8,000m^2

Require a minimum indoor area of 1,000m^2;
Includes:
Clubhouses or recreation *buildings*;
Outdoor recreation areas;
Storage areas;
Special feature structures;
Natural habitat areas
Excludes*:* buffer areas*, strata access routes, and utility buildings;*

Screening:

Must be provided around the perimeter of a *Private Holiday Resort*;

14.5

RESTRICTED USE	RU

Intent

The Restricted (RU) zone is for the management of geologic hazards and does not permit human residence or accommodation.

14.5.1 Permitted Uses

The following *principal uses* are permitted:

Hazard Land Management;

Farm.

The following *accessory uses* are permitted:

Outdoor Storage.

14.5.2 Site-Specific Uses

None.

14.5.3 Development Regulations

None.

14.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

14.5.5 Conditions of Use

No *residential* use or overnight accommodation of any kind including accommodation in a tent or *recreational vehicle* is permitted.

Schedule A – Zoning Regulation

PART 1: APPLICATION

1.1 Application

This Bylaw applies to the areas shown on Schedule B – Areas of Applicability.

The boundaries of the Fraser Valley Regional District are shown on Schedule C – Electoral Areas.

PART 2: ADMINISTRATION

2.1 Bylaw Administration

The *Designated Official* is authorized to administer this Bylaw and, at all reasonable times, to access any *lot, building* or *structure* to determine conformance with the regulations of this Bylaw;

No person shall prevent or obstruct, or attempt to prevent or obstruct, the *Designated Official* from accessing any *lot*, *building* or *structure*, to determine conformance with the regulations of this Bylaw.

The Director of Planning and Development is delegated the authority to determine the *average grade* of a *building* or *structure* in the case of any uncertainty in the application of the definition of that term to any particular *building* or *structure*, having regard to the purpose of the grade datum in the calculation of building height.

The Director of Planning and Development is delegated the authority to determine, in the case of a non-rectangular lot, which of the lot lines is a front, rear, interior side or exterior side lot line, having regard to the effect of that designation in the measurement of setbacks of buildings and structures from the lot lines and the amenity of abutting public and private areas.

2.2 Zone Regulations

In each *zone*, the list of Permitted Uses states the *principal uses* and *accessory uses* permitted in the zone;

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In each *zone*, the Table of Development Regulations states the regulations that apply to development in the *zone*;

In each *zone*, the Table of Subdivision Regulations states the regulations that apply to *subdivision* in the *zone*;

In each table in this Bylaw, the 'subject' column states the matter to be regulated and the 'requirement or regulation' column states the requirement that applies to each regulation;

In each *zone*, any *use*, *building*, *structure* or *subdivision* that does not conform to the Table of Development Regulations and Table of Subdivision Regulations or any other table is prohibited;

A *use* listed under Site-Specific Uses is only permitted or prohibited on the specific *lots* identified in that section.

All *uses* must conform to the regulations of this Bylaw.

2.3 Measurements and Calculations

All measurements in this Bylaw are stated in the International System of Units (Metric);

Where the calculation of permitted *density* results in a fraction, the number of *dwelling units* or *gross floor area* permitted shall be the whole number calculated;

The calculation of *floor area ratio* shall be rounded to two (2) decimal places.

2.4 If More Than One (1) Regulation Applies

Where this Bylaw states both general regulations and specific regulations that could apply to a situation, the most specific regulation shall apply;

Where this Bylaw does not state regulations specific to a situation but there are general regulations that could apply to the situation, the general regulation shall apply;

Where this Bylaw states more than one (1) regulation that could apply to a situation, the most specific regulation shall apply.

2.5 Violation

No person may violate any regulation of this Bylaw.

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2.6 Enforcement and Penalties

Each person who violates any regulation of this Bylaw is liable on summary conviction to the penalties stated in the *Offence Act*;

Each day that a person causes or allows a violation of this Bylaw to continue constitutes a separate offence;

This Bylaw may be enforced by means of a Bylaw Notice under the *Fraser Valley Regional District Offence Notice Enforcement Bylaw No. 1415, 2017*, or by means of municipal ticket information.

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3.1

PART 3: DEFINED TERMS

Accessory Building or Structure

Definition

Means a *building* or *structure* with a *use* and size that is incidental, subordinate, and exclusively devoted to a *permitted use* on that *lot*.

Accessory Dwelling Unit

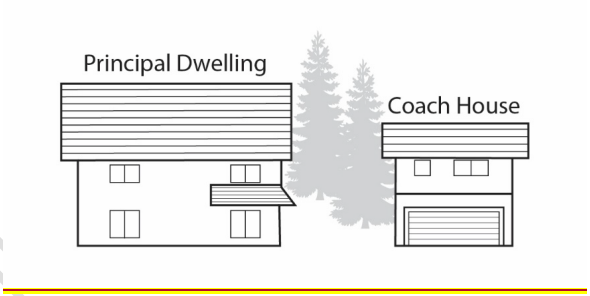
Definition

Means a detached *Dwelling Unit* for *Residential Use* that is accessory to a principal *Single Detached Dwelling Unit* on the same *lot*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes *Accessory Employee Residential, Accessory Personal Care Residential, Bed and Breakfast, Temporary Tourist Accommodation* and *Tourist Accommodation*.

Examples include Coach House and Garden Suite.

Coach House illustration



Garden Suite illustration

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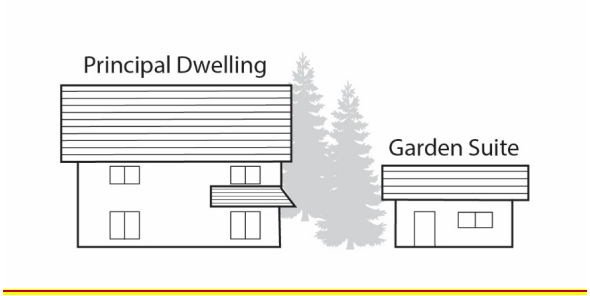

Accessory Employee Residential

Definition
Means a *Residential Use* that is accessory to a non-*Residential Use* that is located on the same *lot* for the accommodation of employees or owners of that non-*Residential use*.

Accessory Personal Care Residential

Definition
Means the *residential use* of a manufactured home by a person who provides personal care or assistance, by reason of age or infirmity, to one or more persons residing in a *principal dwelling unit* on the same *lot*.

or

Means the *residential use* of a manufactured home by a person who receives, personal care or assistance by reason of age or infirmity, from one or more persons residing in a *principal dwelling unit* on the same *lot*.

Accessory Retail

Definition
Means the sale or trade of consumer goods that are incidental, subordinate, and exclusively devoted to a permitted *use* that is located on the same *lot*.

Accessory Use

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Definition
Means a *use* on a *lot* that is incidental and subordinate, to a *principal use* that is located on the same *lot*.

Advertising

Definition
Means the promotion or identification of an event, place, service or product produced or located on the same *lot*.

Agricultural Market

Definition
Means a *use accessory* to a *Farm* or *Intensive Agriculture* use that involves the sale of mainly agricultural products that are produced on that *lot* or are produced on other *lots* within the Regional District that together are managed as part of the same farm operation.

Airport

Definition
Means the *use* of land, *buildings*, and *structures* for the landing, departure, maintenance, manufacture and minor servicing of aircraft.

Deleted: ;

Includes *Accessory Retail*.

Alcoholic Beverage Service

Definition
Means the provision of liquor service authorized by a liquor-primary licence under the *Liquor Control and Licensing Act*.

Includes sales of liquor for consumption off the premises.

Alpine Ski Lodge

Definition
Means the operation of a ski resort.

Includes:

Accessory Retail;

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Administrative offices;

Assembly areas;

Changing areas and lockers;

Food Service;

Ski schools.

Excludes all overnight accommodation.

Amusement Park

Definition
Means the provision of amusements and exhibitions within permanent *buildings* or *structures*.

Includes electrical and mechanical rides, and associated *Food Service*.

Antique or Flea Market

Definition
Means a periodic market held in an open area or unenclosed *structure* where goods are offered for sale to the public.

Excludes auction or sale barns, enclosed markets, *Outdoor Storage*, and sales from vehicles.

Apartment Residential

Definition
Means the *Residential Use* of a building containing at least (3) *dwelling units*.

Excludes *Accessory Dwelling Unit*, *Secondary Suite*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

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¶
Definition¶
Means the *Residential Use* of a *building* containing at least (3) *dwelling units*.¶
¶
Excludes *Tourist Accommodation* and *Temporary Tourist Accommodation*.¶

Artisan-Craft Workshop

Definition

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Means a *use* of an *accessory building* by a resident of a *lot* for craftsmanship or arts for commercial purposes.

Assembly

Definition
Means the assembly of persons for religious, charitable, philanthropic, cultural, private recreational, or educational purposes.

Includes places of worship, day care, nurseries, *schools*, and youth centres and overnight accommodation.

Bed and Breakfast

Definition
Means a commercial *use* accessory to a *Residential Use* where a room or rooms within a *dwelling unit* are rented and meals are served to overnight guests.

Excludes *Assembly*, *Boarding*, *Tourist Accommodation*, and *Temporary Tourist Accommodation*.

Below Grade Structure

Definition
Means a detached *structure* entirely located below *grade*.

Boarding

Definition
Means the residential accommodation in a dwelling unit of not more than four (4) persons unrelated to the residents of that *dwelling unit*.

Excludes *Bed and Breakfast* and *Temporary Tourist Accommodation*.

Building

Definition
Means a *structure* with a roof supported by columns or walls.

Building Bylaw

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Below Grade Structure¶
¶
Definition¶
Means a detached *structure* entirely located below *grade*. ¶
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July 2023 - showing Changes

Definition

Means Fraser Valley Regional District Building Bylaw No. 1188, 2013.

Building Official

Definition

Mean the building officials designated or appointed by the Board of Directors of Fraser Valley Regional District to administer the Building Code and the *Building Bylaw*.

Campground

Definition

Means the *use* of a *lot* where more than two (2) *camping lots* are commercially operated for the temporary accommodation of campers in *recreational vehicles* or tents.

Excludes a *Natural Camping Ground*, *Holiday Park*, *Manufactured Home Park*, *Tourist Accommodation*, and *Temporary Tourist Accommodation*.

Camping Lot

Definition

Means a site in a *Campground* or a site or lot in a Holiday Park for the temporary accommodation of campers in *recreational vehicles* or tents.

Cannabis

Definition

Means cannabis as defined in the *Cannabis Act (Canada)*.

Cannabis Dispensary

Definition

Means a business or service used for dispensing, selling or distributing *cannabis* or any product or thing containing *cannabis*, for any purpose including medical use.

Cannabis Production Facility

Definition

Means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing *cannabis*.

Cemetery

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Building ¶
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Definition¶
Means a *structure* with a roof supported by columns or walls.¶
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July 2023 - Showing Changes

Definition

Means the *use* of land or *buildings* or *structures* for interment of human remains. Interment includes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated remains.

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Civic Use

Definition

Means the *use* of land or buildings for government functions and government services.

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Excludes Commercial *uses*.

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Commercial Mushroom Composting

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Definition

Means the production of mushroom compost for sale.

Includes all *buildings*, *structures*, retention and detention ponds, and surface areas for the composting facility.

Commercial Vehicle

Definition

Means a commercially licenced *vehicle* over 5,000 kg in weight.

Excludes passenger buses.

Commercial Vehicle Parking

Definition

Means the parking of *commercial vehicles*.

Commercial Vehicle Repair

Definition

Means the repair of *commercial vehicles*.

Common Amenity and Recreation Facilities

Definition

Means a *building*, *structure* or *open space* providing for recreational, or social opportunities;

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Excludes:

Buffer areas;

Strata access routes.

Community Care

Definition
Means the care, supervision, social or educational training, or physical or mental rehabilitative therapy of more than three (3) persons with or without charge.

Includes a long-term care facility or part of a care facility licensed under the *Community Care and Assisted Living Act* as a nursing home or hospital.

Community Sanitary Sewer System –

Definition
Means a sewage management system, serving more than one (1) lot, that is owned, operated, and maintained by the *Regional District*, Strata Corporation, or Improvement District.

Must be established and operated under the *Public Health Act*, *Environmental Management Act*, or other provincial legislation.

Community Water System

Definition
Means a water supply system serving more than one lot that is owned, operated and maintained by:

the *Regional District*;

or

A water utility holding a Certificate of Public Convenience and Necessity under the *Water Sustainability Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*;

or

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July 2023 - Showing Changes

a Strata Corporation under the *Strata Property Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*.

Cooking Facility

Definition
Means any area in a *building* that is equipped with any of the following:

Any equipment, device or appliance used to heat or cook food;

Services for energy supply to any equipment, device or appliance used to heat or cook food;

Services for plumbing associated with food preparation or cleaning;

Services for ventilation associated with any equipment, device or appliance used to heat or cook food;

Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops.

Cottage Industry

Definition
Means the conduct on a *lot* by a resident of the *lot* of a profession or occupation for commercial purposes.

Density

Definition
Means a measurement of development intensity on a *lot*.

Designated Official

Definition
Means a *Building Official* or any other official appointed by the Regional Board to administer this Bylaw.

Display Garden

Definition
Means the commercial cultivation of plants, shrubs and trees for public display and exhibition.

Includes cultural, artistic, or aesthetic displays and production.

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Domestic Household Pet

Definition
Means small domesticated animals kept for pleasure rather than utility such as dogs or cats weighting no more than 80 kilograms.

Excludes livestock.

Duplex

Definition
Means the *Residential Use* of a building that contains two (2) separate *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Dwelling Unit

Definition
Means one (1) or more adjoining rooms in a building that together contain or provide for the installation of:

A separate entrance from the exterior of the building;

One (1) or more sleeping areas;

One (1) or more washrooms;

A single (1) *Cooking facility*.

Equipment Shop

Definition
Means the *use* of a lot by a resident for maintenance or storage of *vehicles* for personal enjoyment or commercial purposes.

Excludes all *vehicle* retail sales, or wrecking of *vehicles*.

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Definition¶
Means the *residential* use of a *building* that containing two (2) separate *dwelling units* that share a common wall or floor system.¶

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Farm

Definition
Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

Storage and processing of agricultural products produced on that *lot*;

Storage and repair of equipment necessary to farming on that *lot*;

Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Agriculture*, *Cannabis Production Facility*

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Fence

Definition
Means a barrier used to restrict passage or provide *screening*.

Excludes retaining walls.

Film Production Facility

Definition
Means the *use* of land, *buildings*, or *structures* for the production of films or, television programs.

May include temporary employee accommodation provided in *buildings*, *recreational vehicles*, or trailers.

Excludes the chemical processing of films, sale or distribution of film.

Excludes *kennel uses*.

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Flood Construction Level

Definition

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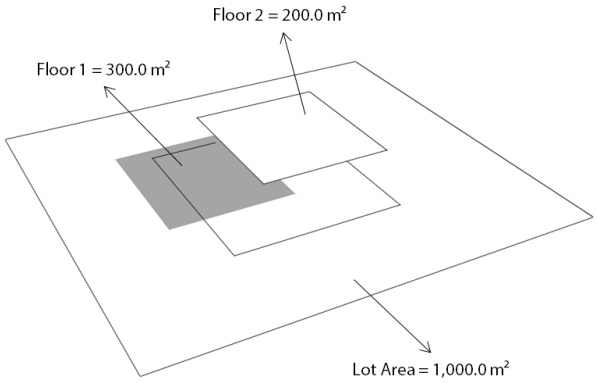
Means the minimum geodetic elevation of a *building* or *structure* required to reduce potential flood damage as specified in the *Fraser Valley Regional District Floodplain Management Bylaw 1669, 2022* or in a *lot*-specific flood hazard assessment.

Floor Area Ratio

Definition

Means the figure obtained by dividing the total *gross floor area* of all *buildings* on a *lot* by the *lot area*.



Sample Calculation

Floor 1 = 300.0 m²
Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

Lot Area = 1,000.0 m²

Floor Area Ratio = 500.0 m² / 1,000.0 m²

Floor Area Ratio = 0.50

Food Service

Definition

Means the sale of food or beverages.

Includes restaurants with a food primary licence issued under the *Liquor Control and Licensing Act*, takeout food service, and food stand.

Excludes *Alcoholic Beverage Service*.

Frontage

Definition

Means the lot line adjacent to a *highway* or *strata access route.*

Gas Station

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Definition

Means the use of land, *buildings* and *structures* for the sale of motor fuels and lubricating oils;

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Excludes a *Service Station* or *vehicle* repair shop.

General Commercial

Definition

Means retail sales, trade, or business services;

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Includes:

Convenience stores;

Gas Stations;

General stores;

Antique or Flea Market;

Personal service establishments.

Excludes:

Alcoholic Beverage Service;

Commercial Vehicle Parking;

Manufacturing industries;

Wholesale Trade.

General Industrial

Definition

Means the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods and materials;

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Includes the operation of *Commercial Vehicle* terminals, docks, railways, bulk loading and storage facilities, and accessory office and *accessory retail*.

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Excludes gravel processing, *heavy industrial*, and resource extraction.

Golf Course

Definition
Means a *use* providing for the playing of golf.

May include one (1) accessory *food service*.

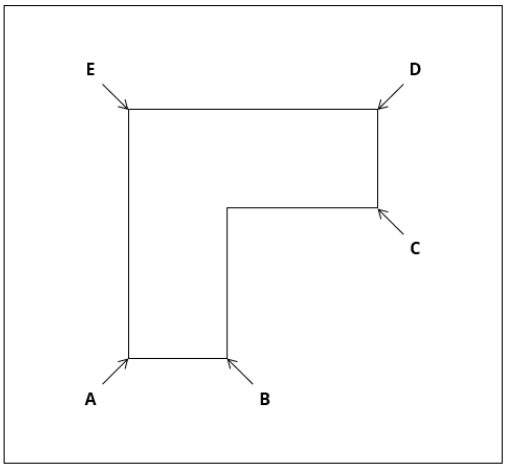
May include an *accessory retail* pro shop.

Grade

Definition
Means the final geodetic elevation of the ground surface of a point on a *lot* after development.

Average Grade

Definition
Means the average *grade* of the outermost exterior corners of a *building* or *structure*.



Sample Calculation

Grades

A = 19.0 m
B = 17.5 m
C = 17.5 m
D = 19.2 m
E = 19.3 m

Average Grade

(19.0 + 17.5 + 17.5 + 19.2 +19.3) / 5

Average Grade = 18.5 m

Gravel Processing

Showing Changes

Definition
Means the *use* of machinery or equipment to wash, screen, crush, or size sand or gravel deposits extracted onsite.

Includes temporary onsite storage of processed material.

Excludes the manufacture of concrete or asphalt products.

Gross Floor Area

Definition
Means the total area of all floors within the exterior walls of a *building* or *structure*.

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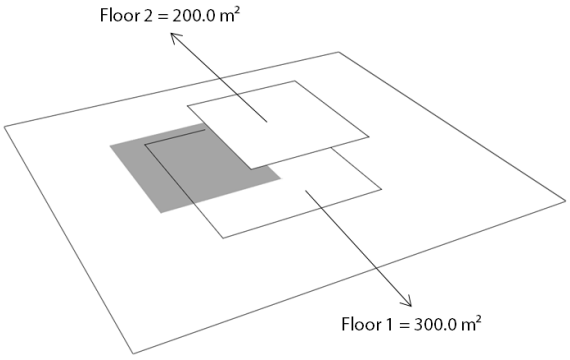
Does not include the following:

Unenclosed balconies and decks;

Common stairwells;

Enclosed parking areas attached to a dwelling unit.



Sample Calculation

Floor 1 = 300.0 m²
Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

Height

Definition
For a *Building or Structure*, means*;*

The vertical distance from the *average grade* to the level of the highest point of a *building* or *structure.*

Or

Where a *building* or *structure* must be elevated to achieve a *flood construction level*, the vertical distance from the *flood construction level* to the level of the highest point of a *building* or *structure*.

For *Screening, means:*

The vertical distance from *grade* to the highest point of *screening* measured at any point along its length.

For a *Fence, means:*

The vertical distance from the base to the top of a *fence* measured at any point along its length.

Hazard Land Management

Definition

Means the *use* of land for works, facilities, and activities to manage flooding, snow avalanche, rockfall, landslide, and other natural hazards.

Includes associated activities such as the removal or deposit of soil, silviculture, conservation, and research.

Heavy Industrial

Definition

Means any of the following:

Abattoirs and meat processing;

Brick kilns;

Cargo handling and wharf facilities;

Concrete and asphalt plants;

Forestry product milling;

Metal manufacture and foundries;

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Processing and manufacturing of industrial chemicals and fertilizers;

Repair of heavy machinery;

Wrecking and salvaging yards.

Highway

Definition
Means a public right-of-way.

Includes *strata access routes* when determining minimum *setback*, *frontage* or *lot line.*

Controlled Access Highway

Definition
Means a *highway* designated a "controlled access highway" under the *Transportation Act*.

Strata Access Route

Definition
Means those portions of the common property in a bare land strata plan intended to provide vehicular access to the strata *lots*.

Highway Commercial

Definition
Means a Commercial *Use* serving the travelling public.

Includes:

Food Service;

Gas Stations;

Service Stations.

Excludes:

Commercial Vehicle Parking;

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Commercial Vehicle Repair;

Outdoor Recreation;

Temporary Tourist Accommodation;

Tourist Accommodation.

Holiday Home

Definition
Means a *dwelling unit* that is not intended, or used for year-round residential occupancy.

Holiday Home Lot

Definition
Means a site or *lot* within a *Holiday Park* for the placement of a *Holiday Home.*

Holiday Cottage

Definition
Means a *dwelling unit* providing temporary accommodation for seasonal camping on a *lot*

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May only be one (1) of the following;

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A *park model trailer* no greater than 50.0 m^2 in interior floor area;

or,

A *park model trailer* attached to a *modular home* and together no greater than 82 m^2 in interior floor area.

A *Holiday Cottage* must;

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be sited on a foundation that is easily removable such as pier-blocks, wood cribbing or blocks, or a combination thereof; and

be anchored to a non-permanent foundation in compliance with the *British Columbia Building Code*

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A *Holiday Cottage* must not;

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be structurally altered after placement;

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have any attached additions; or

be sited on a permanent foundation or on a foundation with a basement excavation.

Holiday Park

Definition
Means the provision of seasonal temporary accommodation on two (2) or more *camping lots*, *park model trailer lots*, or *holiday home lots*

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Includes *Accessory Retail*, amenities, and service facilities for those accommodated in the Holiday Park

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Excludes:

Campground;

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Manufactured Home Park;

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Natural Camping Ground;

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Temporary Tourist Accommodation;

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Tourist Accommodation;

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Social club, or camp licensed under the *Community Care Facilities Act*.

Holiday Park Lot

Definition
Means a site or *lot* within a *Holiday Park.*

No more than one (1) of the following are permitted to be placed at any one time on a *Holiday Park Lot:*

Recreational Vehicle;

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Tent;

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Park Model Trailer;

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Holiday Home.

Home Occupation

Definition
Means a commercial *use* that is customarily incidental and accessory to a residential use where the resident of a *lot* conducts an occupation, craft, or profession.

Excludes a *Kennel*, *Outdoor Storage* and *Temporary Tourist Accommodation*.

Institutional

Definition
Means the use of land, *buildings*, or *structures* for caregiving, cultural, historical, charitable, educational, health, religious, or welfare purposes.

Intensive Agriculture

Definition
Means farming of any of the following:

Poultry (more than 2000 birds);

Fur-bearing animals;

Mushrooms;

Swine (more than 10).

Junk Yard

Definition
Means a use of land for the storage or keeping of scrap, salvage, waste, and other discarded materials.

Kennel

Definition
Means a *use* where more than four (4) domestic animals are kept, boarded, bred, or trained on land or within a *building* or *structure*.

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Livestock

Definition
Means any animal kept or dealt with for use or profit.

Excludes *domestic household pets*.

Log Storage

Definition
Means the *use* of a water area for the open air storage of log booms.

Lot

Definition
Means land designated as a separate and distinct parcel on a legal subdivision plan or registered in the Land Title Office

Includes sites within a:

Manufactured Home Park;

Holiday Park

Excludes limited common property in a strata plan.

Lot Area

Definition
Means the area within the *lot lines* of a *lot*.

Excludes the area of a *panhandle*.

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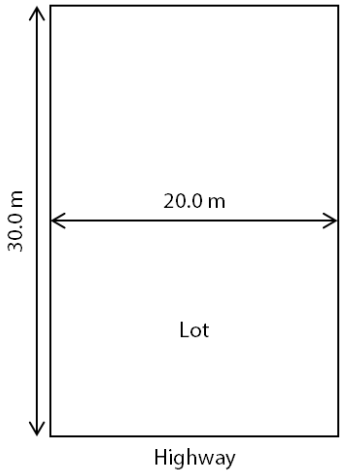
July 2023 - Showing Changes



Sample Calculation

Lot Width = 20.0 m
Lot Depth = 30.0 m

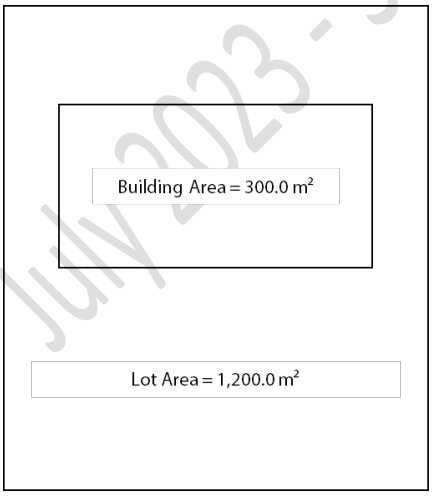
Lot Area = Lot Width × Lot Depth
Lot Area = 20.0 m × 30.0 m

Lot Area = 600.0 m^2

Lot Coverage

Definition
Means the area within the outermost supports of all *buildings* and *structures* on a *lot*.

Is expressed as a percentage of the *lot area* to two (2) decimal places.



Sample Calculation

Lot Area = 1,200.0 m^2
Building Area = 300.0 m^2

Lot Coverage = (Building Area ÷ Lot Area) × 100
Lot Coverage = (300.0 m^2 ÷ 1,200.0 m^2) × 100

Lot Coverage = 25.0%

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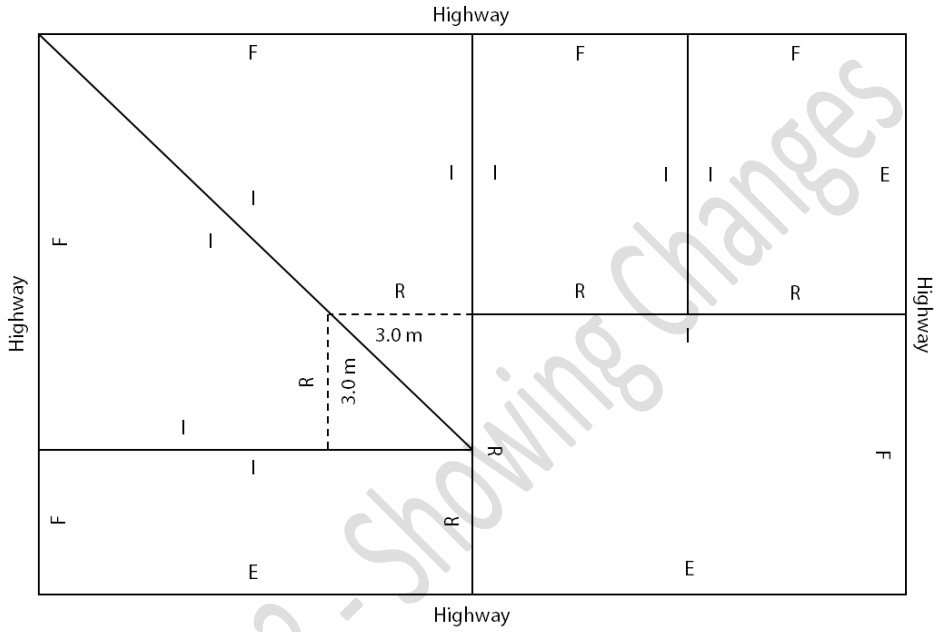
Lot Line

Definition
Means the legally defined boundaries of any *lot*.



Lot Line – Front

Definition
Means the *lot line* adjacent to a *highway* or *strata access route*.

In relation to a corner *lot*, it is the *lot line* with the least *frontage*.

If a *lot* has more than one *frontage,* and the *frontages* are of equal length, then any *frontage* may be the *front lot line,* provided it is opposite and not connected to a *rear lot line.*

Is limited to one (1) *front lot line* per *lot* and all other *lot lines* adjacent to a *highway* or *strata access route* are *exterior-side lot lines*.

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Lot Line – Exterior-Side

Definition
In relation to a corner *lot*, it is the *lot line* with the greatest *frontage*.

Lot Line – Interior-Side

Definition
Means a *lot line* that is common to more than one (1) *lot* or to the *lot* and a *highway* with a right of way width that is less than 16 m.

Lot Line – Rear

Definition
Means the *lot line* opposite to the *front lot line*.

or

Means a line 3.0 m in length that is parallel to the *front lot line* in the case of a triangular *lot*.

Manufactured Home

Definition
Means a *dwelling unit* built in a factory environment.

Must be occupied in a place other than its place of manufacture.

Must be constructed to the CAN/CSA A277 (*modular home*) or CAN/CSA Z 240 MH (*mobile home*) standard.

Manufactured Home – Double-Wide

Definition
Means a *manufactured home* composed of two or more sections.

Must be greater than 6.0 m in width when assembled and ready for occupancy.

Manufactured Home – Single-Wide

Definition
Means a *manufactured home* composed of one section.

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Must be 6.0 m in width or less when assembled and ready for occupancy.

Manufactured Home Park

Definition
Means the use of land for the placing and *residential use* of more than (3) *manufactured homes*.

Marina

Definition
Means a *use* providing for the moorage of pleasure boats.

Includes boat rental and *Accessory Retail*.

Medium Density Multi-Family

Definition
Means the *Residential Use* of a *principal building* containing at least three (3) and no more than six (6) *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Mini-Storage Facility

Definition
Means the rental of space within a *building* for the storage of household goods or articles.

Excludes all *Accessory Retail*, *Vehicle Recycling*, *Wholesale Trade*, or manufacturing and processing of any kind.

Mobile Home

Definition
Means a *manufactured home* constructed to the CAN/CSA Z240 MH standard.

Moorage

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¶
Definition¶
Means the *Residential Use* of a *principal building* containing at least three (3) and no more than six (6) *dwelling units* that share a common wall or floor system.¶

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Definition
Means temporary storage or parking of watercraft on the surface of water or at an adjacent upland site.

Excludes *Residential Use* of watercraft.

Modular Home

Definition
Means a *manufactured home* constructed to the CAN/CSA A277 standard and assembled on a permanent foundation.

Multi-Family Resort Residential

Definition
Means the *Residential Use* of up to two (2) *principal buildings* each containing three (3) or more *dwelling units* together with common and private amenity facilities.

Natural Camping Ground

Definition
Means a commercial *use* of land for overnight camping in tents or recreational vehicles on camping sites on a rental basis.

Excludes *Campgrounds*, *Manufactured Home Parks*, *Holiday Parks*, and camps licensed under the *Community Care and Assisted Living Act*.

Open Deck

Definition
Means a *structure* raised above the adjacent *grade* to provide outdoor living area and recreation space.

Open Space

Definition
Means private open land intended to provide amenity and recreational opportunities.

Within a bare land strata title *subdivision* under the *Strata Property Ac*t it is common property.

Outdoor Recreation

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Definition

Means the *use* of land for open-air, non-motorized, commercial recreation facilities.

Includes *Accessory Retail* and *Outdoor Storage*.

Excludes *Golf Course* and overnight accommodation.

Outdoor Storage

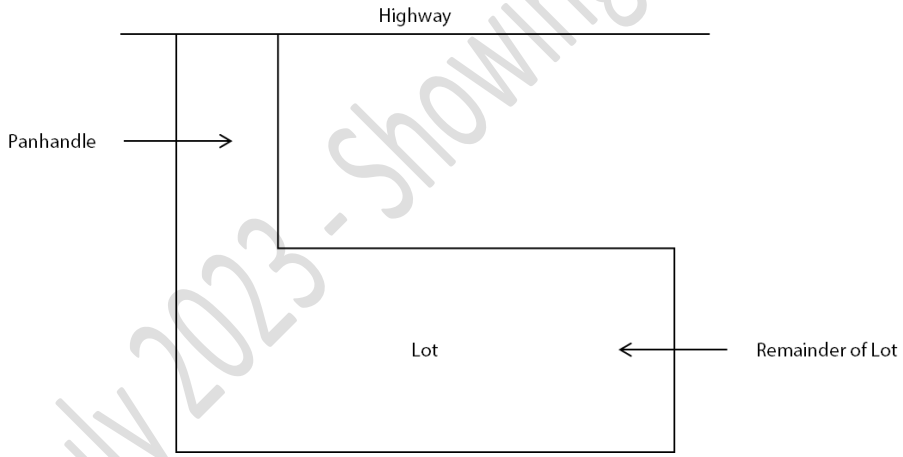
Definition

Means the *use* of an open-air area where material is kept.

Panhandle

Definition

Means part of a *lot* used only for access from a *highway* to the remainder of that *lot*.



Parking Lot

Definition

Means the use of a *lot*, or a portion of a *lot*, for the temporary parking of *vehicles*

May be a *principal use*; or

an *accessory use* to a *use* located on the same lot; or

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an *accessory use* to a *use* located on an adjoining lot.

Excludes *Commercial Vehicle Parking* and overnight accommodation.

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Park Model Trailer Lot

Definition
Means a site or *lot* within a *Holiday Park* for the placement of a *Park Model Trailer*.

Park Model Trailer

Definition
Means a *vehicle* built on a single chassis mounted on wheels that is intended to provide temporary accommodation for seasonal camping.

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Interior floor area must not exceed 50.0 m^2.

Must be certified to the CSA Z-241 standard.

Must not be used for a *Residential use*.

Excludes *mobile homes*, *modular homes*, and *recreational vehicles*.

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Pet Cemetery

Definition
Means the *use* of land or *buildings* or *structures* for interment of *Domestic Household Pet* remains.

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May include *accessory buildings or structures* necessary for operation of the *Pet Cemetery*.

Excludes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated human remains.

Pet Disposal

Definition
Means the *use* of a building or a part of a building for the purpose of disposing of *Domestic Household Pet* remains by alkaline hydrolysis, together with any appliances and other equipment incidental to that purpose.

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Excludes all incineration based cremation processes.

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Principal Building

Definition
Means any *building* or structure that accommodates a *principal use.*

Principal Use

Definition
Means the main *use* of land, *buildings*, or *structures*.

Private Residential Development

Definition
Means a *Residential Use* of four (4) or more *lots*, *common amenity and recreation facilities* and *open space* that is planned and developed as a single whole or in phases according to a unified design theme.

Private Resort

Definition
Means a *use* that provides non-commercial recreational or holiday activities to members of recreational groups or organizations.

Includes member use of camping sites, *seasonal cabins*, clubhouses, country clubs, dining halls, and other recreational activities.

Excludes *Outdoor Recreation*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

Private Holiday Resort

Definition
Means a *use* providing temporary accommodation for seasonal camping containing a mix of *lots* providing for the placement of *recreational vehicles* or *holiday cottages* that is planned and developed as a single whole or in phases according to a unified design theme.

Includes *common amenity and recreation facilities* and *open space.*

Excludes *Residential, Temporary Tourist Accommodation, and Tourist Accommodation.*

Produce Sales

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Definition¶
Means any *building* that accommodates a *principal use.*¶

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Definition
Means the sale of agricultural products produced by a farm operation on the same *lot*, accessory to a Farm use.

Public Utility

Definition
Means a *use* providing for servicing of the community with water, sewer, electrical, telecommunications, or other utilities or services by a government or non-governmental entity.

Ramada

Definition
Means an unenclosed roofed *structure* without a floor that is intended to shelter a *mobile home* or *recreational vehicle*.

Is freestanding and unsupported by the *mobile home* or *recreational vehicle*.

May include *screening* to a maximum *height* of 1.5 m but no walls.

Excludes; porches, sunrooms, additions, or any *structure* accessed through a door.

Recreational Entertainment Facility

Definition
Means a Commercial *Use* that provides patrons with opportunities to engage in physical, cultural or social activities.

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Includes; bowling alleys, skating and curling rinks, recreation clubs, health clubs, and dance studios, theatres, performance facilities, and production and rehearsal studios.

Recreational Vehicle

Definition
Means a *vehicle* designed or used for temporary accommodation during travel or recreation, and does not include *park model trailers*.

Regional District

Definition

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Means the Fraser Valley Regional District.

Residential

Definition
Means a use of a *dwelling unit* as the permanent domicile of a person or household;

Excludes the commercial boarding or keeping of animals.

Excludes *Accessory Dwelling Unit* and *Secondary Suite* except where expressly permitted.

Excludes *Temporary Tourist Accommodation* in a *dwelling unit* except where expressly permitted.

Resource Extraction

Definition
Means the removal of naturally-occurring materials such as timber or ground water, from land and such preparation of materials as is required for practical shipment.

Excludes:

The manufacturing of products from such materials;

The excavation of land as part of a construction project;

The removal of stones from land under cultivation;

The installation, modification or maintenance of a drainage system.

Resource Industrial

Definition
Means an industrial *use* related to *resource extraction*.

Includes log booming, sawmills, pole treatment plants, industrial works yards, industrial storage yards, preliminary gravel sorting and screening and similar related industries.

Excludes *gravel processing* other than sorting and screening.

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¶
Definition¶
Means a *use* of a *dwelling unit* as the permanent domicile of a person or household.;¶
¶
Excludes the commercial boarding or keeping of animals..¶
¶
Excludes *temporary tourist accommodation* in a *dwelling unit* except where expressly permitted.¶

July 2023 - Showing Changes

River Rafting Terminus

Definition
Means a commercial *use* providing river rafting tours for public recreation and enjoyment.

Includes the launching, landing, repair, and storage of river rafts.

Excludes boat rental facilities, the sale of fuel or oils, *Marina*, *Outdoor Storage*, and *Outdoor Recreation*.

School

Definition
Means a facility offering instruction that meets provincial requirements for primary, secondary, or higher education.

Screening

Definition
Means the concealment of a *building*, *structure*, or *use* from adjoining *lots* and *highways*.

A fence or wall is permitted on all *lots* to a maximum *height* of 2.0 m and 2.4 m to the rear of the front face of the *principal building* unless otherwise specified in this Bylaw.

Where required, must be provided before a *use* is carried out.

Where required, must consist of a:

Hedge;

Fence; or

Wall.

May have breaks for pedestrian or *vehicle* access.

Seasonal Cabin

Definition
Means a *building* or *structure* within a *Private Resort* for the seasonal recreational accommodation of a member of that resort.

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July 2023 - showing Changes

Gross floor area must not exceed 90.0 m^2.

Must not be occupied by any particular individual for more than 120 days per calendar year.

May include *cooking facilities*.

Excludes *Residential Use*.

Secondary Suite

Definition
Means a *Residential Use* within a self-contained *Dwelling Unit* that is accessory to, and within, a principal *Single Detached Dwelling*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes Apartment Residential, Bed and Breakfast, Boarding, Duplex, Home Occupation, Medium Density Multi-Family and *Temporary Tourist Accommodation.*

Service Station

Definition
Means a *use* providing for the sale of motor fuels or lubricating oils and the servicing or minor repair of *vehicles*.

Includes the following:

The rental of trailers and *vehicles*;

The sale of *vehicle* accessories.

Excludes all sales, rentals and services related to *commercial vehicles*.

Excludes all other sales, rentals and services.

Setback

Definition
Means the required distance between the furthest projection of a *building* or *structure* on a *lot* and a *lot line* or other specified feature, or in *zones* that permit the occupancy of a *recreational vehicle* or *park model trailer*, between any part of the vehicle or trailer and a *lot line* or other specified feature.

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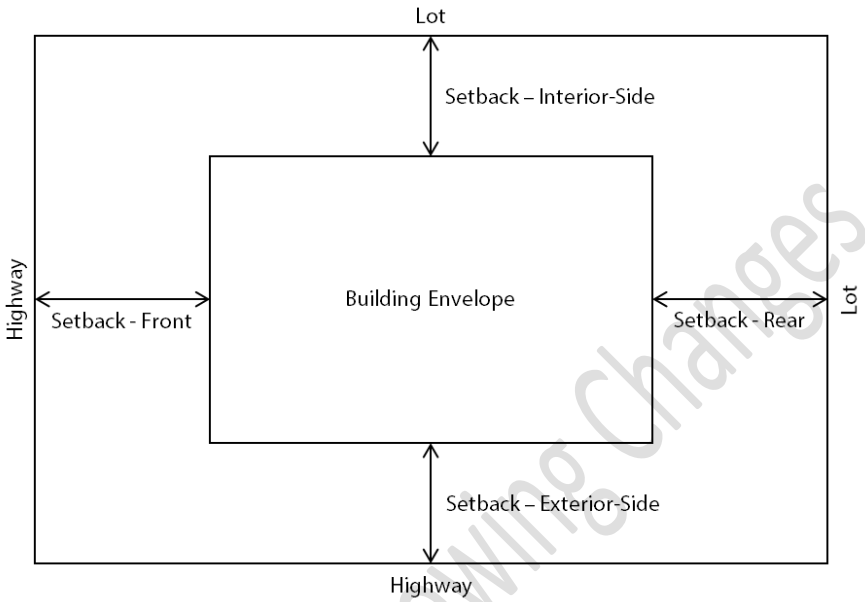
July 2023 - Showing Changes



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Setback – Front

Definition
Means a *setback* from the *front lot line*.

Setback – Exterior-Side

Definition
Means a *setback* from the *exterior-side lot line*.

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Setback – Interior-Side

Definition
Means a *setback* from the *interior-side lot line*.

Setback – Rear

Definition
Means a *setback* from the *rear lot line*.

Single Detached Dwelling

Definition
Means a detached *building* that contains one (1) principal *dwelling unit*.

Excludes *park model trailers*.

Site Area

Definition
Means the area within the *lot lines* of a *lot* required to conduct a permitted *Use*.

Sleeping Unit

Definition
Means one or more adjoining rooms for overnight accommodation that do not include a *cooking facility*.

Storage Shed

Definition
Means a detached *accessory building*.

Strata access route –see Highway-Strata

Structure

Definition
Means any construction fixed to, supported by, or sunk into land or water.

Includes *buildings*, *fences*, and signage.

Excludes *lot* surfacing or paving.

Subdivision

Definition
Means the division of land into two (2) or more *lots* including the adjustment of boundaries between existing *lots*;

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¶
Definition¶
Means a detached *building* that contains one (1) *dwelling unit*.¶
¶
Excludes *park model trailers*.¶

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July 2023 - Showing Changes

Or the consolidation of two (2) or more *lots* into a single *lot*.

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Temporary Commercial Amusement

Definition
Means a time-limited circus, carnival, fair, special exhibition, or similar *use*.

Temporary Tourist Accommodation

Definition
Means the commercial *use* of a *dwelling unit* for temporary accommodation of the travelling public.

Excludes *Boarding*, *Bed and Breakfast*, *Tourist Accommodation*.

Tourist Accommodation

Definition
Means a commercial *use* providing for the temporary accommodation of the travelling public.

Excludes a *Campground*, *Natural Camping Ground*, and *Holiday Park*.

Use

Definition
Means the purpose or function of a *building*, *structure*, or land.

Includes *principal uses* and *accessory uses*.

Useable Land

Definition
Means the area of a *lot* which can be used for a Permitted *Use* or to calculate permitted *density*.

Excludes the following:

Lakes, ponds, and watercourses;

The area of a *lot* with slope greater than 25% for a minimum horizontal distance of 10 m;

The area of a *lot* used for *Accessory Employee Residential Use*.

July 2023 - Showing Changes

Vacation Resort

Definition
Means a *use* providing recreational opportunities and overnight accommodation on a large *lot*.

Excludes an *Amusement Park*, *Highway Commercial*, *Temporary Tourist Accommodation*, or other Commercial *Uses* designed to serve the travelling public.

Vehicle

Definition
Has the same meaning as *vehicle* in the *Motor Vehicle Act*.

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Excludes *park model trailers*, *mobile homes*, and *modular homes*.

Vehicle Recycling

Definition
Means the wrecking, salvaging, or dismantling of *vehicles* or *vehicle* components and the sale of vehicle parts.

Wholesale Trade

Definition
Means the *use* of a building for the storage, distribution, trade and sale of goods in large quantities for sale by the purchaser.

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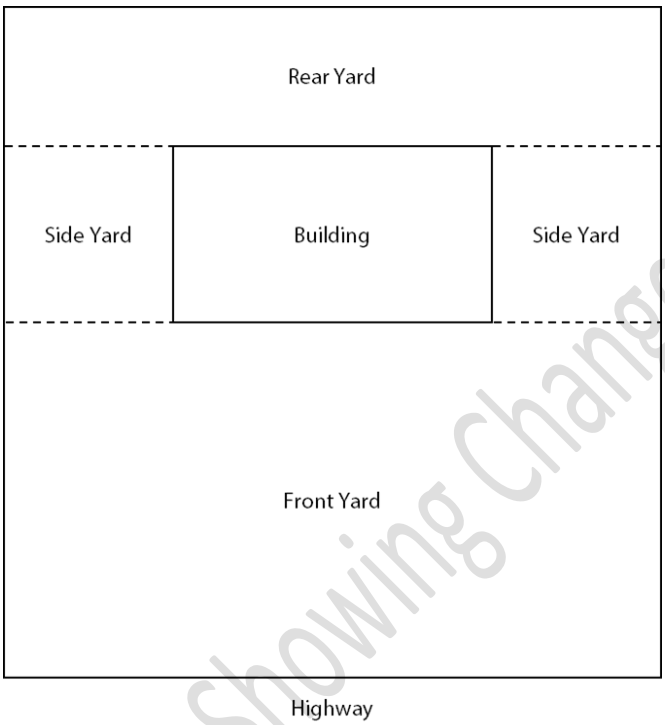
Yard

Definition
Means an area on a *lot* created by the *setback* of the *principal building*.

July 2025 - Showing Changes



Yard – Front

Definition
Means a *yard* that extends along the full width of the *front lot line*.

Yard – Rear

Definition
Means a *yard* that extends along the full width of the *rear lot line*.

Yard – Side

Definition
Means a *yard* that extends from the *front yard* to the *rear yard* along the *exterior side lot line* or *interior-side lot line*.

July 2023 - Showing Changes

Zone

Definition
Means a *zone* established in this Bylaw.

July 2023 - Showing Changes

4.1

PART 4: REGULATIONS

Where a use is permitted in a zone, the following conditions apply unless otherwise specified in this Bylaw.

Accessory Building or Structure

Regulation

Must be erected after or concurrently with a *principal building* on that *lot*.

Must conform to all regulations of this Bylaw that apply to the *principal building* if attached to the *principal building*.

Accessory Dwelling Unit

Must not exceed a *gross floor area* of:
95 m^2 with a *lot area* larger than or equal to 0.5 ha;
125 m^2 with a *lot area* larger than or equal to 1.0 ha.

Must have the same *highway* access as the principal *Residential Use*;

Must share the same driveway access as the principal *Residential Use*;

Must have a maximum *setback* of 30 m between the principal *dwelling unit* and *Accessory Dwelling Unit*;

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

July 2023 - Showing Changes

Accessory Employee Residential

Regulation

Must be located in a *building* or *structure* that contains no other *uses* unless otherwise specified in this Bylaw.

Is permitted accessory to a *Farm* or *Intensive Agriculture use* only on *lots* classified as farm land under the *Assessment Act*.

Requires the following if accessory to an *Assembly Use*:

Must not exceed a *gross floor area* of 304.8 m^2;

Minimum *site area* of 700.0 m^2;

Minimum separation from the *Assembly Use* of 30.0 m.

Accessory Personal Care Residential

Regulation

Must be located in a *mobile home* that is restrained from moving but not anchored to a permanent foundation.

Must be located on a *lot* with a minimum *lot area* of 0.4 ha.

Agricultural Market

Regulation

Must not exceed a *Gross Floor area* of 225 m^2.

May include the sale of the following non-agricultural products:

Snacks and drinks;
Souvenirs;
Handicrafts;
Gardening materials or supplies.

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July 2023 - Showing Changes

Non-agricultural products sales must not exceed a floor area of 75 m^2.

Must be *setback a minimum* of 20.0 m from any *lot line*.

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Apartment Residential

Regulation
Must include a *Common Amenity and Recreation Facility* with minimum area of 200.0 m^2 for each *building*.

Must provide a common entrance at ground level for at least (2) *dwelling units*.

Artisan-Craft Workshop

Regulation
Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building* or *structure* that is separate from the *dwelling unit*.

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Buildings or *structures* for operation of machinery exceeding two (2) horsepower must conform to the following minimum *setbacks*:

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Regulation	Requirement
Setback – All *Lot Lines*	30.0 m
Setback – *Zone* Boundary	60.0 m

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Buildings or structures vented by exhaust fans must conform to the following minimum *setbacks*:

Regulation	Requirement
Setback – All *Lot Lines*	30.0 m
Setback – *Zone* Boundary	60.0 m

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May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

May include one (1) *accessory building or structure* with maximum *gross floor area* of 7.43 m^2 and *height* of 4.0 m for the purpose of spraying, glazing, firing or for other similar uses.

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Must not involve *Outdoor Storage*.

Jan 2023 - Showing Changes

Bed and Breakfast

Regulation

Must be located within a *dwelling unit*.

Must be located on a *lot* with a minimum *lot area* of 600.0 m^2.

Must not exceed three (3) rented rooms.

Must not exceed twenty one (21) consecutive days of accommodation by an individual or group.

Must be operated by a resident of the *dwelling unit*.

Must not include *cooking facilities* or food storage in the room or rooms being rented.

May include one (1) non-illuminated sign for *Advertising* with maximum area of 3.0 m^2.

Campground

Regulation

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

May include *accessory buildings or structures* required for operation of the *campground*.

May Include associated leisure facilities but not *Amusement Parks* or *Outdoor Recreation*.

Must not exceed a *density* of 40 *camping lots* per ha of *useable land*.

Must have a minimum area of 130.0 m^2 per *camping lot* unless otherwise specified in this Bylaw.

The storage of unoccupied *recreational vehicles* on a *camping lot* must not exceed 90 days in duration.

No *structures* are permitted on *camping lots* unless otherwise specified in this Bylaw.

Must have at least one (1) graded, dust- and mud-free vehicle parking space on each *camping lot*.

Cottage Industry

July 2025 - Showing Changes

Regulation

Must be accessory to a *Residential Use* on the same *lot*. Deleted: ;

Must be conducted within a *building* separate from the *dwelling unit*. Deleted: ;

Must not exceed one (1) cottage industry per *lot*. Deleted: ;

Must be located within an *accessory building or structure* with a maximum *gross floor area* of 140.0 m^2. Deleted: ;

May include an accessory office and *Accessory Retail* use with maximum aggregate *gross floor area* of 50.0 m^2. Deleted: ;

May include accessory indoor storage with maximum *gross floor area* of 18.6 m^2. Deleted: ;

May include *Accessory Retail* of products produced on the *lot*. Deleted: ;

May include *Accessory Retail* of products not produced on the *lot* if customers do not enter the *lot*. Deleted: ;

May include two (2) advertising signs with maximum aggregate area of 4.5 m^2 per *lot*. Deleted: ;

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
Setback – Front	50.0 m
Setback – Exterior-Side	40.0 m
Setback – Interior-Side	40.0 m
Setback – Rear	40.0 m

Must not employ more than two (2) persons in addition to the resident. Deleted: ;

Must not involve *Outdoor Storage*.

Equipment Shop

Regulation

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building* separate from the *dwelling unit*.

Is not permitted on a *lot* with a *lot area* less than 2.0 ha.

July 2023 - Showing Changes

Must not exceed a *gross floor area* of:

450.0 m^2 with a *lot area* larger than 4.0 ha;

280.0 m^2 with a *lot area* larger than 2.0 ha and smaller than or equal to 4.0 ha.

May involve *Outdoor Storage* of *vehicles* and moveable equipment to a maximum area of 2,000.0 m^2.

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
Setback – Front	50.0 m
Setback – Exterior-Side	40.0 m
Setback – Interior-Side	40.0 m
Setback – Rear	40.0 m

Farm

Regulation

Livestock production must be located on a lot with a minimum *lot area* of 1.0 ha.

Minimum *setbacks* for all *buildings* and *structures* not associated with the keeping of *livestock:*

Regulation	Requirement
Setback – Residential Use	3.0 m
Setback – Well or Watercourse	12.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of *livestock* except swine or fur-bearing animals:

Regulation	Requirement
Setback – Front	60.0 m
Setback – Exterior-Side	60.0 m
Setback – Interior-Side	30.0 m
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
Setback – Front	60.0 m

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Jan 2025 - Showing Changes

	80.0 m – swine manure
Setback – Exterior-Side	60.0 m
Setback – Interior-Side	30.0 m 50.0 m – swine manure
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

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Film Production Facility

Regulation

Production activity must be undertaken on a permanent or ongoing basis on the *lot*.

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Must have physical facilities other than temporary sets to be used in film production.

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May include:

Filming within sound stages, indoor arenas, or similar *buildings or structures*, or outdoor filming;

Training, or keeping of horses or other herbivorous hoofed animals used for film production purposes;
The use of other animals for film production purposes;

Facilities where meals, conferences, seminars, or training courses associated with film production are delivered;

Facilities that are accessory to a *Film Production Facility*.

Golf Course

Regulation

May include *accessory buildings or structures* necessary for operation of the golf course.

An *accessory retail* pro shop must not exceed a *gross floor area* of 50.0 m^2.

Requires *screening* sufficient to protect the public from errant golf shots where the golf course adjoins a *highway*.

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Height Exemptions

July 2025 - Showing Changes

Regulation

Height Exemptions:

REGULATION		REQUIREMENT
Use* or *zone	***Building or Structure***	**Part of a *Building or Structure* exempt from maximum *Height***
Residential	*Single Detached Dwelling*	Chimneys and similar features. Communication equipment. Mechanical equipment.
Multi-Family *Residential*	*Principal*	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
Farm	*Principal*	All
Intensive Agriculture	*Principal*	All
Civic use	*Principal*	All
Public Utilities	*Principal*	All
All other *non-residential uses*	*Principal*	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
Assembly	*Principal*	Religious symbols
All *zones*	*Accessory*	Flag Poles. Retaining Walls. Utility and lighting poles. Communication equipment.

Home Occupation

Regulation

Must be located within a *dwelling unit*.

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Must not exceed a *gross floor area* of 50.0 m^2 or 33% of the *dwelling unit*, whichever is greater.

Must not employ more than two (2) persons who are not residents of the *lot*.

Must not involve the storage or use of any flammable or explosive materials.

May include *Advertising* signage with a maximum area of 1.0 m^2.

May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

Intensive Agriculture

Regulation
Is only permitted within the Agricultural Land Reserve.

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of Poultry, or Mushrooms:

Regulation	Requirement
Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of fur-bearing animals or swine:

Regulation	Requirement
Setback – Front	80 m
Setback – Exterior-Side	80 m
Setback – Interior-Side	50 m
Setback – Rear	50 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
Setback – Front	60.0 m 80.0 m – swine manure
Setback – Exterior-Side	60.0 m

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July 23 - Showing Changes

Setback – Interior-Side	30.0 m 50.0 m – swine manure
Setback – Rear	30.0 m
Setback – Residential Use	30.0 m
Setback – Watercourses and Wells	30.0 m

Kennel

Regulation

Must be located on a *lot* with a minimum *lot area* of 2.0 ha.

Must be *setback* a minimum of 30.0 m from any *lot line* if enclosed with walls.

Must be *setback* a minimum of 50.0 m from any *lot line* if not enclosed with walls.

Must not exceed a *lot coverage* of 10%.

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Must not exceed fifty (50) domestic animals at one time.

Medium Density Multi-Family Residential

Regulation

Must have individual exterior access for each *dwelling unit*.

Natural Camping Ground

Regulation

Must not include *buildings*, *structures*, or service connections.

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

Open Deck

Regulation

Must be raised at least 200.0 mm above the adjacent *grade*.

May have a roof.

May have *screening* to a maximum *height* of 1.5 m above the deck.

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Must not be enclosed by walls, or windows.

Must not be attached to a *recreational vehicle* or *park model trailer*.

Open Space

Regulation
Must be free of *buildings*, *structures*, *highways*, *strata access routes* and parking areas.

Must be greater than 6.0m in each dimension.

Must not be located within any required setback or buffer areas.

Outdoor Storage

Regulation
Must be associated with a *principal use.*

Must be located on the same *lot* as the *principal use* or on adjoining *lots.*

Pet Cemetery

Regulation
Minimum *setbacks* for all *buildings* and *structures* and the use of land associated with the interment of *Domestic Household Pet* remains:

Regulation	Requirement
Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

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Pet Disposal

Regulation
Minimum *setbacks* for all *buildings* and *structures* and the use of land associated with the disposal of *Domestic Household Pet* remains:

Regulation	Requirement

June 2025 - Showing Changes

Setback – Front	30 m
Setback – Exterior-Side	30 m
Setback – Interior-Side	30 m
Setback – Rear	30 m
Setback – Residential Use	30 m
Setback – Watercourses and Wells	30 m

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Produce Sales

Regulation

May include one (1) *accessory building or structure* with maximum *gross floor area* of 80.0 m^2

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May include *Advertising* signage

River Rafting Terminus

Regulation

Must not exceed two (2) *structures*.

Must not exceed a *gross floor area* of 230.0 m^2.

Must include washroom and changing room facilities.

Secondary Suite

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

July 2023 - Showing Changes

Storage Shed

Regulation
Must not exceed a *gross floor area* of 20.0m^2.

Must not exceed a *height* of 3.0m.

Temporary Commercial Amusement

Regulation
Must not exceed two (2) weeks in duration.

Must not exceed two (2) occurrences on the same *lot* per year.

Temporary Tourist Accommodation

Regulation
Must not exceed thirty (30) consecutive days of accommodation for any individual or group.

Tourist Accommodation

Regulation
Must be contained within one or more detached buildings containing *dwelling units* or *sleeping units* designed for and intended to be occupied temporarily by the travelling public.

May include; dining facilities, an office, *Accessory Retail*, and amenities and service facilities for those accommodated on the *lot*.

Vehicle Recycling

Regulation
May include the storage of inoperable *vehicles* or *vehicle* components.

May include *Accessory Retail* of restored *vehicles* or *vehicle* components within a *building*.

Must not exceed five (5) operable *vehicles* stored on the *lot* at one time.

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July 2023 - Showing Changes

PART 5: GENERAL REGULATIONS

5.1 Permitted in All Zones

The following *uses*, *buildings* and *structures* are permitted in all *zones*:

Accessory buildings or structures

Civic uses

Highways

Public Utilities

5.2 Temporary Buildings and Structures

A temporary *building*, *structure*, or *manufactured home* may be used for *Residential Use* on a *lot* where a building official has issued a building permit for the construction, repair or alteration of a principal building or structure in accordance with the Building Bylaw.

The period of *use* must not exceed the period of validity of the building permit issued for the *principal building* or *structure*. Or the completion of the building permit, whichever comes first.

The temporary *building*, *structure*, or *manufactured home* must be removed within two (2) weeks of the expiration of the building permit issued for the *principal building* or *structure*.

5.3 Size, Shape, and Siting of Buildings

Unless otherwise specified in this Bylaw, one (1) or more *buildings* may be located on a *lot*;

Where two or more *setbacks* are specified for a *use, building or structure*, the greater *setback* applies unless specifically stated otherwise;

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Despite any other regulation of this Bylaw, all *buildings* and *structures* require a minimum *setback* of 4.5 m from the right-of-way of any public *highway*;

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For a feature that does not constitute any part of the *gross floor area* of a *principal building*, the minimum *setbacks* required in this Bylaw for a *principal building* are reduced by the following distances:

July 2023 - Showing Changes

Regulation	Requirement			
Feature	Maximum Setback Reduction			
	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Decorative Façade Feature	0.6 m	0.6 m	0.6 m	0.6 m
Eaves and eave support posts	1.2 m	1.2 m	0.6 m	1.2 m
Open Stairs	1.2 m	1.2 m	0.6 m	1.2 m
Porches	1.2 m	1.2 m	0.6 m	1.2 m

Despite other requirements in this Bylaw, the following minimum *setbacks* are permitted for the following *buildings* and *structures*:

Regulation	Requirement			
Building or Structure	Minimum Setback			
	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Flag Pole	0.0 m	0.0 m	0.0 m	0.0 m
Screening	0.0 m	0.0 m	0.0 m	0.0 m
Signage	0.0 m	0.0 m	0.0 m	0.0 m
Storage Shed	4.8 m	4.8 m	1.0 m	1.0 m
Swimming Pool (above *grade* or below *grade*)	4.8 m	4.8 m	1.0 m	1.0 m
Below grade structure (excluding swimming pools)	~~0.0 m~~	~~0.0 m~~	~~0.0 m~~	~~0.0 m~~
Retaining Wall less than 2.4m in height.	0.0 m	0.0 m	0.0 m	0.0 m

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5.4 Minimum Site Area Exceptions

The minimum *site area* requirements of this Bylaw do not apply to the following:

Where a *lot* has been rendered inadequate in area to meet the minimum *site area* requirement due to widening of a *highway*; provided that

The *site area* of the *lot* is at least 90% of the required *site area*;

The *highway* was an existing right-of-way with a minimum width of 20.0 m prior to widening;

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The *lot* conforms to all other requirements of the *Regional District* for the intended *use*.

5.5 Advertising Signage

Unless otherwise specified in this Bylaw, one (1) double sided *advertising* sign with a maximum area of 0.3m^2 may be located on a *lot*;

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Sign area limits specified in this bylaw apply to each side of the sign and not to total sign area;

May only promote or identify an event, place, service or product produced or located on the same *lot;*

May be illuminated from a concealed light source but must not be flashing or animated;

Signage on a *lot* offered for sale or rent is limited to one (1) per *lot*;

Signage offering multiple *lots* for sale in a residential *subdivision* is limited to one (1) per *subdivision*;

Signage must not project over a *highway*.

5.6 Screening

Unless otherwise stated in this Bylaw:

Screening with maximum *height* of 2.0 m is permitted on all *lots*;

Screening with maximum *height* of 2.4 m is permitted behind the *front yard* on all *lots*;

Screening consisting of a Hedge or vegetation may exceed 2.4m in *height*;

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Breaks in *screening* are permitted for pedestrian and *vehicle* access;

Where a *use* requires *screening*, the *screening* must be installed before the *use* is undertaken;

Required *screening* must have minimum *height* of 2.0 m and maximum *height* of 2.4 m unless otherwise stated in this bylaw;

Required *screening* must be maintained in good condition at all times;

Required *screening* must consist of either one or more of the following:

Hedge; or

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Fence; or

Wall.

Screening is required to conceal the following *uses* along all *lot lines* adjoining a *Residential Use*:

Assembly;
Commercial*;*
Campground;
Industrial;
Resource Extraction;
Equipment Shops;
Outdoor Storage;
Outdoor Recreation;
Mini-Storage Facilities;
Tourist Accommodation.

Screening is required to conceal the following *uses* along all *lot lines* adjoining a Commercial *Use:*

Industrial;
Resource Extraction;
Equipment Shops.

Screening or a continuous, natural vegetated buffer of no less than 20m in width, is required to conceal *Film Production Facility* along all *lot lines.*

Screening is required to conceal Industrial *uses* from the following *highways*:

Hodgkin Road;

Lougheed Highway;

Malcolm Road;

River Road South;

Shook Road;

Stave Lake Road;

Sylvester Road.

5.7 Prohibited in All Zones

All *use* of land must conform to the permitted uses specified in the *zone* that applies to that land;

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The following are prohibited in all *zones*:

The *use* of an *accessory building or structure* for *Residential Use, Temporary Tourist Accommodation* or overnight accommodation;

The keeping of a non-domestic carnivorous animal weighing more than 24.0 kg;

The keeping of a venomous reptile regardless of size;

The keeping of *livestock* in a *dwelling unit*;

The *use* of a *front yard* for required Off-Street Parking or Off-Street Loading;

A *use* located in part or whole within a tent or *recreational vehicle* or *park model trailer* except if specifically permitted in this Bylaw.

5.8 Subdivisions

All new *lots* created by *subdivision* must meet the minimum *lot area* required by the Subdivision Regulations of each *zone*.

A *subdivision* may create *lots* with more than one (1) *zone* designation provided that;

Within each new *lot*, all portions of each *zone* designation meet the minimum *lot area* required by the Subdivision Regulations of the *zone*.

Subdivision must not render an existing *use*, *building*, or *structure* as nonconforming to this Bylaw.

All new *lots* created by *subdivision* must meet the minimum servicing requirement or regulation of each *zone*.

Where required, all new *lots* created by *subdivision* must be connected to a *community sewer system*.

Where required, all new *lots* created by *subdivision* must be connected to a *community water system*.

5.9 Minimum Lot Area Exceptions

The minimum *lot area* requirements of this Bylaw do not apply to the following:

Where adjoining *lots* are consolidated;

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Where the *lot* created is a common lot intended for use as a private highway pursuant to the regulations under the Land Title Act;

Where the *lot* created is solely for the use or operation of the following and the owner grants to the Regional District a covenant under s. 219 of the Land Title Act limiting the *use* of the *lot* accordingly:

Community Sanitary Sewer System;

Community Water System;

Public Utilities;

Civic uses;

Air or Marine Navigational Aid;

Communications System;

Community Gas Distribution System;

Electrical Substations or Generating Stations.

Boundary Adjustments that adhere to Boundary Adjustment provisions in *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1391, 2015.*

Where a *lot* existing at the time of adoption of this Bylaw is being subdivided into not more than two lots with one *lot* entirely on each side of;

a railway;

a *highway* existing at the time of adoption of this bylaw with a minimum right-of-way width of 20m;

a *public utility* with a minimum right-of-way width of 30.0 m;

a watercourse with an average width of 30m and a depth of 1.5m at the mean annual high water.

5.10 Zone Boundaries

Zone boundaries follow:

As shown on Schedule D – Zoning Map;

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¶
Where adjoining *lots* are consolidated;¶
¶
Where the *lot* created is a common *lot* intended for *use* as a private *highway* pursuant to the regulations under the *Land Title Act*;¶
¶
Where a *lot* created is for the *use* or operation of the following and the owner grants to the *Regional District* a covenant under s. 219 of the *Land Title Act* limiting the use of the lot accordingly:¶
¶
Community Sanitary Sewer System;¶
¶
Community Water System;¶
¶
Public Utilities;¶
¶
Civic uses;¶
¶
Air or Marine Navigational Aid;¶
¶
Communications System;¶
¶
Community Gas Distribution System;¶
¶
Electrical Substations or Generating Stations.¶
¶
Where the *lot* being subdivided is physically separated by a:¶
¶
Railway;¶
¶
Highway;¶
¶
Public Utility with minimum right-of-way width of 60.0 m;¶
¶
Watercourse with an average width of 30m and a depth of 1.5m at the mean annual high water.¶
¶
Provided that:¶
¶
The *subdivision* creates *lots* with *lot lines* that follow the right-of-way, or watercourse;¶
¶
The *site area* created on each new *lot* is in accordance with the minimum *site area* for the intended *use* of the *lot*, ¶
¶
All new *lots* created by *subdivision* must meet the minimum required works and services of the *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319, 2015*; and¶
¶
Each new *lot* conforms to all requirements of the *Regional District* for the intended *use*. .
¶

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Lot lines;

Municipal boundaries;

Railways;

The centre line of *highways*;

The centre line of Watercourses;

Where a *zone* boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule D.

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PART 6: OFF-STREET PARKING AND LOADING REGULATIONS

6.1 General Regulations

Off-Street Parking

Means a *use* providing parking spaces for the temporary storage of *vehicles*.

Excludes *Commercial Vehicle Parking and* overnight accommodation in vehicles.

Required spaces must be provided on the same *lot* as the *use* for which they are required, unless otherwise stated in this Bylaw.

Space required for Off-Street Loading cannot satisfy space required for Off-Street Parking and vice versa;

Space required for Off-Street Loading or Off-Street Parking must not be used for any purpose other than parking, loading, or unloading;

All space for Off-Street Loading or Off-Street Parking must have convenient access to a *highway*.

6.2 Calculation Rules

Where a *lot* contains more than one (1) *use*, the required number of Off-Street Loading or Off-Street Parking spaces must be the sum of the requirements for each *use*.

Where the calculation of permitted Required Off-Street Parking Spaces results in a fraction, the number of Off-Street Parking Spaces required shall be the whole number calculated.

6.3 Layout and Design Regulations

The following regulations apply to all Off-Street Parking spaces except those for *Single Detached Dwellings*, *Duplexes*, *Home Occupation, Produce Sales*, and parks:

Regulation	Requirement
Curb and Gutter	A concrete curb or gutter must be constructed to ensure vehicles access a parking lot from authorized routes
Driveway	The maximum number of permitted driveways is two (2);

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	The minimum width of a driveway is 3.0 m and the maximum is 7.6 m;
Maneuvering Area	Vehicular maneuvers required to enter or exit a parking space must not occur on a *highway* right-of-way
Minimum *Setback – Front*	0.3 m
Minimum *Setback – Exterior-Side*	0.3 m
Surfacing and Marking	Spaces must be either hard surfaced or gravelled; Spaces must be clear of mud and dust at all times; Spaces must be clearly marked.

Parking spaces and areas must meet the following dimensions:

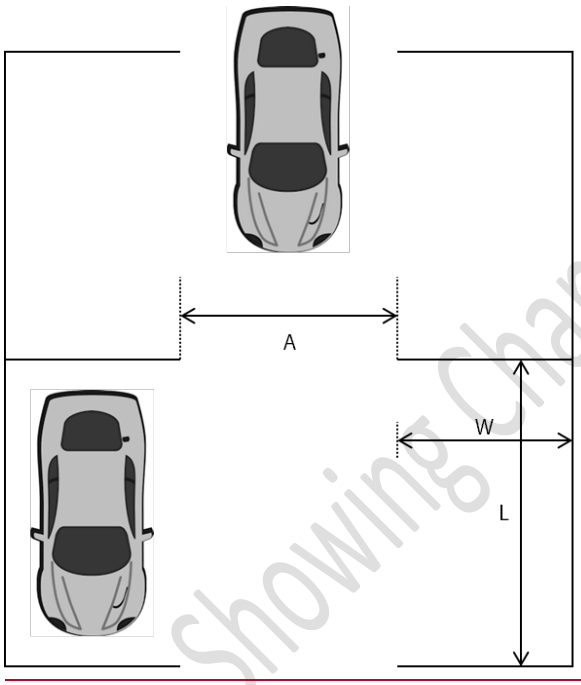
Parking Angle (°)	Width of Parking Space (W)	Length of Parking Space (L)	Driveway or Maneuvering Aisle Width (A)	Height or Vertical Clearance
90°	2.6 m	6.0 m	7.6 m	2.15 m
60°	2.6 m	6.0 m	5.5 m	2.15 m
55°	2.6 m	6.0 m	4.9 m	2.15 m
50°	2.6 m	6.0 m	4.5 m	2.15 m
45°	2.6 m	6.0 m	4.0 m	2.15 m
0°	2.6 m	7.3 m	3.5 m	2.15 m

Where the width of a driveway or maneuvering aisle is 5.5 m or less, only one-way traffic is permitted;

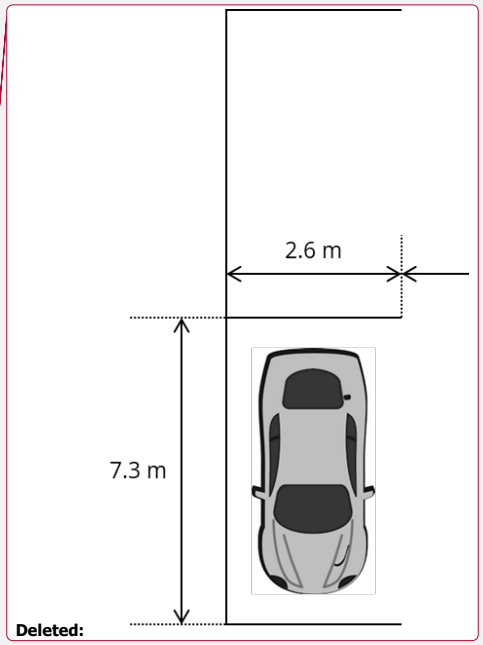
The following diagrams illustrate parking space dimension requirements:

July 2023 - Showing changes

Parallel Parking (0°)



90° Parking



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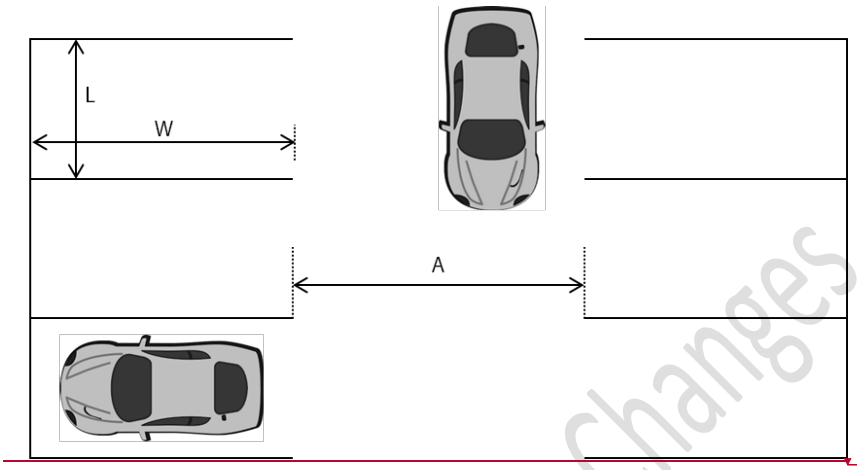

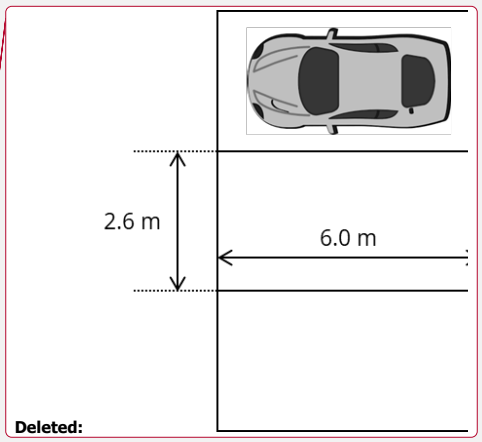

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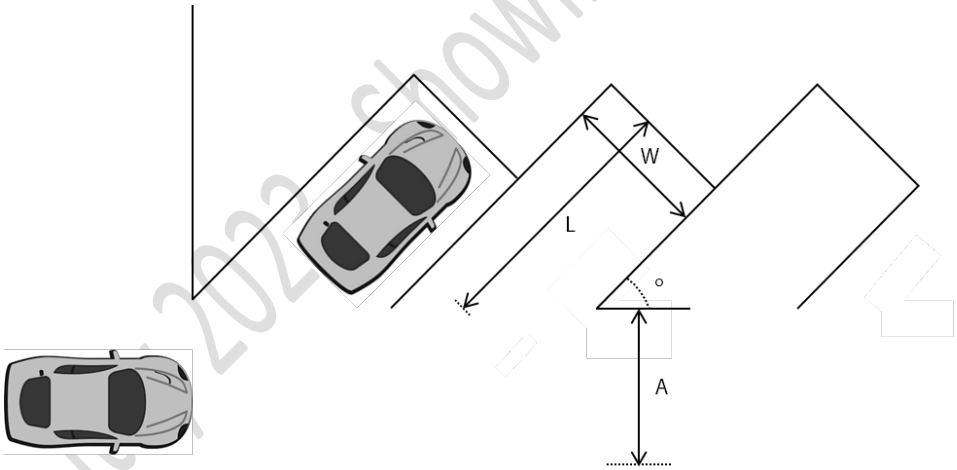
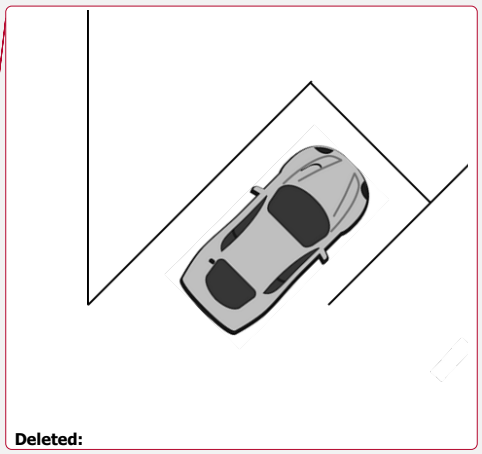
Angle Parking





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6.4 Parking for Persons with Disabilities

All *Apartment Residential*, *Civic Use*, Commercial, and *Non-Residential Uses* must designate one (1) space or 4% of the required Off-Street Parking space, whichever is greater, for persons with physical disabilities;

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Each space reserved for persons with physical disabilities must be:

At least 3.7 m in width;

Located as close as possible to the *building* entrance or *use*;

Clearly identified as such.

6.5 Required Off-Street Parking Spaces According to Use

Principle Use	Requirement
Residential	2 spaces per *Dwelling Unit*
Alcoholic Beverage Service, Food Service	1 space per 20.0 m^2 of gross floor area plus 1 space per 3 seats
Campground, Holiday Park	1 space per *lot* or site ; plus 1 space per 3 lots or sites to be provided in a visitor parking lot
Cemetery, Pet Cemetery	10 spaces
Commercial Mushroom Composting	1 space per 2 employees based on the greatest number of regular employees on a single shift; plus 1 space per 20.0 m^2 of gross floor area for retail; plus 1 space per vehicle belonging to the establishment
Film Production Facility	1 space per 2 employees plus 1 space per 10.0 m^2 of gross floor area plus 1.25 spaces per sleeping unit
General Commercial, Highway Commercial	2 spaces per 35.0 m^2 of *gross floor area*
General Industrial, Heavy Industrial, Resource Extraction	2 spaces per 200.0 m^2 of *gross floor area*
Golf Course	3 spaces per tee; plus 1 space per 2 employees
Golf Course driving range	1 space per tee; plus 1 space per 2 employees
Laundromat	1 space per 3 laundry machines
Manufactured Home Park	2 spaces per *manufactured home lot*; plus 1 space per 4 manufactured homes to be provided in a visitor parking lot
Marina	1 space per 2 boat berths; plus 1 space per 2 employees
Mini-Storage Facility	1 space per 15 storage units
Neighbourhood grocery or retail	4 spaces or 1 space per 15.0 m^2 of *gross floor area* for retail (whichever is greater)
Offices, dental or medical, and clinics	3 spaces per 100 m^2 of *gross floor area*

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Offices, multi-tenant	1 space per 30.0 m^2 of *gross floor area*
Outdoor Recreation	10 spaces or 1 space per 3 customer capacity (whichever is greater)
Place of Worship	1 space per 5 seats
Private Holiday Resort	1 space per *lot* plus 1 guest space per lot
River Rafting Terminus	20 spaces
Service Station	1 space per 2 employees; plus 2 spaces per service bay
Tourist Accommodation	1.25 spaces per *dwelling unit* or *sleeping unit* plus 1 space per 3 seats in an associated *Food Service Use*
Accessory Use	**Requirement**
Accessory Dwelling Unit	2 spaces
Secondary Suite	2 spaces which may be tandem
Residential	1 space per *Dwelling Unit*
Accessory Retail	1 space per 20.0 m^2 of *gross floor area*
Agricultural Market	1 space per 20.0 m^2 of *gross floor area*
Bed and Breakfast	1 space per guest room
Boarding	1 space per boarder
Cottage Industry, Artisan-Craft Workshop, Equipment Shop	1 space per 20.0 m^2 of *gross floor area*; plus 1 space per 20.0 m^2 of *gross floor area* for retail
Home Occupation	1 space per non-resident employee; plus 1 space
Produce Sales	3 spaces per 20.0 m^2 of area

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6.6 Off-Street Loading Space Regulations

Off-Street Loading

Means a *use* providing for the loading needs generated by a Permitted Use on the same *lot*.

All *uses* involving the receipt or delivery of goods or materials by vehicles must be provided with Off-Street Loading space subject to the following requirements:

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One (1) space is required per 1,855.0 m^2 of *gross floor area* or *site area* in the case of a use not involving a building;

Each Off-Street Loading space and all vehicle access must be hard surfaced or gravelled in order to render the *Off-Street Loading* free from mud or dust at all times;

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Each Off-Street Loading space requires a minimum area of 35.0 m^2 and minimum width of 3.0 m and minimum vertical clearance of 4.25 m;

Each Off-Street Loading space requires convenient vehicle access to a public *highway*.

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PART 7: RURAL ZONES

7.1

RURAL 1	R-1

Intent

The Rural 1 (R-1) zone is for rural *Residential Uses* on *lots* at least 2.0 ha in *lot area*.

7.1.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Golf Course;

Intensive Agriculture (excluding Electoral Area D);

Kennel (excluding Electoral Area D);

Resource Extraction (excluding Electoral Area D);

Cannabis Production Facility (excluding Electoral Area D).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

Boarding;

Artisan-Craft Workshop;

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Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.1.2 Site-Specific Uses

None.

7.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*;	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	9.0 m

7.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 3.0 m^2 per *lot*.

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7.2

RURAL 2	R-2

Intent

The Rural 2 (R-2) zone is for rural *Residential Use* on *lots* at least 2.0 ha in *lot area*.

7.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.2.2 Site-Specific Uses

None.

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7.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	30%

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7.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.2.5 Conditions of Use

None.

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7.3

RURAL 3	R-3

Intent

The Rural 3 (R-3) zone is for rural *Residential Use* on *lots* at least 4.0 ha in *lot area*.

7.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Institutional (*excluding Electoral Areas C,F, and G);

*Golf Course (*excluding Electoral Areas C,F, and G);

Resource Extraction (excluding Electoral Areas C, F, and G);

*Cannabis Production Facility (*excluding Electoral Areas D, E, H and F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

*Bed and Breakfast (*excluding Electoral Areas C,F, and G);

Boarding;

Cottage Industry (excluding Electoral Area D);

Home Occupation;

Kennel;

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July 2023 - Showing Changes

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.3.2 Site-Specific Uses

None.

7.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit* None – *Farm Use*
Maximum *Lot Coverage*	30% - Electoral Areas C,F and G

7.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

7.3.5 Conditions of Use

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Deleted: Maximum *Density - Accessory Personal Care Residential*

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Accessory Employee Residential:

Must be accessory to a *Farm.*

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7.4

RURAL 4	R-4

Intent

The Rural 4 (R-4) zone is for rural *Residential Use* on *lots* at least 8.0 ha in *lot area*.

7.4.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Resource Extraction;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

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7.4.2 Site-Specific Uses

None.

7.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	30%

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7.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

7.4.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

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7.5

RURAL 5	R-5

Intent

The Rural 5 (R-5) zone is for rural *Residential Use*, *Farm*, *Resource Extraction*, and *Outdoor Recreation* on *lots* at least 8.0 ha in *lot area*.

7.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Cemetery;

Kennel;

Natural Camping Ground;

Outdoor Recreation;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

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July 2023 - Showing Changes

Equipment Shop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F)

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7.5.2 Site-Specific Uses

None.

7.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* on a *lot* with a *lot area* greater than 0.4 ha
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 2.0 ha
Maximum *Density – Natural Campground*	Five (5) camping sites per ha. Maximum twenty (20) camping sites per lot.
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	12.0 m 9.0 m – *Accessory Dwelling Unit*
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 1.0 ha – *Cottage Industry* 2.0 ha – *Equipment Shop* 2.0 ha – *Natural Camping Ground* 4.0 ha – *Outdoor Recreation* 4.0 ha – *Kennel*

7.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

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7.5.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.6

RURAL 6	R-6

Intent

The Rural 6 (R-6) zone is for *Resource Extraction* on large *lots*.

7.6.1 Permitted Uses

The following *principal uses* are permitted:

Resource Extraction;

Log Storage;

Moorage;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

None.

7.6.2 Site-Specific Uses

None.

7.6.3 Development Regulations

Subject	Requirement or Regulation
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m

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Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

7.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

7.6.5 Conditions of Use

None

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7.7

RURAL 7	R-7

Intent

The Rural 7 (R-7) zone is for rural *Residential Use*, *Farm Use*, and *Resource Extraction*, on *lots* at least 2.0 ha in *lot area*.

7.7.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Resource Extraction;

Farm;

Assembly;

Cannabis Production Facility.

*Natural Camping Ground (*Electoral Area A only)

Cemetery (Electoral Area A only)

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

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Equipment Shop;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F)

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7.7.2 Site-Specific Uses

None.

7.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m 50.0 m – *Cottage Industry* 50.0 m – *Equipment Shop*
Minimum *Setback – Exterior-Side*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Minimum *Setback – Interior-Side*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Minimum *Setback – Rear*	7.6 m 40.0 m – *Cottage Industry* 40.0 m – *Equipment Shop*
Maximum *Height*	12.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	20% - *Assembly Use*
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 1.0 ha - *Cottage Industry* 2.0 ha - *Equipment Shop* 2.0 ha - *Accessory Employee Residential*

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

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	2.0 ha - *Assembly Use* 4.0 ha - *Kennel*

7.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

7.7.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

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7.8

RURAL RECREATION	REC

Intent

The Rural Recreation (REC) zone is for *Residential Use*, *Farm*, and *Outdoor Recreation* on large *lots*.

7.8.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Outdoor Recreation;

Tourist Accommodation;

Vacation Resort.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Artisan-Craft Workshop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

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7.8.2 Site-Specific Uses

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None.

7.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m 9.0 m – *Accessory Dwelling Unit* 6.1 m – *accessory building or structure*
Maximum *Gross Floor Area*	28.0 m^2 – *Tourist Accommodation* within a cabin

7.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

7.8.5 Conditions of Use

Screening:

Screening is required where the REC *zone* adjoins a *Residential zone*.

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7.9

RURAL RESOURCE	RR

Intent

The Rural Resource (RR) zone is intended for *Residential Use*, *Farm*, and *Resource Extraction* on lots 32 ha or larger.

7.9.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Intensive Agriculture (*excluding Electoral Areas D, E and H);

Outdoor Recreation;

*Assembly (*Electoral Area B only*)*;

Kennel;

Cemetery;

Resource Extraction;

*Cannabis Production Facility (*Electoral Area B only*)*;

Airport.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Cottage Industry;

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Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F)

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7.9.2 Site-Specific Uses

None.

7.9.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	9.0 m – *Accessory Dwelling Unit*

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Deleted: Maximum *Density - Accessory Personal Care Residential*

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7.9.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	32.0 ha

7.9.5 Conditions of Use

None

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PART 8: AGRICULTURAL ZONES

8.1

AGRICULTURAL 1	AG-1

Intent

The Agricultural 1 (AG-1) zone is for *Farm* and *Residential Use* on *lots* at least 4.0 ha in *lot area*.

8.1.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Intensive Agriculture;

Kennel;

Resource Extraction.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

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Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

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8.1.2 Site-Specific Uses

None.

8.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m 9.0 m – *Accessory Dwelling Unit*

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

8.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

8.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *highway* adjoining a *lot*.

Accessory Employee Residential:

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Must be accessory to a *Farm* or *Intensive Agriculture.*

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8.2

AGRICULTURAL 2	AG-2

Intent

The Agricultural 2 (AG-2) zone is for *Farm Use* and *Residential Use* on *lots* at least 4.0 ha in *lot area*.

8.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Intensive Agriculture;

Kennel;

Cannabis Production Facility (excluding Electoral Area F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

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8.2.2 Site-Specific Uses

None.

8.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	40% (excluding greenhouses) 60% (including greenhouses)

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

8.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

8.2.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm* or *Intensive Agriculture.*

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8.3

AGRICULTURAL 3	AG-3

Intent

The Agricultural 3 (AG-3) zone is for *Farm*, *Residential Use*, *Resource Extraction*, and recreation on *lots* at least 8.0 ha in *lot area*.

8.3.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Intensive Agriculture;

Resource Extraction;

Outdoor Recreation;

Temporary Commercial Amusement (Electoral Areas C and B only)

Golf Course;

Cannabis Production Facility (excluding Electoral Area D).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Cottage Industry;

Home Occupation;

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Produce Sales;

Secondary Suite (excluding Electoral Areas E and F)

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8.3.2 Site-Specific Uses

None.

8.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Gross Floor Area*	30.0 m^2 - *Produce Sales*
Maximum *Height*	10.0 m – *Residential* 9.0 m – *Accessory Dwelling Unit*

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8.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

8.3.5 Conditions of Use

None.

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8.4

AGRICULTURAL 4	AG-4

Intent

The Agricultural 4 (AG-4) zone is for *Farm Use* and *Residential Use* on *lots* at least 16.0 ha in *lot area*.

8.4.1 Permitted Uses

The following principal uses are permitted:

Farm;

Residential;

Intensive Agriculture;

Kennel;

Cannabis Production Facility (excluding Electoral Area F).

The following accessory uses are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Home Occupation;

Cottage Industry;

Agricultural Market;

Outdoor Storage;

Produce Sales;

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Secondary Suite (excluding Electoral Areas E and F)

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8.4.2 Site-Specific Uses

None.

8.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density – Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* on a *lot* with a *lot area* greater than 7.5 ha; or Two (2) *dwelling units* in *single detached dwellings* on a *lot* with a *lot area* greater than 15.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Lot Coverage*	40% (excluding greenhouses) 60% (including greenhouses)
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

8.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

8.4.5 Conditions of Use

None.

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8.5.

AGRICULTURAL 5	AG-5

Intent

The Agricultural 5 (AG-5) zone is for *Farm*, *Residential Use*, and recreation on *lots* at least 8.0 ha in *lot area*.

8.5.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Residential;

Golf Course;

Kennel;

Outdoor Recreation;

Resource Extraction.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F)

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8.5.2 Site-Specific Uses

None.

8.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Gross Floor Area*	46.5 m^2 *Produce Sales*
Maximum Height	9.0 m – *Accessory Dwelling Unit*

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8.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

8.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 0.27m^2 per *highway* adjoining a *lot*.

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PART 9: RESIDENTIAL ZONES

9.1

ALPINE RESIDENTIAL 1	ALP-1

Intent

The Alpine Residential 1 (ALP-1) zone is for seasonal or year-round *Residential Use*.

9.1.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Holiday Home

The following *accessory uses* are permitted:

Home Occupation.

9.1.2 Site-Specific Uses

None.

9.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density* – *Residential, Holiday Home*	One (1) *dwelling unit* or *Holiday Home* in a *single detached dwelling* per *lot*
Minimum *Setback* – *Front*	7.6 m
Minimum *Setback* – *Exterior-Side*	7.6 m
Minimum *Setback* – *Interior-Side*	7.6 m
Minimum *Setback* – *Rear*	7.6 m
Maximum *Height*	7.6 m

9.1.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.4 ha

9.1.5 Conditions of Use

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None.

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9.2

ALPINE RESIDENTIAL 2	ALP-2

Intent

The Alpine Residential 2 (ALP-2) zone is for seasonal or year-round *Residential Use*.

9.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Holiday Home;

Temporary Tourist Accommodation.

The following *accessory uses* are permitted:

Bed and Breakfast;

Home Occupation.

9.2.2 Site-Specific Uses

None.

9.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Holiday Home*	One (1) *dwelling unit* or *Holiday Home* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	35%

9.2.4 Subdivision Regulations

Subject	Regulation or Requirement

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Minimum *Lot Area*	700 m^2
Minimum Servicing	*lots* less than 1 ha - *community sanitary sewer system* and *community water system*

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9.2.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

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9.3

ALPINE RESIDENTIAL 3	ALP-3

Intent

The Alpine Residential 3 (ALP-3) zone is for seasonal or year-round *Residential Use* and *Temporary Tourist Accommodation*.

9.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Duplex;

Temporary Tourist Accommodation.

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The following *accessory uses* are permitted:

Bed and Breakfast;

Home Occupation.

9.3.2 Site-Specific Uses

None.

9.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or* Two (2) *dwelling units* in a *Duplex* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	35%

9.3.4 Subdivision Regulations

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Subject	Regulation or Requirement
Minimum *Lot Area*	820 m^2
Minimum Servicing	*lots* less than 1.0ha - *community sanitary sewer system* and *community water system*

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9.3.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

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9.4

ALPINE RESIDENTIAL 4	ALP-4

Intent

The Alpine Residential 4 (ALP-4) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

9.4.1 Permitted Uses

The following *principal uses* are permitted:

Duplex;

Medium Density Multi-Family Residential;

Temporary Tourist Accommodation.

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The following *accessory uses* are permitted:

None.

9.4.2 Site-Specific Uses

None.

9.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	Two (2) *dwelling units* in one (1) *Duplex* per *lot* or Six (6) *dwelling units* per *lot* in a single *building* - *Medium Density Multi-Family Residential*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.5 m
Minimum *Setback – Rear*	5.0 m
Minimum *Setback – Between Buildings*	7.0 m
Maximum *Height*	14.0 m
Maximum *Lot Coverage*	35%

9.4.4 Subdivision Regulations

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Subject	Regulation or Requirement
Minimum *Lot Area*	1000 m^2
Minimum Servicing	*lots* less than 2.0ha – *community sanitary sewer system* and *community water system*

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9.4.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

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9.5

ALPINE RESIDENTIAL 5	ALP-5

Intent

The Alpine Residential 5 (ALP-5) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

9.5.1 Permitted Uses

The following *principal uses* are permitted:

Apartment Residential;

Medium Density Multi-Family Residential;

Temporary Tourist Accommodation.

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The following *accessory uses* are permitted:

None.

9.5.2 Site-Specific Uses

None.

9.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* per 112.0 m^2 of *lot area* to a maximum of 60 *dwelling units*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback* – Between Buildings	7.6 m
Maximum *Height*	18.0 m
Maximum *Lot Coverage*	35%
Minimum *Gross Floor Area*	40.0 m^2 per *dwelling unit*
Maximum *Gross Floor Area*	100.0 m^2 per *dwelling unit*
Minimum Servicing – *principal uses*	*community sanitary sewer system* and *community water system*

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9.5.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.5 ha
Minimum Servicing	*lots* less than 2.0 ha - *community sanitary sewer system* and *community water system*

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9.5.5 Conditions of Use

Temporary Tourist Accommodation;

Is not permitted in those area shown on Schedule E – Hemlock Valley

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9.6

MANUFACTURED HOME PARK	MHP

Intent

The Manufactured Home Park (MHP) zone is intended for *Manufactured Home Parks*.

9.6.1 Permitted Uses

The following *principal uses* are permitted:

Manufactured Home Park;

Residential use of *manufactured homes*.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation.

9.6.2 Site-Specific Uses

None.

9.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	Twenty (20) *manufactured homes* per ha
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *manufacture home park*
Minimum *Site Area*	2.0 ha – *Manufactured Home Park* 348.0 m^2 - *single-wide manufactured home* site 418.0 m^2 - *double-wide manufactured home* site
Minimum *manufactured home* site width	12.0 m
Minimum *Setback – Front*	4.6 m
Minimum *Setback* – Between *Manufactured Homes*	6.0 m
Minimum *Setback – Exterior-Side*	4.6 m
Maximum *Height*	7.6 m

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9.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	348.0m^2

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9.6.5 Conditions of Use

Manufactured Home Park:

Requires *Common Amenity and Recreation Facilities* with a *gross floor area* of at least 111.5 m^2 plus 0.9 m^2 for each *manufactured home* in excess of 30, to provide social or recreational opportunities to residents, if including thirty (30) or more *manufactured homes*;

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Must not involve the commercial sale of *manufactured homes*;

Open Space:

At least 1000m^2 per ha must be reserved for *open space;*

Must not contain *buildings* or *structures* other than playgrounds;

Signs are permitted for the following:

Indicating the name of a *Manufactured Home Park* and the sale of *lots* to a maximum area of 3.7 m^2 at the main entrance.

Indicating the name of the occupant and address of a *manufactured home* on each *lot*;

Indicating *Common Amenity and Recreation Facilities* services within the *Manufactured Home Park*;

Indicating the vehicular entrance and exit of the *Manufactured Home Park*;

Providing pedestrian and vehicular directional and regulatory information;

Landscaping:

Is required for all areas of a *Manufactured Home Park* not occupied as a *manufactured home* site or by an *accessory residential dwelling unit*, or used as a required off-street parking area or *common amenity and recreation facility*;

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9.7

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PRIVATE RESIDENTIAL DEVELOPMENT 1	PRD-1

Intent

The Private Residential Development 1 (PRD-1) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.7.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development;

The following *accessory uses* are permitted:

None.

9.7.2 Site-Specific Uses

None.

9.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density*	One (1) *dwelling unit* per 0.4 ha
Minimum *Site Area*	2.0 ha – *Private Residential Development*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	2.1 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback* – Between *Buildings*	4.2 m
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures* per *lot*
Maximum *Height*	10.0 m – *principal buildings* 5.0 m – *accessory buildings or structures*

9.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	no minimum

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Minimum Servicing	*lots* equal to or greater than 2000m^2 - *community water system* *lots* less than 2000m^2 - *community sanitary sewer system* and *community water system*

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9.7.5 Conditions of Use

Screening:

All areas for storage, garbage disposal, or septic disposal require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

A buffer area with a minimum width of 6.0 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except *highways or* driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

Open Space:

At least 1000m^2 per ha of the *Private Residential Development* must be *open space;*

Signage:

Is not permitted within the PRD-1 zone.

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9.8

PRIVATE RESIDENTIAL DEVELOPMENT 2	PRD-2

Intent

The Private Residential Development 2 (PRD-2) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.8.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development.

The following *accessory uses* are permitted:

Home Occupation.

9.8.2 Site-Specific Uses

None.

9.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m – *principal building* 5.0 m – *accessory buildings or structures* 12.0 m – amenity *buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *principal building*
Maximum *Gross Floor Area*	45.0 m^2 - *accessory building*
Maximum *Lot Coverage*	40%

9.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	575.0 m^2
Minimum Servicing	*Community sanitary sewer system* and *community water system*

Deleted: *water*

Deleted: *sewer*

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9.8.5 Conditions of Use

Amenity *buildings* and *structures* require the following minimum *setbacks*:

9.0 m from any *lot line*;

6.0 m from any *lot line* if the *structure* is an entrance gate or fountain;

Common Amenity and Recreation Facilities:

Are required, with a minimum area of 1000m^2 per ha of the *Private Residential Development;*

Dwelling Units:

Require a minimum width of 6.0 m;

Screening:

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development;*

All areas for storage, garbage disposal, or *community sanitary sewer systems* require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of the *Private Residential Development*.

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9.9

PRIVATE RESIDENTIAL DEVELOPMENT 3	PRD-3

Intent

The Private Residential Development 3 (PRD-3) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

9.9.1 Permitted Uses

The following *principal uses* are permitted:

Private Residential Development.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation.

9.9.2 Site-Specific Uses

None.

9.9.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling*
Minimum *Site Area*	4.0 ha – *Private Residential Development*
Minimum *Setback – Front*	4.0 m – *dwelling unit* 6.0 m – garages 2.0 m – porches and verandas
Minimum *Setback – Interior-Side*	2.0 m – *dwelling unit*
Minimum *Setback – Rear*	7.6 m – *dwelling unit* 4.0 m – garages 3.0 m – porches and verandas
Minimum *Setback – Exterior-Side*	3.5 m – *dwelling unit* 3.5 m – garages 2.0 m – porches and verandas

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Maximum *Height*	10.0 m – *dwelling unit* 5.0 m – *accessory buildings or structures* 12.0 m – amenity *buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *dwelling unit*
Maximum *Gross Floor Area*	45.0 m^2 - *accessory building or structures*
Maximum *Lot Coverage*	45%

9.9.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	370.0 m^2
Minimum Servicing	*Community sanitary sewer system* and *community water system*

Deleted: *water*

Deleted: *sewer*

9.9.5 Conditions of Use

Common Amenity and Recreation Facilities:

Must be provided for the exclusive *use* of residents of the *Private Residential Development* and their guests;

Must be a minimum area of 2000m^2 per ha of the *Private Residential Development*

Must include a minimum indoor area of 2.0 m^2 per *lot*;

May Include:

Clubhouses or recreation *buildings*;

Outdoor recreation facilities;

Storage areas;

Special feature *structures*;

Open space;

Excludes buffer areas and utility *buildings*;

Common amenity *Buildings* and *Structures* require the following minimum *setbacks*:

9.0 m from any *lot line*;

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6.0 m from any *lot line* if the *structure* is an entrance gate or fountain;

2.0 m from any *lot line* if the *building* or *structure* is less than 20.0 m^2 in *gross floor area*;

Dwelling Units:

Require a minimum width of 6.0 m;

Accessory Employee Residential:

Is limited to one (1) *dwelling unit* a *single detached dwelling* within a *Private Residential Development*;

Is only permitted within a *Private Residential Development* with at least 80 *dwelling units*;

Must be accessory to the operation of the *Common Amenity and Recreation Facilities* of the *Private Residential Development*;

Screening:

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

All areas for storage, garbage disposal, or *community sanitary sewer systems* require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of the *Private Residential Development*.

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9.10

PRIVATE RESIDENTIAL DEVELOPMENT 4	PRD-4

Intent

The Private Residential Development 4 (PRD-4) zone is for *Multi-Family Resort Residential Use* that offers private resort or outdoor recreational amenities.

9.10.1 Permitted Uses

The following *principal uses* are permitted:

Multi-Family Resort Residential.

The following *accessory uses* are permitted:

None.

9.10.2 Site-Specific Uses

None.

9.10.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	One (1) *dwelling unit* per 140.0 m^2 of *lot area* to a maximum of 25 *dwelling units* per *lot*
Minimum *Setback – Front*	7.6 m – *principal building* 4.6 m – *accessory buildings or structures*
Minimum *Setback – Exterior-Side*	7.6 m – *principal building* 4.6 m – *accessory buildings or structures*
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	15.0 m – *principal building* 5.0 m – *accessory buildings or structures*
Minimum *Gross Floor Area*	80.0 m^2 - *principal building*
Maximum *Gross Floor Area*	45.0 m^2 per *lot* - *accessory buildings or structures*
Maximum *Lot Coverage*	30%

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9.10.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha
Minimum Servicing	*Community sanitary sewer system* and *community water system*

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Deleted: *sewer*

9.10.5 Conditions of Use

Common Amenity Areas:

Must be provided for *Multi-Family Resort Residential buildings*;

Require a minimum area of 200.0 m^2;

Private Amenity Areas:

Must be provided for each *dwelling unit*;

Require a minimum area of 5.0 m^2 for each *dwelling unit*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of a *Multi-Family Resort Residential* development.

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9.11

RESIDENTIAL AND RECREATIONAL ASSEMBLY	RRA

Intent

The Residential and Recreational Assembly (RRA) zone is for a range of *Residential*, *Tourist Accommodation*, and recreational *uses*.

9.11.1 Permitted Uses

The following *principal uses* are permitted:

Assembly;

Campground;

Cannabis Production Facility (Electoral Area A only);

Community Care;

Farm;

Golf Course;

Institutional;

Natural Camping Ground;

Outdoor Recreation;

Residential;

Resource Extraction (Electoral Area A only);

River Rafting Terminus;

Tourist Accommodation;

Vacation Resort

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Deleted: *Natural Camping Ground;*¶

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The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation;

Outdoor Storage.

Produce Sales.

9.11.2 Site-Specific Uses

None.

9.11.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Maximum *Density – Camping Sites*	15 camping sites per ha
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback – Between Buildings*	3.0 m
Maximum *Height*	12.0 m
Maximum *Lot Coverage*	20%
Minimum *Site Area*	0.07 ha - *Artisan-Craft Workshop* 0.4 ha – *Accessory Employee Residential*, *Farm* 1.0 ha – *Cottage Industry*, *Campground*

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Golf Course;¶
¶
Outdoor Recreation;¶
¶
Assembly;¶
¶
Institutional;¶
¶
Community Care;¶
¶
Farm;¶
¶
Cannabis Production Facility (Electoral Area A only);¶
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Resource Extraction (Electoral Area A only).¶
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Artisan-Craft Workshop;¶
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Cottage Industry;¶

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	2.0 ha – *Tourist Accommodation*, *Equipment Shop*, *Natural Camping Ground*, *River Rafting Terminus*, *Assembly*, *Institutional* 4.0 ha – *Outdoor Recreation*, *Golf Course* 8.0 ha – *Community Care*, *Vacation Resort*

9.11.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

9.11.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by a floor or walls;

Must have a separate entrance from the *principal use*;

Must not exceed a *gross floor area* of 74.0 m^2;

Requires a minimum *site area* of 700.0 m^2 when accessory to a *Campground*

Vacation Resort:

Must not be located within the Agricultural Land Reserve;

Outdoor Storage:

May only involve storage of equipment or material used on the *lot*;

Accessory Office Space:

Must not exceed 5% of the *gross floor area* of the *principal use*;

Accessory Retail:

Is permitted at one (1) location on a *lot*;

Must not exceed a *gross floor area* of 140.0 m^2;

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Farm:

Is only permitted within the Agricultural Land Reserve;

Screening:

The maximum *height* of a *fence* is 1.8 m;

Signage:

Must not exceed 3.0 m^2 in area per *lot*.

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9.12

RESORT RESIDENTIAL-1	RST-1

Intent

The Resort Residential 1 (RST-1) zone is for *Residential Use*.

9.12.1 Permitted Uses

The following *principal uses* are permitted:

Residential.

The following *accessory uses* are permitted:

Home Occupation.

9.12.2 Site-Specific Uses

None.

9.12.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	40%

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9.12.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

9.12.5 Conditions of Use

None.

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9.13

RESORT RESIDENTIAL 2	RST-2

Intent

The Resort Residential (RST-2) zone is for *Residential Use*.

9.13.1 Permitted Uses

The following *principal uses* are permitted:

Holiday Home;

Residential;

The following *accessory uses* are permitted:

Home Occupation.

9.13.2 Site-Specific Uses

None.

9.13.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Holiday Home*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	40%

9.13.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	2.0 ha

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9.13.5 Conditions of Use

None.

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9.14

RURAL RESIDENTIAL 1	RR-1

Intent

The Rural Residential 1 (RR-1) zone is for *Farm*, *Institutional*, and *Residential Use* on *lots* that are serviced by a *community water system*.

9.14.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

*Institutional (*excluding Electoral Areas C, F, and G);

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

*Accessory Employee Residential (*excluding Electoral Areas C, F, and G);

Artisan-Craft Workshop (Electoral Area D only);

Bed and Breakfast (Electoral Areas E and H only);

*Boarding (*excluding Electoral Areas D);

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

9.14.2 Site-Specific Uses

None.

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9.14.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Maximum *Lot Coverage*	40%

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

9.14.4 Subdivision Regulations

Electoral Areas A and B

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

Electoral Areas C, F and G

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha
Minimum Servicing	*community water system*

Electoral Area D

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

Electoral Area E and H

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

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9.14.5 Conditions of Use

Farm:

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

Accessory Employee Residential:

Must be accessory to a *Farm.*

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9.15

RURAL RESIDENTIAL 2	RR-2

Intent

The Rural Residential 2 (RR-2) zone is for *Farm*, *Institutional*, and *Residential Use*.

9.15.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

*Institutional (*excluding Electoral Area C, F, and G);

Residential.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Accessory Employee Residential;

Artisan-Craft Workshop;

Boarding;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

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9.15.2 Site-Specific Uses

None.

9.15.3 Development Regulations

Subject	Requirement or Regulation

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Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m 9.0 m – *Accessory Dwelling Unit*
Minimum *Site Area*	0.2 ha – *Artisan-Craft Workshop* 0.4 ha – *Farm* 0.25 ha – *Accessory Employee Residential*
Maximum *Lot Coverage*	40%

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

9.15.4 Subdivision Regulations

Electoral Areas C, F, and G:

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

All other Electoral Areas:

Subject	Requirement or Regulation
Minimum *Lot Area*	0.4 ha

9.15.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

Farm:

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

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9.16

SUBURBAN RESIDENTIAL 1	SBR-1

Intent

The Suburban Residential 1 (SBR-1) zone is for *Residential Use* on *lots* at least 0.2 ha in *lot area*.

9.16.1 Permitted Uses

The following *principal uses* are permitted:

Residential.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

9.16.2 Site-Specific Uses

None.

9.16.3 Development Regulations

Regulation	Requirement
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*

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9.16.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha

9.16.5 Conditions of Use

Fence:

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

Boarding:

The maximum number of permitted boarders is two (2).

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9.17

SUBURBAN RESIDENTIAL 2	SBR-2

Intent

The Suburban Residential 2 (SBR-2) zone is for *Residential Use* on *lots* at least 0.11 ha in *lot area* with servicing.

9.17.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Farm;

Secondary Suite (excluding Electoral Areas E and F).

9.17.2 Site-Specific Uses

None.

9.17.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*

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Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	25%
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures*
Minimum *Site Area*	0.4047 ha - *Farm*

9.17.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1100 m^2

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9.17.5 Conditions of Use

Farm:

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

Boarding:

The maximum number of permitted boarders is two (2).

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9.18

SUBURBAN RESIDENTIAL 3	SBR-3

Intent

The Suburban Residential 3 (SBR-3) zone is for *Residential Use* on fully serviced *lots* at least 800.0 m^2 in *lot area*.

9.18.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

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Boarding

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9.18.2 Site-Specific Uses

None.

9.18.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	7.6 m – *principal building* 3.0 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit*

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	5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	40%
Maximum *Gross Floor Area*	45.0 m^2 - *accessory buildings or structures*
Minimum *Gross Floor Area*	120.0 m^2 - *Residential Use*
Minimum Building Envelope	All lots must have a minimum building envelope of no less than 12m by 15m within the required setbacks.

9.18.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	800.0 m^2
Minimum Servicing	*community sanitary sewer system* and *community water system*

Deleted: Minimum *Frontage* ...

9.18.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 0.25 m^2 per *lot*.

Fence:

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

Boarding:

The maximum number of permitted boarders is two (2).

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9.19

URBAN RESIDENTIAL 1	UR-1

Intent

The Urban Residential 1 (UR-1) zone is for *Residential Use* on fully serviced *lots* at least 557.0 m^2 in *lot area* or *lots* without full servicing that are at least 1.2 ha in *lot area*.

9.19.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

*Duplex (*Electoral Area B only*)*.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Bed and Breakfast;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F)

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9.19.2 Site-Specific Uses

None.

9.19.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Duplex*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or Two (2) dwelling units in a duplex per lot*
Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	2.1 m – *principal building* 1.0 m – *accessory buildings or structures*

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Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	7.75 m – *principal building* (Electoral Areas E, and H) 10.75 m – *principal building* (All other Electoral Areas) 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*
Maximum *Lot Coverage*	40%

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9.19.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	557 m^2
Minimum Servicing	*lots* less than 1858 m^2 - *community sanitary sewer system* and *community water system* *lots* less than 1.2 ha - *community water system*

9.19.5 Conditions of Use

Boarding:

The maximum number of permitted boarders per *dwelling unit* is two (2).

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9.20

URBAN RESIDENTIAL 2	UR-2

Intent

The Urban Residential 2 (UR-2) zone is for *Residential Use* on fully serviced *lots* at least 0.2 ha in *lot area* or *lots* without full servicing that are at least 2.0 ha in *lot area*.

9.20.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Bed and Breakfast;

Boarding;

Farm;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F).

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9.20.2 Site-Specific Uses

None.

9.20.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*
Minimum *Setback – Front*	4.6 m

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

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Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	1.5 m – *principal building* 1.0 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Maximum *Height*	10.0 m – *principal building* 9.0 m – *Accessory Dwelling Unit* 5.0 m – *accessory buildings or structures*

9.20.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha
Minimum Servicing for lots less than 2.0 ha	*community water system*

9.20.5 Conditions of Use

Farm:

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

Boarding:

The maximum number of permitted boarders is two (2).

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9.21

URBAN RESIDENTIAL 3	UR-3

Intent

The Urban Residential 3 (UR-3) zone is for *Residential Use* in *Single Detached Dwellings*, *Duplexes*, or *Manufactured Home Parks*.

9.21.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Duplex;

Manufactured Home Park;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Personal Care Residential;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F)

Deleted: .

9.21.2 Site-Specific Uses

None.

9.21.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density – Residential, Duplex*	One (1) *dwelling unit* in a *single detached dwelling* per *lot or Two (2) dwelling units in a duplex per lot*
Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*

Deleted: One (1) *dwelling unit* in a *manufactured home* per *lot*

Deleted: Maximum *Density - Accessory Personal Care Residential*

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Maximum *Density – Manufactured Home Park*	One (1) *Mobile Home* or *Modular Home* per *lot* in a *manufactured home park*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.5 m
Minimum *Setback – Interior-Side*	1.5 m – *principal building* 0.9 m – *accessory buildings or structures*
Minimum *Setback – Rear*	6.0 m – *principal building* 1.5 m – *accessory buildings or structures*
Minimum Separation – Between *Manufactured Homes*	6.0 m
Maximum *Height*	10.75 m 9.0 m – *Accessory Dwelling Unit*

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9.21.4 Subdivision Regulations

Where a *Single Detached Dwelling* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	460m²
Minimum Servicing	*lots* less than 695m² - *community sanitary sewer system and community water system* *lots* less than 0.8 ha - *community water system*

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Where a *Duplex* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	695m²
Minimum Servicing	*lots* less than 925m² - *community sanitary sewer system and community water system* *lots* less than 1 ha - *community water system*

Deleted: *water*
Deleted: *sewer*

Where a *Manufactured Home Park* is the *principal use*:

Subject	Requirement or Regulation
Minimum *Lot Area*	0.8ha
Minimum Servicing	*community sanitary sewer system and community water system*

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9.21.5 Conditions of Use

Boarding:

Is limited to two (2) boarders per *lot*;

Is limited to one (1) boarder per *dwelling unit* in a *Duplex*.

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PART 10: COMMERCIAL ZONES

10.1

ALPINE SKI LODGE	ASL

Intent

The Alpine Ski Lodge (ASL) zone is for an *Alpine Ski Lodge*.

10.1.1 Permitted Uses

The following principal uses are permitted:

Alpine Ski Lodge;

Parking Lot.

The following accessory uses are permitted:

None.

10.1.2 Site-Specific Uses

None.

10.1.3 Development Regulations

Subject	Requirement or Regulation
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	14.0 m
Maximum *Lot Coverage*	50%
Minimum Servicing	*community sanitary sewer system* and *community water system – Alpine Ski Lodge*

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10.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.2 ha

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Minimum Servicing	*community sanitary sewer system* and *community water system*

10.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m² per *lot*;

Off-Street Parking:

Must be located within 200.0 m of an *Alpine Ski Lodge* if not located on the same *lot*.

Screening

Must be provided along all *lot lines* that adjoin a *Residential Use;*

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10.2

COMMERCIAL 1	C-1

Intent

The Commercial 1 (C-1) zone is for *General Commercial Use*.

10.2.1 Permitted Uses

The following principal uses are permitted:

General Commercial;

Food Service;

Assembly;

Institutional;

Recreational Entertainment Facility;

Service Station;

Temporary Commercial Amusement;

Tourist Accommodation;

Parking Lot;

Residential.

The following accessory uses are permitted:

Artisan-Craft Workshop

10.2.2 Site-Specific Uses

None.

10.2.3 Development Regulations

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Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	3.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Gross Floor Area*	140.0 m^2 - *General Commercial* 186.0 m^2 - *Artisan-Craft Workshop*
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	35%

10.2.4 Subdivision Regulations

Electoral Areas E and H

Subject	Requirement or Regulation
Minimum *Lot Area*	No minimum

All other Electoral Areas

Subject	Requirement or Regulation
Minimum *Lot Area*	0.19 ha

10.2.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Food Service:

Is limited to a seating capacity of 48 persons;

Permitted Uses except *Temporary Commercial Amusement* and *Parking Lot*:

Must be principally conducted within an enclosed *building* or *structure*.

Screening:

A uniform *fence* in good condition is required for *screening* where the C-1 zone adjoins a *Residential* zone;

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The *fence* must be between 1.8 m and 2.4 m in *height*;

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10.3

COMMERCIAL 2	C-2

Intent

The Commercial 2 (C-2) zone is for *Alcoholic Beverage Service*, *Food Service*, and *General Commercial*.

10.3.1 Permitted Uses

The following principal uses are permitted:

Food Service;

General Commercial;

Residential;

Parking Lot.

The following accessory uses are permitted:

Outdoor Storage.

10.3.2 Site-Specific Uses

Alcoholic Beverage Service is permitted at:
3696 Columbia Valley Road, PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT REFERENCE PLAN 71279 PID 003-493-474, and
8793 River Road South, PARCEL "A" (REFERENCE PLAN 1498) NORTH WEST QUARTER SECTION 29 TOWNSHIP 20 NEW WESTMINSTER DISTRICT, PID 013-418-670

10.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m 0.0 m – *Alcoholic Beverage Service*, *Food Service*, and *General Commercial* adjoining a Commercial *Use* or *Industrial Use*

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Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

10.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

10.3.5 Conditions of Use

Screening:

A uniform *fence* in good condition is required for *screening* where the C-2 zone adjoins a Residential zone;

The *fence* must be between 1.8 m and 2.4 m in *height*;

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10.4

GATEWAY COMMERCIAL	GC

Intent

The Gateway Commercial (GC) zone is for *General Commercial*, *Highway Commercial*, *Tourist Accommodation*, and *accessory uses* to serve the travelling public and day-to-day needs of the local community. The GC zone is located on major transportation routes and permitted uses are compatible with surrounding land uses.

10.4.1 Permitted Uses

The following principal uses are permitted:

General Commercial;

Highway Commercial;

Tourist Accommodation.

The following accessory uses are permitted:

Accessory Employee Residential.

10.4.2 Site-Specific Uses

None.

10.4.3 Development Regulations

Regulation	Requirement
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Floor Area Ratio*	0.35
Minimum *Gross Floor Area*	70.0 m^2 - *Accessory Employee Residential* 23.0 m^2 per unit – *Tourist Accommodation*
Maximum *Height*	10.0 m 14.0 m - *Tourist Accommodation*
Maximum *Lot Coverage*	30%
Minimum Servicing	*Community sanitary sewer system*

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10.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

10.4.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Permitted Uses:

Require connection to a *community water system*.

July 2023 - Showing Changes

10.5

HIGHWAY COMMERCIAL 1	HC-1

Intent

The Highway Commercial 1 (HC-1) zone is for *Highway Commercial* and *Tourist Accommodation*.

10.5.1 Permitted Uses

The following *principal uses* are permitted:

Highway Commercial;

Tourist Accommodation;

Marina;

Campground.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Alcoholic Beverage Service.

10.5.2 Site-Specific Uses

None.

10.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot; or* One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Gross Floor Area*	22.2 m^2 per unit – *Tourist Accommodation*

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Maximum *Height*	7.75 m

10.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.1855 ha

10.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

Alcoholic Beverage Service:

Must be accessory to *Tourist Accommodation*.

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10.6

HIGHWAY COMMERCIAL 2	HC-2

Intent

The Highway Commercial 2 (HC-2) zone is for *Highway Commercial* and *Tourist Accommodation*.

10.6.1 Permitted Uses

The following *principal uses* are permitted:

Highway Commercial;

Tourist Accommodation;

Marina;

Campground;

Outdoor Storage;

General Commercial;

Mini-Storage Facility;

Residential.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Commercial Vehicle Parking;

Cottage Industry;

Home Occupation;

Sani-station/dump.

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10.6.2 Site-Specific Uses

None.

10.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	6.0 m 7.6 m - *Campground*
Minimum *Setback – Interior-Side*	6.0 m 7.6 m – *Campground*
Minimum *Setback – Rear*	6.0 m
Minimum *Gross Floor Area*	23.0 m^2 per unit – *Tourist Accommodation*
Maximum *Gross Floor Area*	140.0 m^2 – *General Commercial*
Maximum *Height*	10.0 m 4.5 m – *Mini-Storage Facility* 9.0 m –*Accessory Employee Residential*
Maximum *Lot Coverage*	35%
Minimum *Site Area* (no *community sanitary sewer system* and with no *community water system* and)	0.5 ha – *Accessory Employee Residential, Residential Use* 0.5 ha – *Food Service* 0.5 ha – All Other Permitted Uses
Minimum *Site Area* (with *community water system* and no *community sanitary sewer system*)	0.2 ha – *Accessory Employee Residential, Residential Use* 0.2 ha – *Food Service* 0.4 ha – All Other Permitted Uses
Minimum *Site Area* (with *community sanitary sewer system and community water system*)	800.0 m^2 – *Accessory Employee Residential, Residential Use* 800.0 m^2 – Tourist Information Service 0.1 ha – *Food Service* 0.1 ha – Sani-station/dump 0.2 ha – All Other Permitted Uses 0.4 ha – *Campground*
Minimum *Frontage*	45.0 m

10.6.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.2 ha

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Minimum Servicing	*lots* less than 0.4 ha - *community sanitary sewer system* and *community water system* *lots* less than 2.0 ha - *community water system*

10.6.5 Conditions of Use

Campground:

All *buildings* and *structures* require a minimum *setback* of 10.0 m from the centre line of any *highway* or driveway within the *Campground*;

Commercial Vehicle Parking:

Is limited to the paved area of a *lot*;

Is limited to a *lot coverage* of 25%;

Is not permitted in the *front yard* of a *lot*;

Mini-Storage Facility:

Must be enclosed within a *building*;

Must be located not less than 100.0 m from an operating fire hydrant that is connected to a *community water system*;

Requires a minimum *setback* of 6.0 m and *screening* with minimum *height* of 2.0 m where adjoining a residential zone;

Requires a minimum area of 2.8 m^2 and maximum area of 28.0 m^2 for an individual storage unit;

Require a garbage waste container with a minimum *setback* of 6.0 m from a residential *zone*;

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Requires all access to and from a *highway*.

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*;

10.7

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HIGHWAY COMMERCIAL 3	HC-3

Intent

The Highway Commercial 3 (HC-3) is for Commercial, *Tourist Accommodation*, and recreational *uses*.

10.7.1 Permitted Uses

The following *principal uses* are permitted:

General Commercial;

Highway Commercial;

Tourist Accommodation;

Residential;

Campground;

River Rafting Terminus;

Golf Course;

Cannabis Production Facility (excluding Electoral Area B),

Institutional.

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Accessory Retail;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

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Equipment Shop;

Home Occupation.

10.7.2 Site-Specific Uses

None.

10.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	12.0 m
Minimum *Site Area*	0.07 ha *Artisan-Craft Workshop* 0.07 ha *Institutional* 0.2 ha *Accessory Employee Residential* 0.4 ha *Accessory Personal Care Residential* 0.4 ha *Cottage Industry*; 0.4 ha *Equipment Shop* 0.4 ha *Food Service* 0.4 ha *Campground* 1.0 ha *Gas Station* 1.0 ha *Tourist Accommodation* 1.0 ha *River Rafting Terminus*

10.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

10.7.5 Conditions of Use

None.

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10.8

TOURIST COMMERCIAL	TC

Intent

The Tourist Commercial (TC) zone is for Commercial and *Tourist Accommodation uses*.

10.8.1 Permitted Uses

The following *principal uses* are permitted:

Food Service;

Gas Station;

General Commercial;

Artisan-Craft Workshop;

Tourist Accommodation;

Display Garden;

Amusement Park;

Campground;

Golf Course;

Marina Use.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

10.8.2 Site-Specific Uses

None.

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10.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* within a *principal building* per *lot*
Minimum *Setback – Front*	7.6 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 7.6 m – *Amusement Park*
Minimum *Setback – Exterior-Side*	7.6 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Minimum *Setback – Interior-Side*	6.0 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Minimum *Setback – Rear*	6.0 m 0.75 m for every 0.3 m of *height* of any building or structure with a minimum of 6.0 m – *Amusement Park*
Maximum *Floor Area Ratio*	0.35
Maximum *Gross Floor Area*	140.0 m^2 - *Accessory Retail* 186.0 m^2 - *Artisan-Craft Workshop*
Minimum *Gross Floor Area*	70.0 m^2 - *Accessory Employee Residential*
Maximum *Height*	10.0 m
Maximum *Lot Coverage*	25%
Minimum *Lot Area*	4.0 ha – *Amusement Park*

10.8.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	2.0 ha
Minimum Servicing for *lots* less than 4.0 ha	*community sanitary sewer system* and *community water system*

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10.8.5 Conditions of Use

Accessory Employee Residential:

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

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Food Service:

Must not exceed a seating capacity of 48 persons.

Advertising:

The maximum area of permitted *Advertising* signage is 5.0m^2 per *lot*.

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PART 11: INDUSTRIAL ZONES

11.1

VEHICLE RECYCLING	VR

Intent

The Vehicle Recycling (VR) zone is for *Vehicle Recycling* that is carried out in an orderly manner at appropriate locations.

11.1.1 Permitted Uses

The following *principal uses* are permitted:

Vehicle Recycling.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail;

Outdoor Storage

Deleted: ;

11.1.2 Site-Specific Uses

None.

11.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	15.0 m
Minimum *Setback – Exterior-Side*	15.0 m
Minimum *Setback – Interior-Side*	15.0 m
Minimum *Setback – Rear*	15.0 m
Maximum *Height*	11.0 m

July 2023 - Showing Changes

11.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

11.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 15.0 m^2 per *lot*;

Screening:

A *fence* must be continuous around the entire VR zone;

The *fence* must be between 2.0 m and 2.4 m in *height*;

The *fence* must be solid, painted and constructed of wood;

Material must not be piled to a greater *height* than the *height* of the portion of the *fence* that is nearest to the material.

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July 2023 - Showing Changes

11.2

GENERAL INDUSTRIAL	GI

Intent

The General Industrial (GI) zone is for *General Industrial uses* that are carried out in an orderly manner at appropriate locations.

11.2.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Residential;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Retail;

Outdoor Storage.

11.2.2 Site-Specific Uses

Only the use of forest products processing, *Accessory Employee Residential*, and *General Industrial* with the exception of *Commercial Vehicle* terminals is permitted at 54370 Bridal Falls Road, PID 001-589-237 PARCEL C (PLAN WITH FEE DEPOSITED 19197E) DISTRICT LOT 446 GROUP 2 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN STATUTORY RIGHT OF WAY PLANS 22189,50736 AND 76173 AND PLAN EPP56518.

Commented [A18]: Recent adoption of Zoning Amendment Bylaw 1681 for Bridal Falls LUC

11.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Exterior-Side*	6.0 m - *Residential*

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	15.0 m
Minimum *Setback – Interior-Side*	1.5 m - *Residential* 15.0 m
Minimum *Setback – Rear*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Residential Use*	12.0 m
Maximum *Height*	11.0 m

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11.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha
Minimum *Lot Area*	8.0 ha for PID 001-589-237

11.2.5 Conditions of Use

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

July 2023 - Showing Changes

11.3

HEAVY INDUSTRIAL	HI

Intent

The Heavy Industrial (HI) zone is for *General Industrial* and *Heavy Industrial use* carried out in an orderly manner at appropriate locations.

11.3.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Heavy Industrial;

Residential;

Resource Extraction;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Retail;

Outdoor Storage.

11.3.2 Site-Specific Uses

None.

11.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Exterior-Side*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Interior-Side*	1.5 m - *Residential* 15.0 m

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Minimum *Setback – Rear*	6.0 m - *Residential* 15.0 m
Minimum *Setback – Residential Use*	12.0 m
Maximum *Height*	11.0 m

11.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

11.3.5 Conditions of Use

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

July 2023 - Showing Changes

11.4

RESOURCE INDUSTRIAL 1	RI-1

Intent

The Resource Industrial 1 (RI-1) zone is for *Farm use* and *Resource Extraction*.

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11.4.1 Permitted Uses

The following *principal uses* are permitted:

Farm;

Resource Extraction;

Resource Industrial;

Cannabis Production Facility.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Produce Sales.

11.4.2 Site-Specific Uses

Commercial Mushroom Composting, is permitted at 59600 Lougheed Highway, LOT 1 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 PID 002-120-020

Pet Cemetery and *Pet Disposal*, is permitted at 59710 Lougheed highway, LOT 2 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 (PID 002-119-803)

11.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m

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Maximum *Height*	7.6 m
Minimum *Site Area*	10.0 ha - *Commercial Mushroom Composting* 4.0 ha - *Resource Industrial*

11.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	4.0 ha

11.4.5 Conditions of Use

None.

July 2023 - Showing Changes

11.5

RESOURCE INDUSTRIAL 2	RI-2

Intent

The Resource Industrial 2 (RI-2) zone is for *Resource Extraction* including *Gravel Processing* and *Log Storage*.

11.5.1 Permitted Uses

The following *principal uses* are permitted:

Resource Extraction;

Gravel Processing;

Resource Industrial;

Farm;

Log Storage.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Outdoor Storage.

11.5.2 Site-Specific Uses

None.

11.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Minimum *Setback – Residential Zone* or Commercial *Zone*	15.2 m

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Maximum *Height*	15.2m

11.5.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum *Lot Area*	0.8 ha
Minimum Servicing for *lots* less than 4.0ha	*community water system*

11.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *lot*.

Screening:

A uniform *fence* in good condition is required for *screening* where the RI-2 zone adjoins a *Residential* or Commercial *zone*;

The *fence* must be between 2.0 m and 2.4 m in *height*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

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11.6

SERVICE INDUSTRIAL	SI

Intent

The Service Industrial (SI) zone is for *General Industrial*, *Heavy Industrial*, and *Vehicle Recycling uses* that serve the public.

11.6.1 Permitted Uses

The following *principal uses* are permitted:

General Industrial;

Heavy Industrial;

Vehicle Recycling;

Junk Yard;

Commercial Vehicle Parking;

Commercial Vehicle Repair;

Kennel;

Outdoor Storage;

Wholesale Trade.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Food Service.

11.6.2 Site-Specific Uses

None.

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11.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	7.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	12.0 m

11.6.4 Subdivision Regulations

Subject	Requirement or Requirement
Minimum *Lot Area*	925m^2
Minimum Servicing for *lots* less than 4.0ha	*community water system*

11.6.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 7.4 m^2 per *lot*;

Food Service:

Is limited to a *gross floor area* of 70.0 m^2 for seating and service;

Screening:

A uniform *fence* in good condition is required for *screening* where the SI zone adjoins a *Residential* or Commercial *zone*;

The *fence* must be between 2.0 m and 2.5 m in *height* for all *uses* except *Vehicle Recycling*, *Junk Yard*, and *Outdoor Storage*;

The *fence* must be between 2.5 m and 3.75 m in *height* for *Vehicle Recycling*, *Junk Yard*, and *Outdoor Storage*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

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PART 12: RECREATIONAL ZONES

12.1

CAMPGROUND HOLIDAY PARK	CHP

Intent

The Campground Holiday Park (CHP) zone is for lands which, because of their location and physical environment, are suited for development as *Campgrounds* or *Holiday Parks*.

12.1.1 Permitted Uses

The following *principal uses* are permitted:

Campground;

Holiday Park;

Golf Course.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Accessory Retail.

12.1.2 Site-Specific Uses

"A maximum of Twenty (20) recreational camping sites may accommodate the placement of One (1) Park Model Trailer per site, located at PID 009-844-961 Legal Description: LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 29771 AND SECONDLY: PART SUBDIVIDED BY PLAN 47315 AND THIRDLY: PART SUBDIVIDED BY PLAN 65584; SECTION 5 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 13641."

"

None.

Commented [A19]: Added from FVRD Bylaw 1632 2021

2023 - Showing Changes

12.1.3 Development Regulations

Campground:

Subject	Requirement or Regulation
Maximum *Density - campground*	One (1) *Recreational Vehicle* per *camping lot;* or One (1) Tent per *camping lot;* 40 *camping lots* per ha of *useable land;*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* per *campground – Accessory Employee Residential*; or Two (2) *dwelling units* per *campground* with a minimum of 80 *camping lots – Accessory Employee Residential;* or Three (3) *dwelling units* per *campground* with a minimum of 200 *camping lots – Accessory Employee Residential.*
Minimum *Site Area*	1.0 ha – *Campground* 0.2 ha –*Accessory Employee Residential* with *community sanitary sewer system* 560.0 m^2 - *Accessory Employee Residential* with *community sanitary sewer system* and *community water system* 130.0 m^2 - *Camping lot*
Maximum *Gross Floor Area*	110.0 m^2 - *Accessory Retail*
Maximum *Height*	9.1 m
Minimum *Setback – Front*	3.0 m
Minimum *Setback – Exterior-Side*	3.0 m
Minimum *Setback – Interior-Side*	0.9 m
Minimum *Setback – Rear*	0.9 m

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Minimum *Setback* – public *highway*	8.0 m

Holiday Park:

Subject	Requirement or Regulation
Maximum *Density –Holiday Park*	One (1) *Recreational Vehicle* per *holiday park lot;* or One (1) Tent per *holiday park lot*; or One (1) *park model trailer* per *holiday park lot;* or One (1) *holiday home* per *holiday park lot.* 40 *camping lots* per ha of *useable land.* 24 *park model trailer lots* per ha of *useable land.* 4.5 *holiday home lots* per ha of *useable land; or* 12.5 *holiday home lots* per ha of *useable land* with *community sanitary sewer system and community water system.*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* per *holiday park – Accessory Employee Residential*; or Two (2) *dwelling units* per *holiday park* with a minimum of 80 *holiday park lots– Accessory Employee Residential;* or Three (3) *dwelling units* per *holiday park* with a minimum of 200 *holiday park lots – Accessory Employee Residential.*
Minimum *Site Area*	1.0 ha – *holiday park*
Minimum *site area* (with *community water system*)	0.2 ha – *holiday home lot* and *Accessory Employee Residential* 130.0 m^2 - *camping lot*
Minimum *site area* (with *community sanitary sewer system* and *community water system*)	130.0 m^2 - *camping lot* 250.0 m^2 - *park model trailer lot* 560.0 m^2 - *holiday home lot* 560.0 m^2 - *Accessory Employee Residential*
Maximum *Gross Floor Area*	110.0 m^2 - *Accessory Retail* 6.0 m^2 - *storage shed*
Maximum *Height*	9.1 m

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	2.4 m *storage shed*
Maximum *Lot Coverage*	45% (with *community sanitary sewer system* and *community water system*) 20% (with *community water system*)
***Setbacks** for camping lots*	
Minimum *Setback – Front*	3.0 m –*Recreational Vehicle, Ramada* 4.5 m - *storage shed*
Minimum *Setback – Exterior-Side*	3.0 m - *Recreational Vehicle, Ramada* 4.5 m - *storage shed*
Minimum *Setback – Interior-Side*	0.9 m
Minimum *Setback – Rear*	0.9 m
Minimum *Setback* – public *highway*	8.0 m
***Setbacks** for Park Model trailer lots*	
Minimum *Setback – Front*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck* 4.5 m - *storage shed*
Minimum *Setback – Exterior-Side*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck* 4.5 m - *storage shed*
Minimum *Setback – Interior-Side*	1.0 m - *Park Model Trailer* 1.0 m – *Open Deck*
Minimum *Setback – Rear*	3.0 m - *Park Model Trailer* 3.0 m – *Open Deck*
Minimum *Setback* – any other *park model trailer*	6.0 m - *Park Model Trailer*
Minimum *Setback* – to any *park model trailer or structure on an adjacent lot*	5.0 m – *open deck*
Minimum *Setback* – public *highway*	8.0 m
***Setbacks** for Holiday Home lot*	
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback* – public *highway*	8.0 m

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x.x m - Ramada

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x.x m - Ramada

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Minimum *Setback* – public *highway*	8.0 m

12.1.4 Subdivision Regulations

***Campground*:**

Subdivision of a *Campground* is not permitted.

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Holiday Park:

Subject	Requirement or Regulation
Minimum *Lot Area*	130.0 m^2

12.1.5 Conditions of Use

The following table illustrates the *uses* or *structures* that are permitted on each type of *lot:*

	Regulation or Requirement			
	Camping Lot		Park Model Trailer Lot	Holiday Home Lot
Subject Type of Use or Structure	in a Campground	in a Holiday Park		
Recreational Vehicle	Permitted	Permitted	Permitted	Not Permitted
Park Model Trailer	Not Permitted	Not Permitted	Permitted	Not Permitted
Holiday Home	Not Permitted	Not Permitted	Not Permitted	Permitted
Ramada	Not Permitted	Permitted	Not Permitted	Not Permitted
Open Deck	Not Permitted	Not Permitted	Permitted	Permitted
Garage	Not Permitted	Not Permitted	Not Permitted	Permitted
Storage Shed	Not Permitted	Permitted	Permitted	Permitted

July 202 owing Changes

Accessory Employee Residential:

Must be the residence of a person employed in the operation of the *Campground* or *Holiday Park*;

Must be a *mobile home*;

Must be anchored to a non-permanent foundation in compliance with the British Columbia Building Code;

Within a *Campground* or *Holiday Park* with at least 200 *lots* a third *Accessory Employee Residential dwelling unit is permitted:*

Must be located in a *building* used for *Accessory Retail*;

Must be separated from the *Accessory Retail* use by walls or a floor;

Must have a separate entrance from the *Accessory Retail* use;

Must not exceed a *gross floor area* of 92.0 m^2;

Off-Street Parking and Off-Street Loading:

Must be accessible, graded for drainage, surfaced or gravelled, and dust-free;

One (1) space is required on each *camping lot* and *park model trailer lot*;

Two (2) spaces are required on each *holiday home lot*;

Must be located entirely on the *lot* served by the space;

One (1) guest parking space is required for every three (3) *lots*;

Guest parking may be located in common areas or within widened internal access routes;

One (1) space plus two (2) spaces for guests are required on each site for *Accessory Employee Residential*;

Signage:

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One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m^2 is permitted at the main entrance of a *Campground*, *Holiday Park*, or *Golf Course*.

Accessory Buildings or Structures:

Must be *setback* 9.0m from any *camping lot* and *park model trailer lot or holiday home lot;*

Must be *setback* 6.0m from any internal access routes, *highway or* any other *lot line.*

Must be *setback* 8.0m from a public *highway*.

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12.2

OUTDOOR RECREATION	OR

Intent

The Outdoor Recreation (OR) zone is for *Residential Use* and *Outdoor Recreation* on *lots* at least 0.5 ha in *lot area*.

12.2.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Golf Course;

Outdoor Recreation.

The following *accessory uses* are permitted:

None.

12.2.2 Site-Specific Uses

None.

12.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0m
Minimum *Setback – Exterior-Side*	6.0m
Minimum *Setback – Interior-Side*	1.5m
Minimum *Setback – Rear*	6.0m
Maximum *Height*	11.0 m

12.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

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12.2.5 Conditions of Use

None.

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12.3

PARK 1	P-1

Intent

The Park 1 (P-1) zone identifies lands that require protection from potential sources of pollution and other causes of environmental deterioration due to National, Provincial, or Regional Park designation.

12.3.1 Permitted Uses

The following *principal uses* are permitted:

Campground;

Outdoor Recreation;

Golf Course;

The following *accessory uses* are permitted:

Accessory Employee Residential;

12.3.2 Site-Specific Uses

None.

12.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m

12.3.4 Subdivision Regulations

Subdivision is not permitted.

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12.3.5 Conditions of Use

None.

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12.4

PARK 2	P-2

Intent

The Park 2 (P-2) zone is for lands that are identified with potential for future park use. Recreational and agricultural uses are permitted to limit damage to the recreational potential of designated lands

12.4.1 Permitted Uses

The following *principal uses* are permitted:

Outdoor Recreation;

Farm;

Campground;

Cannabis Production Facility (Electoral Area A only);

Cemetery.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Home Occupation;

Produce Sales

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12.4.2 Site-Specific Uses

None.

12.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – all lot lines*	7.6 m

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Maximum *Height*	12.0 m
Minimum *Site Area*	2.0 ha - *Outdoor Recreation* 2.0 ha - *Campground*
Maximum *Gross Floor Area*	30.0 m^2 - *Produce Sales*

12.4.4 Subdivision Regulations

Subdivision is not permitted.

12.4.5 Conditions of Use

None.

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12.5

PARK RESERVE	PR

Intent

The Park Reserve (PR) zone identifies and preserves lands with potential for future parks, ecological reserves, historic sites, wildlife sanctuaries, and similar *uses*, and provides regulations to help prevent irreversible damage to the recreational potential of these lands.

12.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Outdoor Recreation;

Golf Course;

Temporary Commercial Amusement (Electoral Area B only).

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The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Home Occupation;

Produce Sales.

12.5.2 Site-Specific Uses

None.

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12.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	4.6 m
Minimum *Setback – Interior-Side*	7.6 m
Minimum *Setback – Rear*	7.6 m
Maximum - *Height*	11.0 m
Maximum - *Gross Floor Area*	46.5 m^2 *Produce Sales*

12.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

12.5.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm.*

Advertising:

Limited to one (1) sign per adjoining *highway*;

Maximum size of each sign is 0.3m^2

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12.6

PRIVATE RESORT	PRE

Intent

The Private Resort (PRE) zone is for non-commercial seasonal and recreational *uses* on a single *lot* by members of the *Private Resort*, including camping or occupation of *seasonal cabins*.

12.6.1 Permitted Uses

The following *principal uses* are permitted:

Private Resort;

Residential.

The following *accessory uses* are permitted:

Accessory Employee Residential;

Outdoor Storage.

12.6.2 Site-Specific Uses

None.

12.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density – Seasonal Cabins*	15 *seasonal cabins* per 1.0 ha
Maximum *Density* – Recreational Camping Sites	30 recreational camping sites per 1.0 ha
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m 1.5 m – *accessory buildings or structures* with *height* less than 4.5 m

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Minimum *Setback – Rear*	6.0 m 1.5 m – *accessory buildings or structures* with *height* less than 4.5 m
Maximum *Height*	11.0 m

12.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

12.6.5 Conditions of Use

Accessory Employee Residential:

Is only permitted within a clubhouse, lodge, or similar common *building*;

Must not exceed a *gross floor area* of 120.0 m^2.

Camping Areas:

Camping is only permitted in *recreational vehicles* and tents in designated camping areas within the *Private Resort*;

The following *buildings* and *structures* are permitted in designated camping areas:

Common Amenity and Recreation Facilities;

Washrooms;

Uncovered patios (meaning a *structure* raised less than 200.0 mm above *grade*);

Covered decks (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Covered patios (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Ramadas (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

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Must not be occupied by an individual member for more than 120 days per calendar year;

Excludes camping in *park model trailers*.

Density:

No more than one (1) *recreational vehicle* is permitted on a recreational camping site;

Is calculated based on the total *lot area* zoned PRE.

Prohibited Uses:

Tourist Accommodation, commercial camping, and commercial resort activities for the general or travelling public are not permitted in the *Private Resort*.

Open Space:

At least 20% of *lot area* must be reserved for *Open Space;*

Must not be used for camping or *seasonal cabins*.

Recreational Vehicle Storage:

Unoccupied *recreational vehicles* may be stored on a camping site within the *Private Resort* year-round.

Screening:

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

July 2023 - Showing Changes

12.7

TOURIST CAMPGROUND 1	TCG-1

Intent

The Tourist Campground 1 (TCG-1) zone is for *Residential Use*, *Campground and Tourist Accommodation* on *lots* at least 0.5 ha in *lot area*.

12.7.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Campground;

Tourist Accommodation.

The following *accessory uses* are permitted:

Outdoor Storage;

Food Service;

Accessory Retail.

12.7.2 Site-Specific Uses

None.

12.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

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12.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

12.7.5 Conditions of Use

Campground:

Must conform to the provisions of the "Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984".

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12.8

TOURIST CAMPGROUND 2	TCG-2

Intent

The Tourist Campground 2 (TCG-2) zone is for *Residential Use*, and *Campgrounds*, on *lots* at least 0.5 ha in *lot area*.

12.8.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Campground.

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The following *accessory uses* are permitted:

Accessory Retail.

12.8.2 Site-Specific Uses

None.

12.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

12.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

12.8.5 Conditions of Use

Campground:

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Must conform to the provisions of the "Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984".

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PART 13: CIVIC ZONES

13.1

CIVIC ASSEMBLY	CA

Intent

The Civic Assembly (CA) zone is for *Assembly* and *Outdoor Recreation*.

13.1.1 Permitted Uses

The following *principal uses* are permitted:

Assembly;

Outdoor Recreation;

Residential.

The following *accessory uses* are permitted:

Outdoor Storage.

13.1.2 Site-Specific Uses

Cemetery, is permitted and limited to one (1) burial plot, at 10789 North Deroche Road PID 007-331-525 LOT 5 SECTION 7 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 3146

13.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback – All Lot Lines*	3.0 m – *accessory buildings or structures*
Maximum *Height*	11.0 m

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13.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	0.5 ha

13.1.5 Conditions of Use

Screening:

Screening is required where the CA *zone* adjoins a *Residential zone*.

July 2023 - Showing Changes

CIVIC INSTITUTIONAL	CIV

Intent

The Civic Institutional (CIV) zone is for *Residential* uses, with certain site-specific *Community Care uses*.

13.2.1 Permitted Uses

The following *principal use* is permitted:

Residential;

The following *accessory uses* are permitted:

Outdoor Storage.

13.2.2 Site-Specific Uses

None.

13.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	3.0 m 1.5 m – maximum *lot area* less than 0.5 ha
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

13.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

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13.2.5 Conditions of Use

None.

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PART 14: SPECIAL ZONES

14.1

CEMETERIES	CEM

Intent

The Cemeteries (CEM) zone is for *Cemeteries*.

14.1.1 Permitted Uses

The following *principal uses* are permitted:

Cemetery;

Residential.

The following *accessory uses* are permitted:

Outdoor Storage.

14.1.2 Site-Specific Uses

None.

14.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	6.0 m
Minimum *Setback – Rear*	6.0 m
Maximum *Height*	11.0 m

14.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	1.0 ha

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14.1.5 Conditions of Use

Screening:

Must be provided along all *lot lines*.

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14.2

FILM PRODUCTION	FP

Intent

The Film Production (FP) zone is for *Film Production Facilities* and associated *accessory uses*.

14.2.1 Permitted Uses

The following *principal uses* are permitted:

Film Production Facility;

Residential;

Farm.

The following *accessory uses* are permitted:

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Accessory Personal Care Residential.

14.2.2 Site-Specific Uses

None.

14.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*

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Minimum *Setback – Front*	6.0 m
Minimum *Setback – Exterior-Side*	6.0 m
Minimum *Setback – Interior-Side*	1.5 m
Minimum *Setback – Rear*	6.0 m
Minimum *Setback – Residential Use*	3.0 m – *Farm Use*
Maximum *Gross Floor Area*	2,000.0 m^2 - *Film Production Facility*
Maximum *Height*	11.0 m
Maximum *Lot Coverage*	7% or 4,500.0 m^2 (whichever is lesser)

14.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

14.2.5 Conditions of Use

Lighting equipment used outdoors for a *Film Production Facility* must be sited to prevent lighting from being directed onto any adjoining lot.

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14.3

LIMITED USE	LU

Intent

The Limited Use (LU) zone is for *Farm Use* and *Residential Use* on *lots* at least 8.0 ha in *lot area*.

14.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

*Intensive Agriculture (*excluding Electoral Areas D, E and H);

Outdoor Recreation;

Kennel;

Cemetery;

Resource Extraction;

Cannabis Production Facility (Electoral Area B only).

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Cottage Industry;

Home Occupation;

Produce Sales.

14.3.2 Site-Specific Uses

None.

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14.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density - Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Maximum *Density - Accessory Personal Care Residential*	One (1) *dwelling unit* in a *manufactured home* per *lot*
Maximum *Density - Accessory Employee Residential*	One (1) *dwelling unit* in a *single detached dwelling* per *lot*
Minimum *Setback – Front*	4.6 m
Minimum *Setback – Exterior-Side*	7.6 m
Minimum *Setback – Interior-Side*	4.6 m
Minimum *Setback – Rear*	7.6 m
Maximum *Height*	10.0 m None – *Farm*

14.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	8.0 ha

14.3.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m^2 per *highway* adjoining a *lot*.

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14.4

COMPREHENSIVE DEVELOPMENT 1	CD-1

Intent

The Comprehensive Development 1 (CD-1) zone is for *Private Holiday Resort* developments that offer private *common amenity and recreation facilities* and *open space.*

14.4.1 Permitted Uses

The following *principal uses* are permitted:

Private Holiday Resort.

The following *accessory uses* are permitted:

Accessory Employee Residential.

14.4.2 Site-Specific Uses

None.

14.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum *Density*	28 *lots* per ha
Maximum *Density- Holiday Cottage or Recreational Vehicle*	One (1) *Holiday Cottage or Recreational Vehicle* per *lot*
Minimum *lot area*	130.0 m^2 – *Recreational Vehicle* 222.0 m^2 – *Holiday Cottage*
Minimum *Setback – Front*	2.5m – *Recreational Vehicle* 2.5m – *Holiday Cottage* 2.5m – *storage shed* 2.5m – *Open Deck,* Enclosed Deck 2.5m - *Ramada*
Minimum *Setback – Exterior-Side*	2.5m – *Recreational Vehicle* 2.5m – *Holiday Cottage* 2.5m – *storage shed* 2.5m – *Open Deck,* Enclosed Deck 2.5m - *Ramada*

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Minimum *Setback – Interior-Side*	1.5m – *Recreational Vehicle* 1.5m – *Holiday Cottage* 0.0m – *storage shed* 1.5m – *Open Deck,* Enclosed Deck 1.5m - *Ramada*
Minimum *Setback – Rear*	1.5m – *Recreational Vehicle* 1.5m – *Holiday Cottage* 0.0m – *storage shed* 1.5m – *Open Deck,* Enclosed Deck 1.5m - *Ramada*
Maximum *lot coverage*	50%
Maximum *Height*	10.0 m 3.0 m - *storage shed*
Maximum *Gross Floor Area*	9.3m^2 - *storage shed*

14.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	130 m^2
Minimum Servicing	*community sanitary sewer system* and *community water system*

14.4.5 Conditions of Use

Setbacks:

Setback reductions in Section 5.3 do not apply in this zone.

Buildings or *Structures:*

Must not be attached to a *Recreational Vehicle;*

In addition to a *Recreational Vehicle,* only the following *Buildings* or *Structures* are permitted on a *lot* less than 222m^2:

Ramada,
Storage shed.

In addition to a *Recreational Vehicle* or *Holiday Cottage,* only the following *Buildings* or *Structures* are permitted on a *lot* greater than or equal to 222m^2:

Ramada,
Storage shed,
Open Deck,
Enclosed Deck.

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Ramadas:

Are not permitted on any *lot* with a *Holiday Cottage*.

Enclosed Deck

In this zone, Enclosed Deck means: an *Open Deck* enclosed with single pane safety glass panels mounted on a railing system that allows for the glass panels to be opened to provide ventilation.

Enclosed Decks shall be permitted provided that:

i. The Enclosed Deck is constructed on a *lot* where a *Holiday Cottage* has been placed;
ii. The Enclosed Decks shall not be constructed on any *lot* where a *Recreational Vehicle* is placed;
iii. The Enclosed Deck must not be used as habitable space; and
iv. Enclosed Deck floor area must not exceed 20 square metres on a *lot*.

Accessory Employee Residential:

Is limited to one (1) *dwelling unit* in a *single detached dwelling* within a *Private Holiday Resort*;

Must be accessory to the operation and maintenance of;

Common property;
Common Amenity and Recreation Facilities;

Must be located on common property.

May be located in a *building or structure* that also contains *Common Amenity, Recreation Facilities or* utility *uses.*

Lot Coverage:

In this zone, *lot coverage* also includes *Holiday Cottages, storage shed, Open Decks,* Enclosed Decks *Ramadas,* and similar structures and the area within the outer dimensions of a Recreational Vehicle.

Common Amenity and Recreation Facilities:

Must be provided for the exclusive use of residents of the *Private Holiday Resorts* and their guests*;*

Require a minimum *Open Space* area of 8,000m^2

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Require a minimum indoor area of 1,000m^2;
Includes:
- Clubhouses or recreation *buildings*;
- Outdoor recreation areas;
- Storage areas;
- Special feature structures;
- Natural habitat areas

Excludes*:* buffer areas*, strata access routes, and utility buildings;*

Screening:

Must be provided around the perimeter of a *Private Holiday Resort*;

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14.5

RESTRICTED USE	RU

Intent

The Restricted (RU) zone is for the management of geologic hazards and does not permit human residence or accommodation.

14.5.1 Permitted Uses

The following *principal uses* are permitted:

Hazard Land Management;

Farm.

The following *accessory uses* are permitted:

Outdoor Storage.

14.5.2 Site-Specific Uses

None.

14.5.3 Development Regulations

None.

14.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum *Lot Area*	16.0 ha

14.5.5 Conditions of Use

No *residential* use or overnight accommodation of any kind including accommodation in a tent or *recreational vehicle* is permitted.

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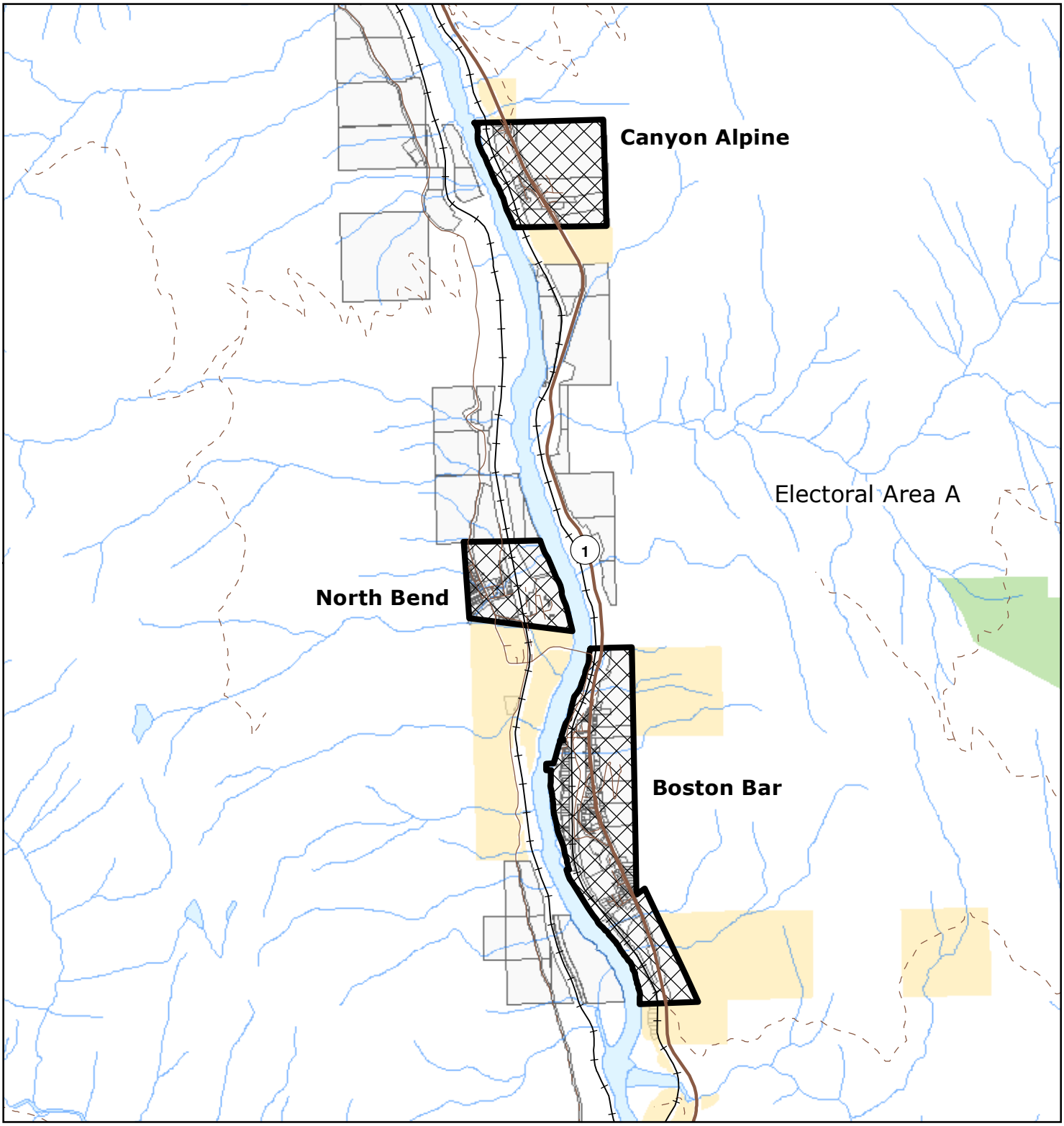
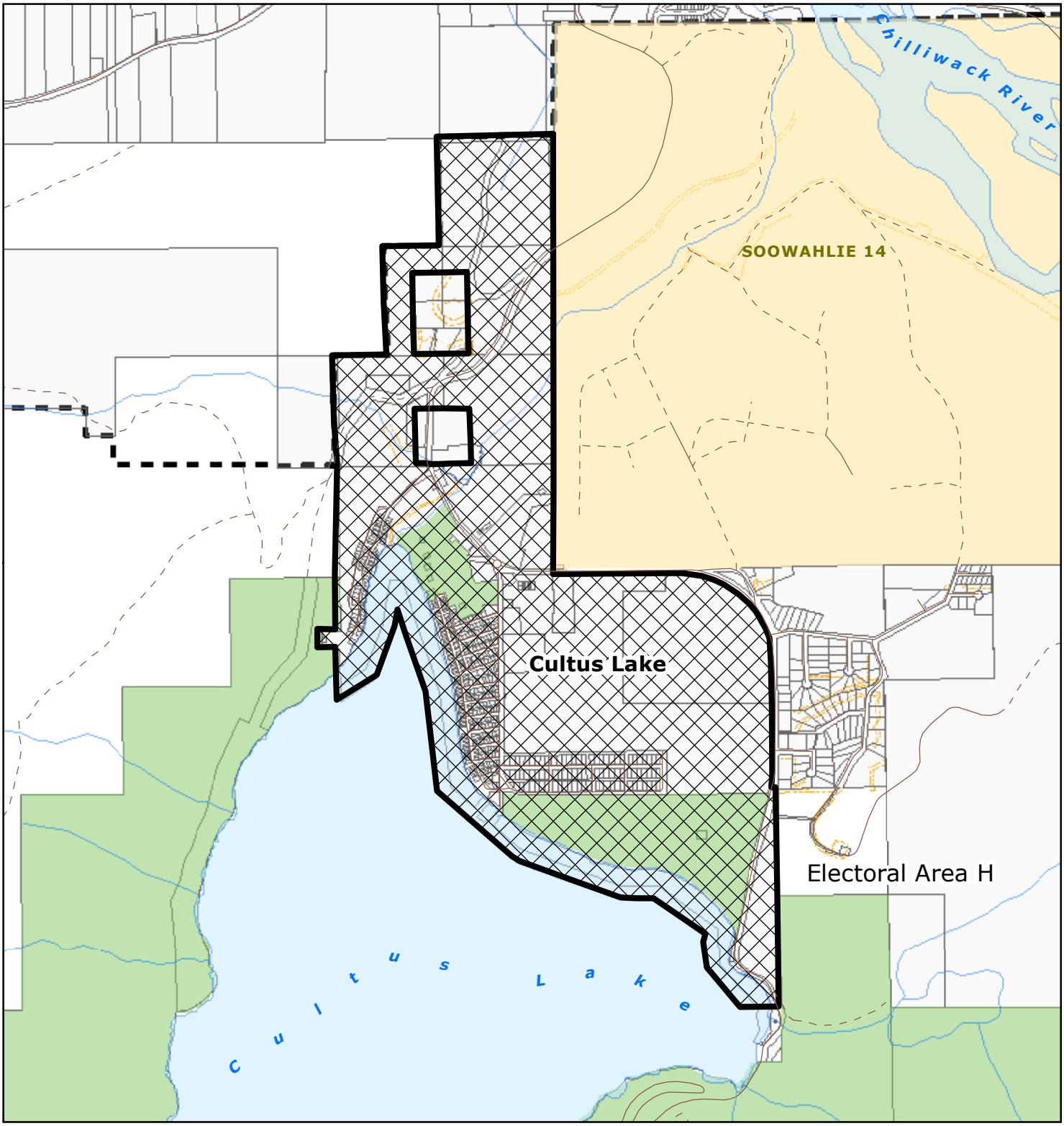


FVRD Zoning Bylaw 1638, 2021		
Schedule B - Areas of Applicability	N W E S	Fraser Valley Regional District
THIS IS MAP 1 of 3 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

Roads · Unpavrd Roads · Railroads · Streams · Waterbodies · First Nations · Parcels · Parks · Area Excluded From Bylaw · Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule B - Areas of Applicability

THIS IS MAP 3 of 3 CONSTITUTING ZONING AMENDMENT MAP
SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

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Fraser Valley Regional District

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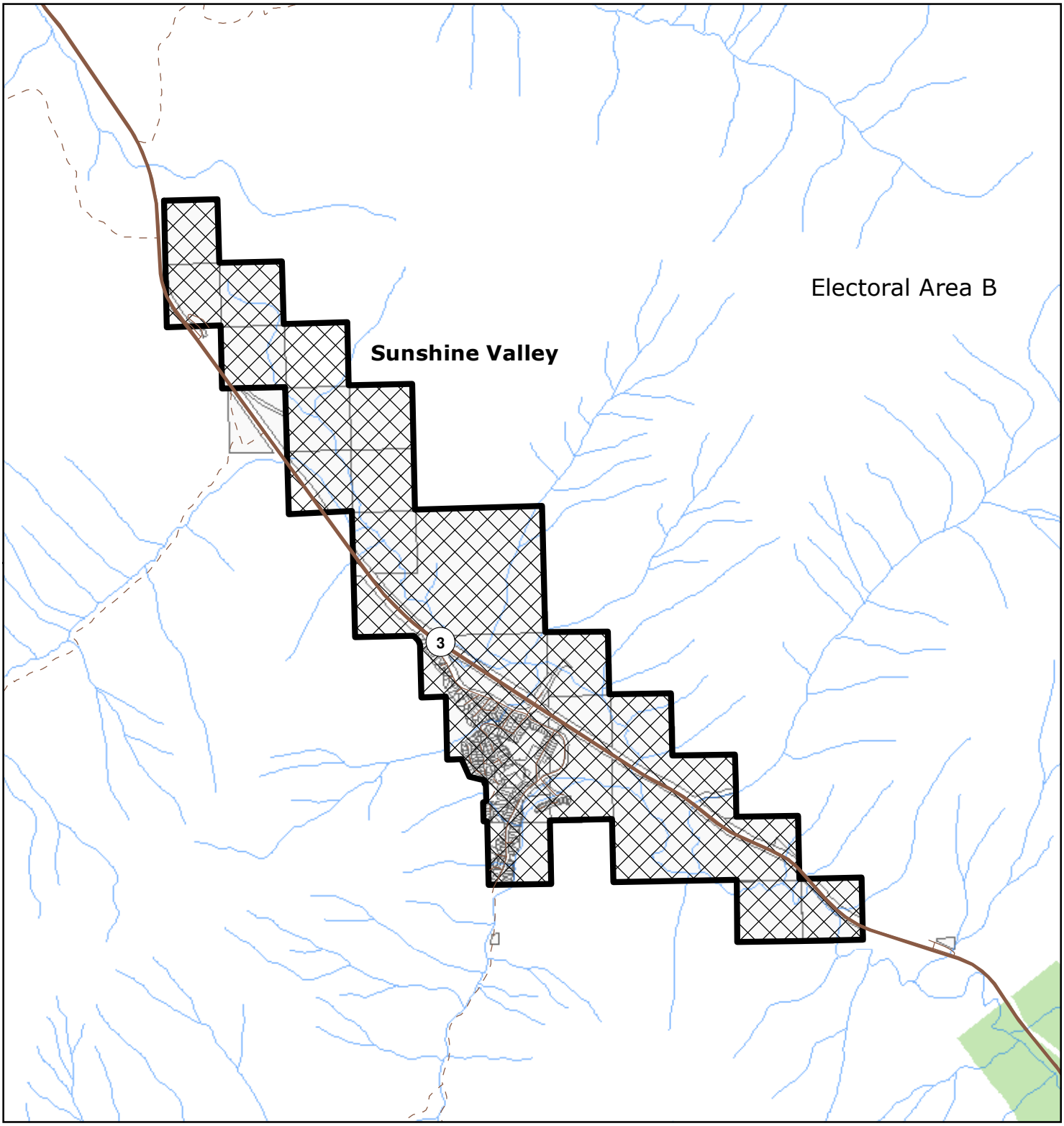
Parcels
Parks
Area Excluded From Bylaw
Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule B - Areas of Applicability

Fraser Valley Regional District

THIS IS MAP 2 of 3 CONSTITUTING ZONING AMENDMENT MAP
SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY
REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

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Waterbodies
First Nations
Parcels
Parks
Area Excluded From Bylaw
Jurisdictions

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Schedule C - Electoral Areas

Fraser Valley Regional District

THIS IS MAP 1 of 1 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-C ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

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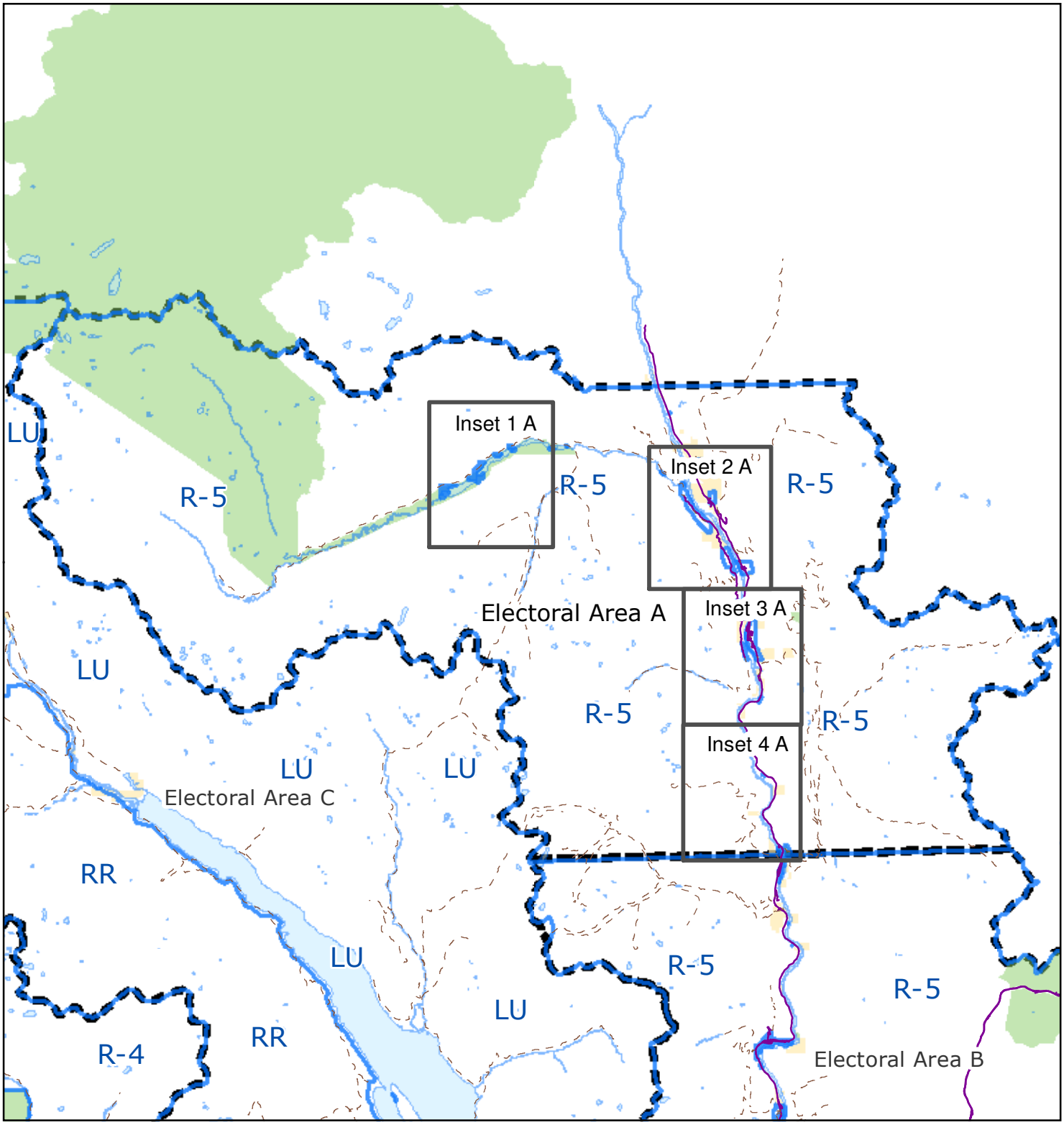
Roads | Railways | Waterbodies | Parcels | Electoral Areas

Unpaved Roads | Streams | First Nations | Parks | Municipal Boundaries



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Schedule D

THIS IS MAP 1 of 28 CONSTITUTING ZONING AMENDMENT MAP
SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

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Fraser Valley Regional District

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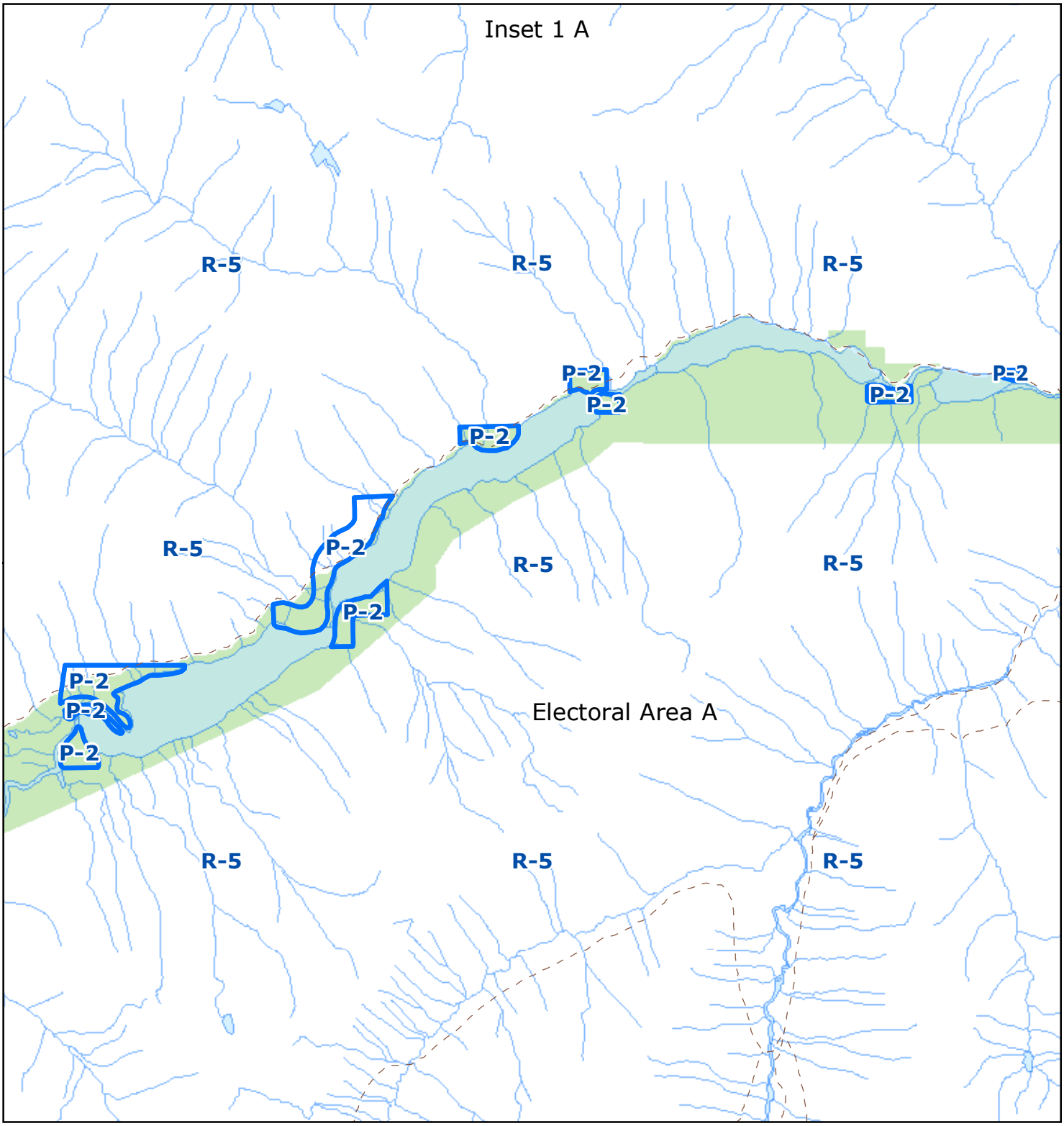
First Nations
Parcels
Parks
Updated Zoning
Jurisdictions



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Schedule D		Fraser Valley Regional District
THIS IS MAP 2 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:60,000	Date Created: June 2023

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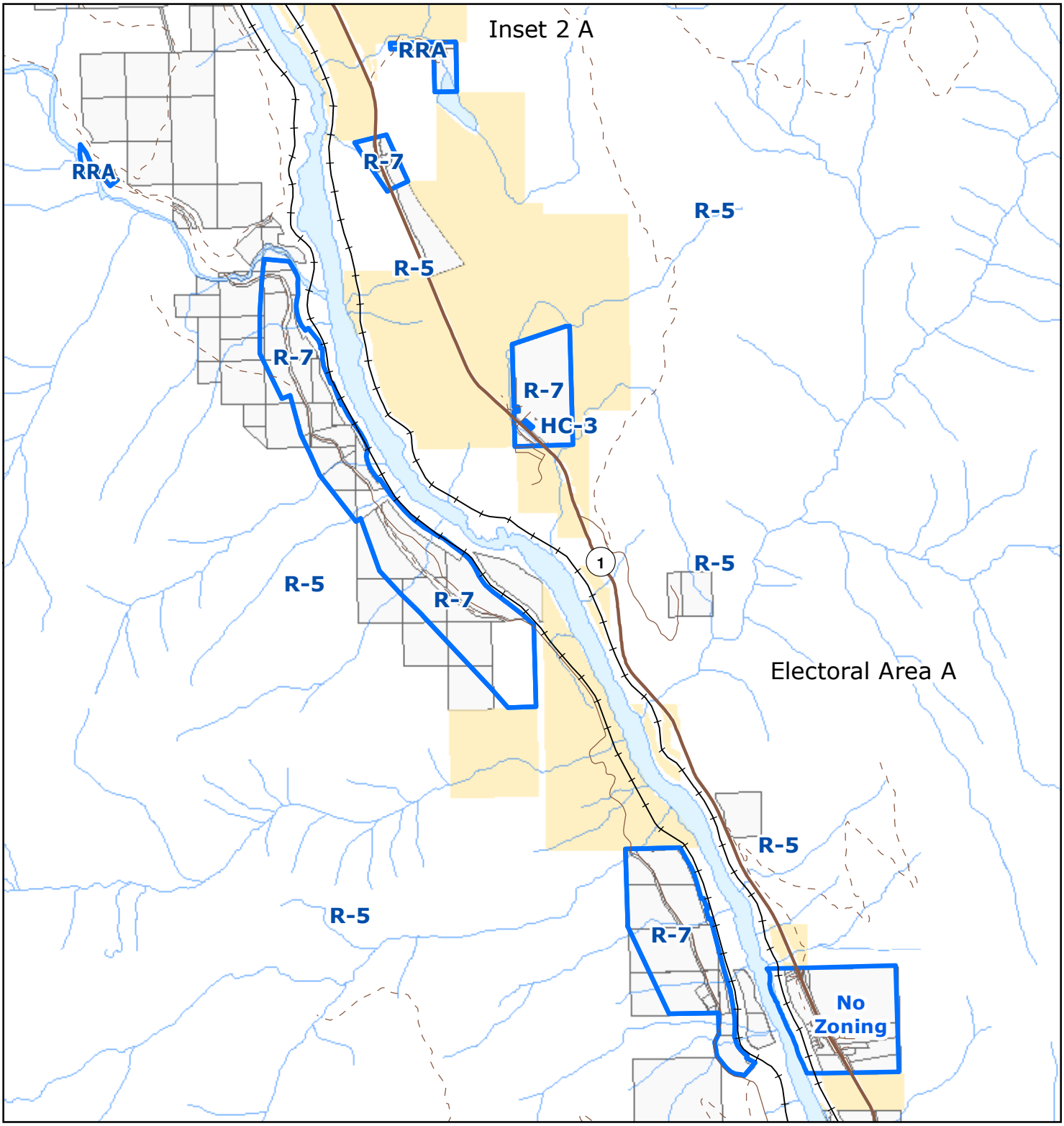

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Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 3 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

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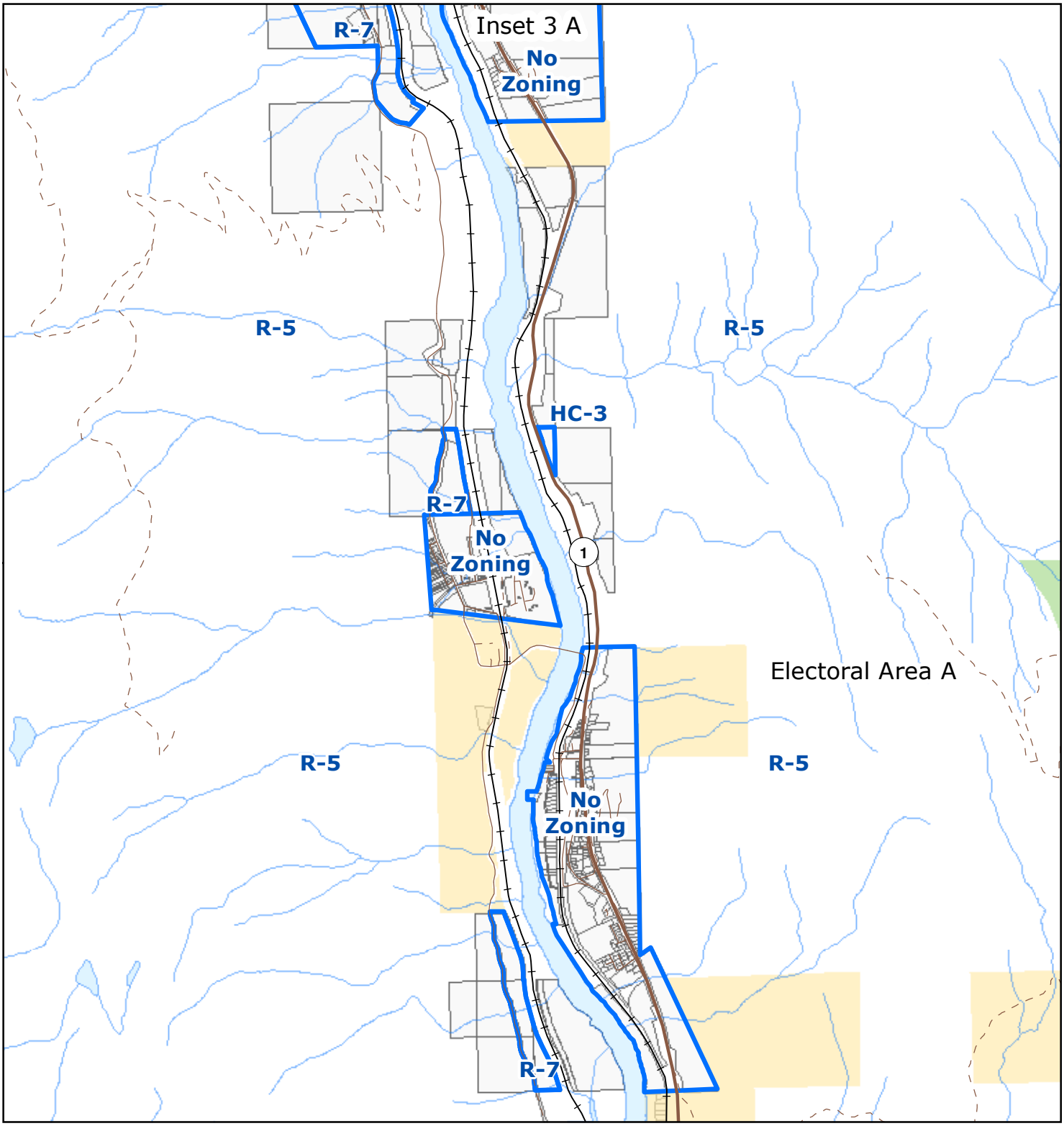

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Schedule D		Fraser Valley Regional District
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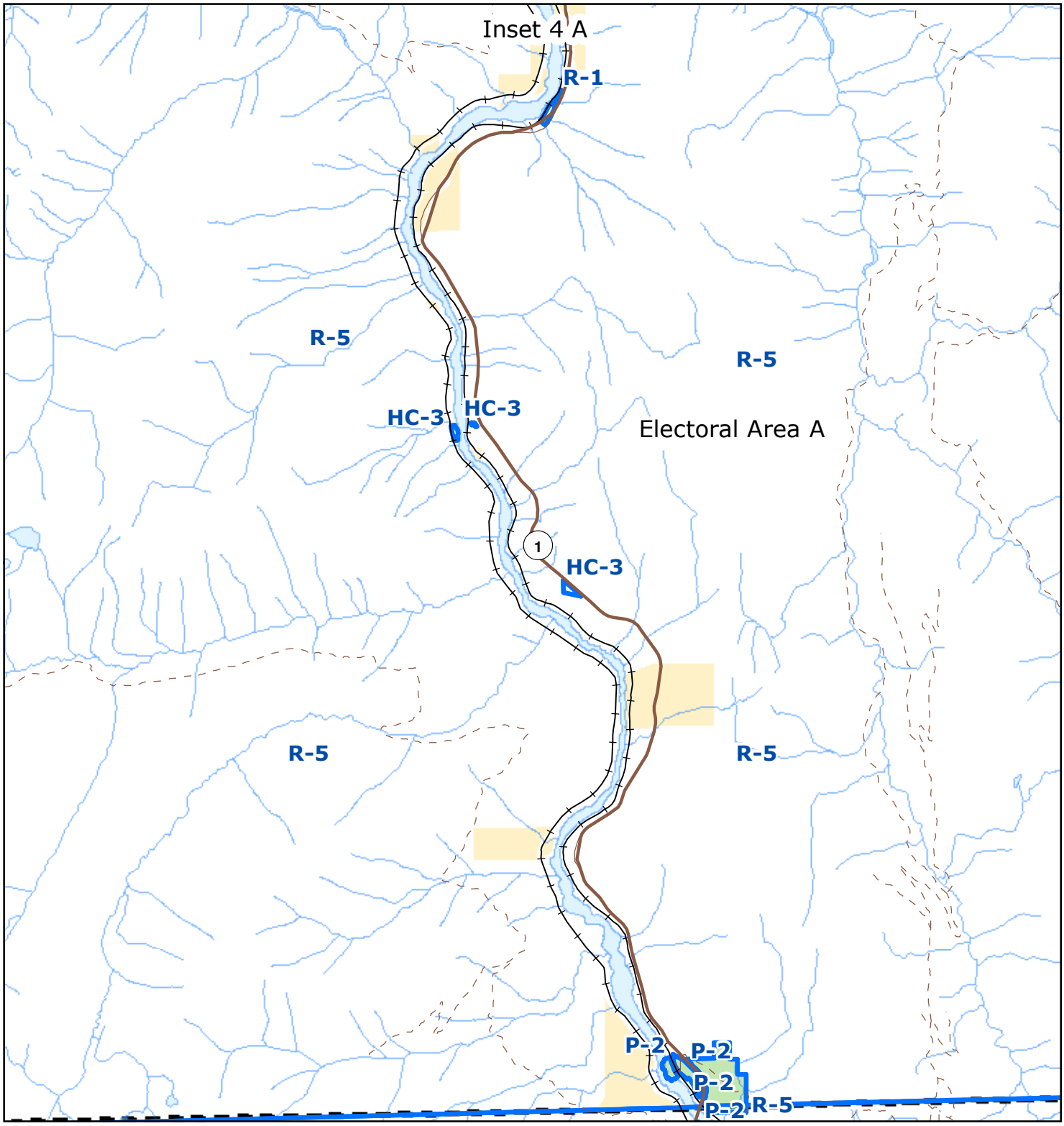

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Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 5 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:70,000	Date Created: June 2023

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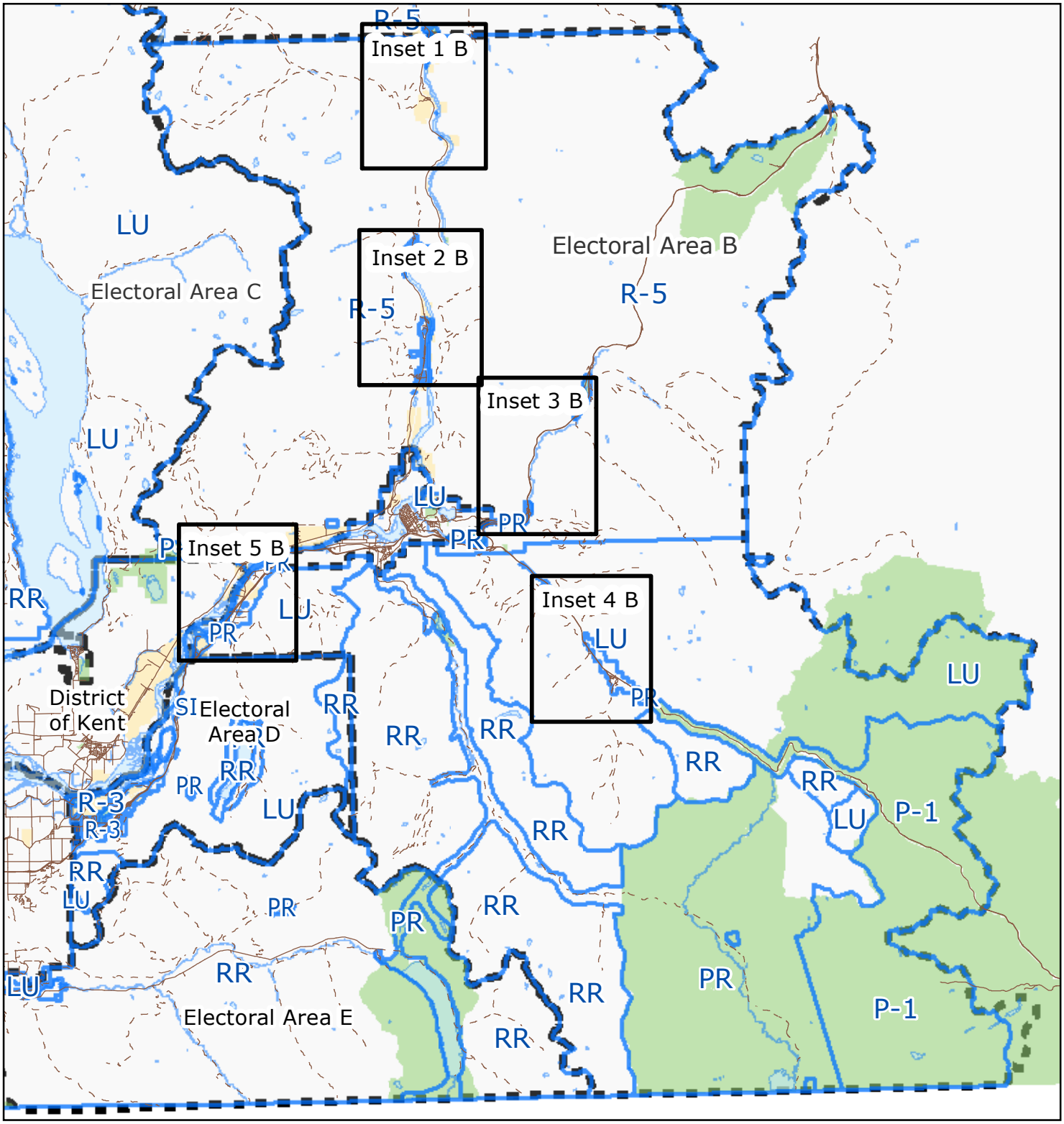

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Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 6 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:400,000	Date Created: June 2023

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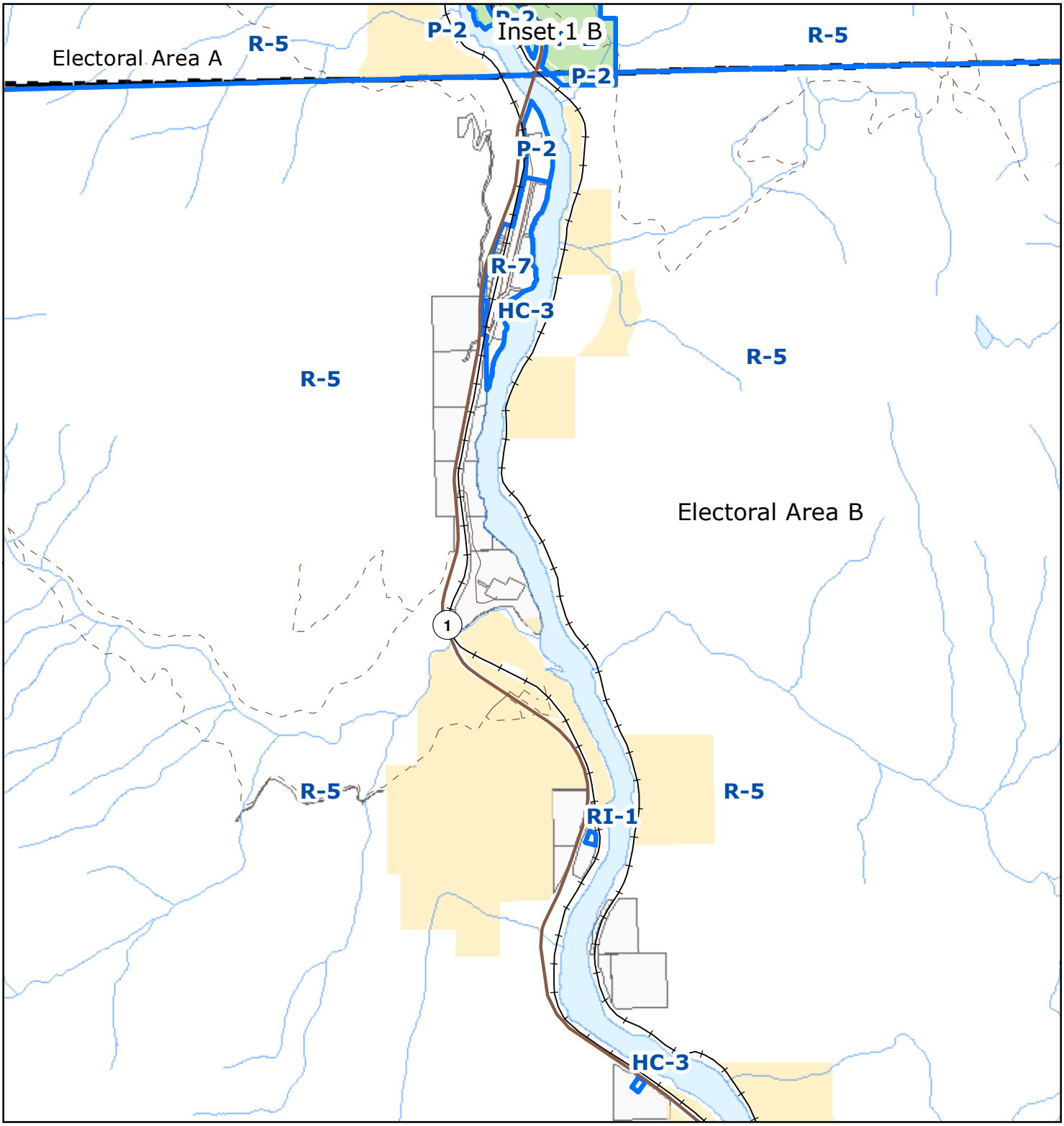

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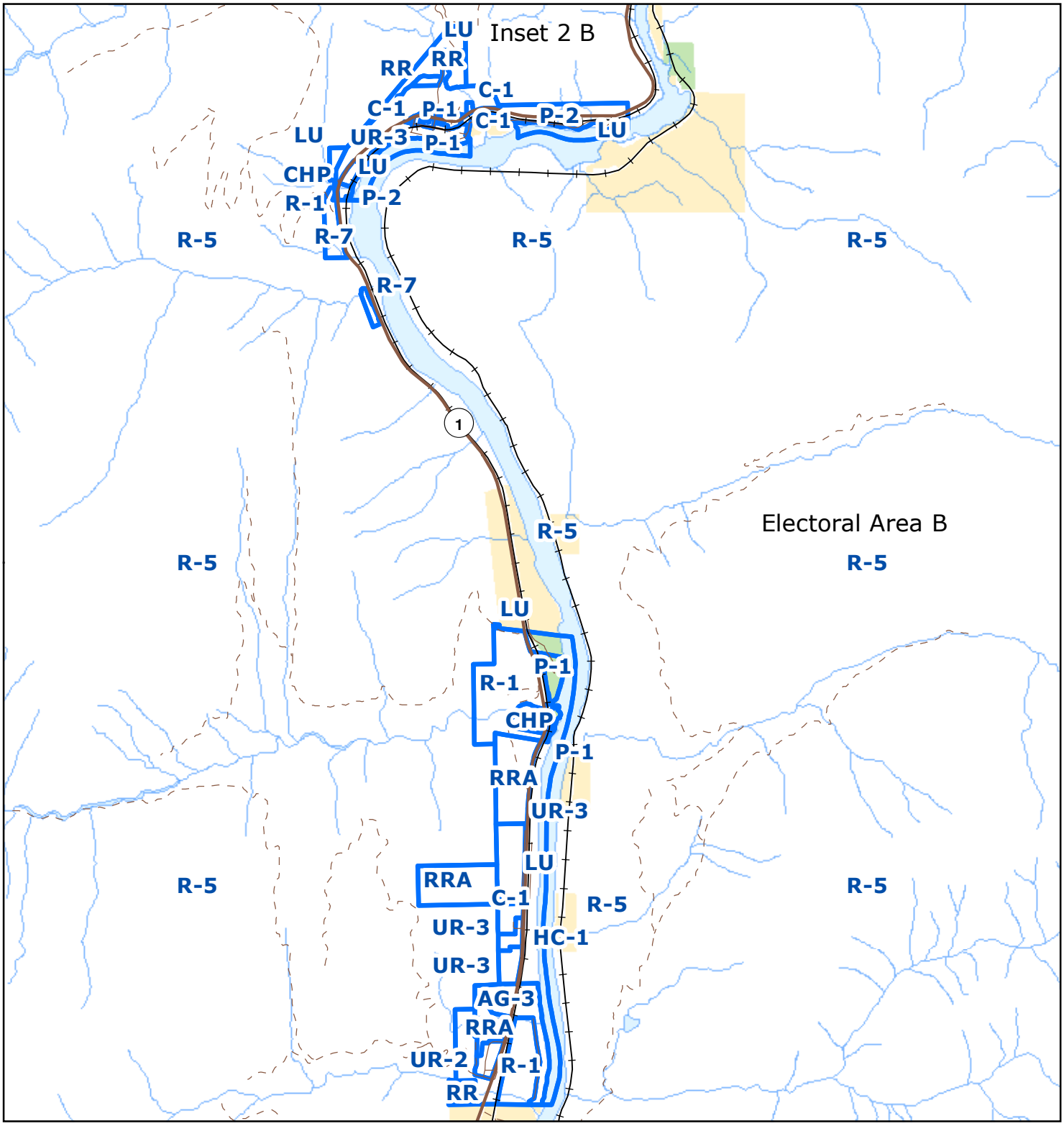
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 7 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:40,000	Date Created: June 2023

Roads | Railroads | Waterbodies | Parcels | Updated Zoning
Unpaved Roads | Streams | First Nations | Parks | Jurisdictions



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Schedule D		Fraser Valley Regional District
THIS IS MAP 8 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:55,000	Date Created: June 2023

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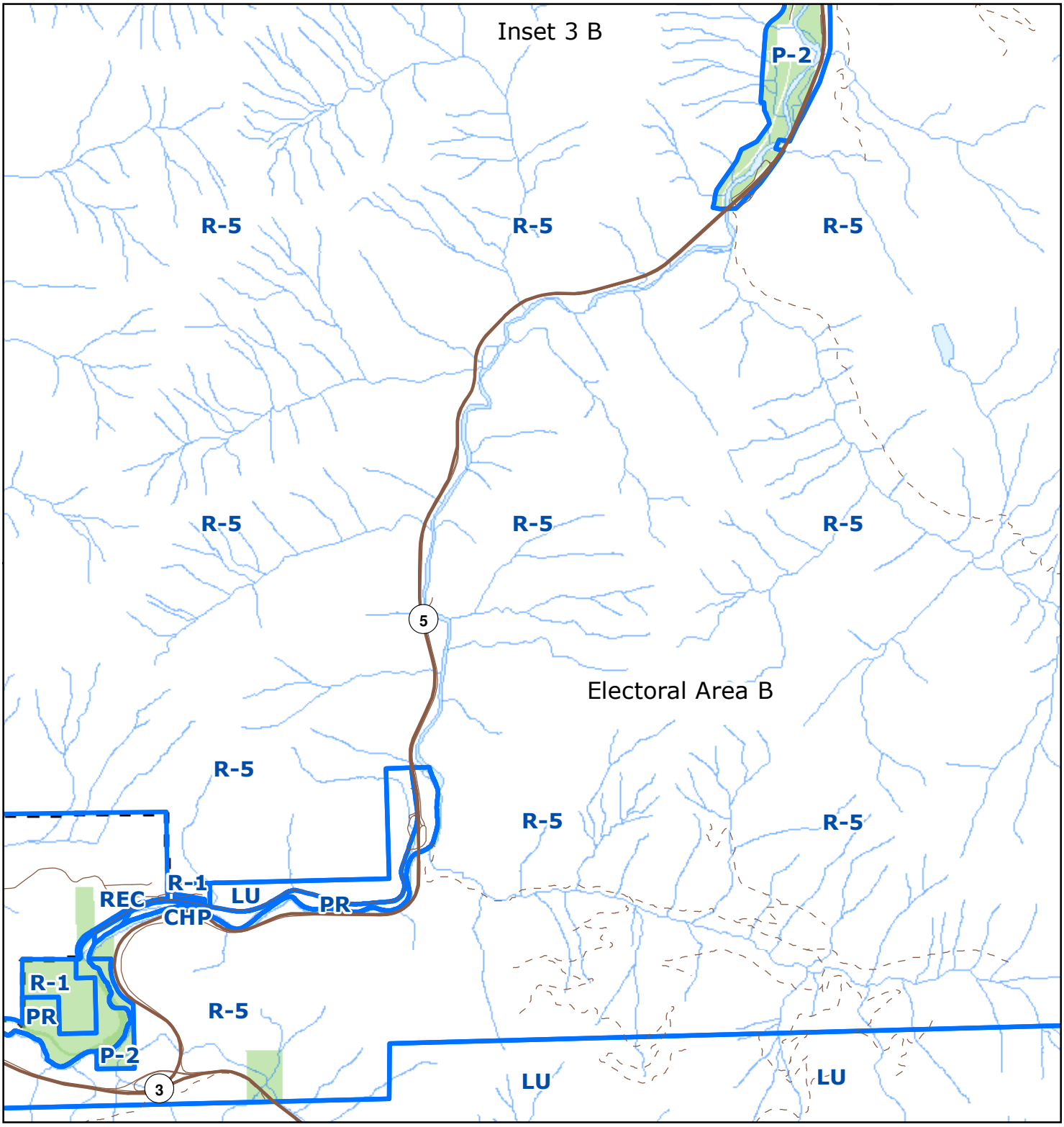

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Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 9 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:60,000	Date Created: June 2023

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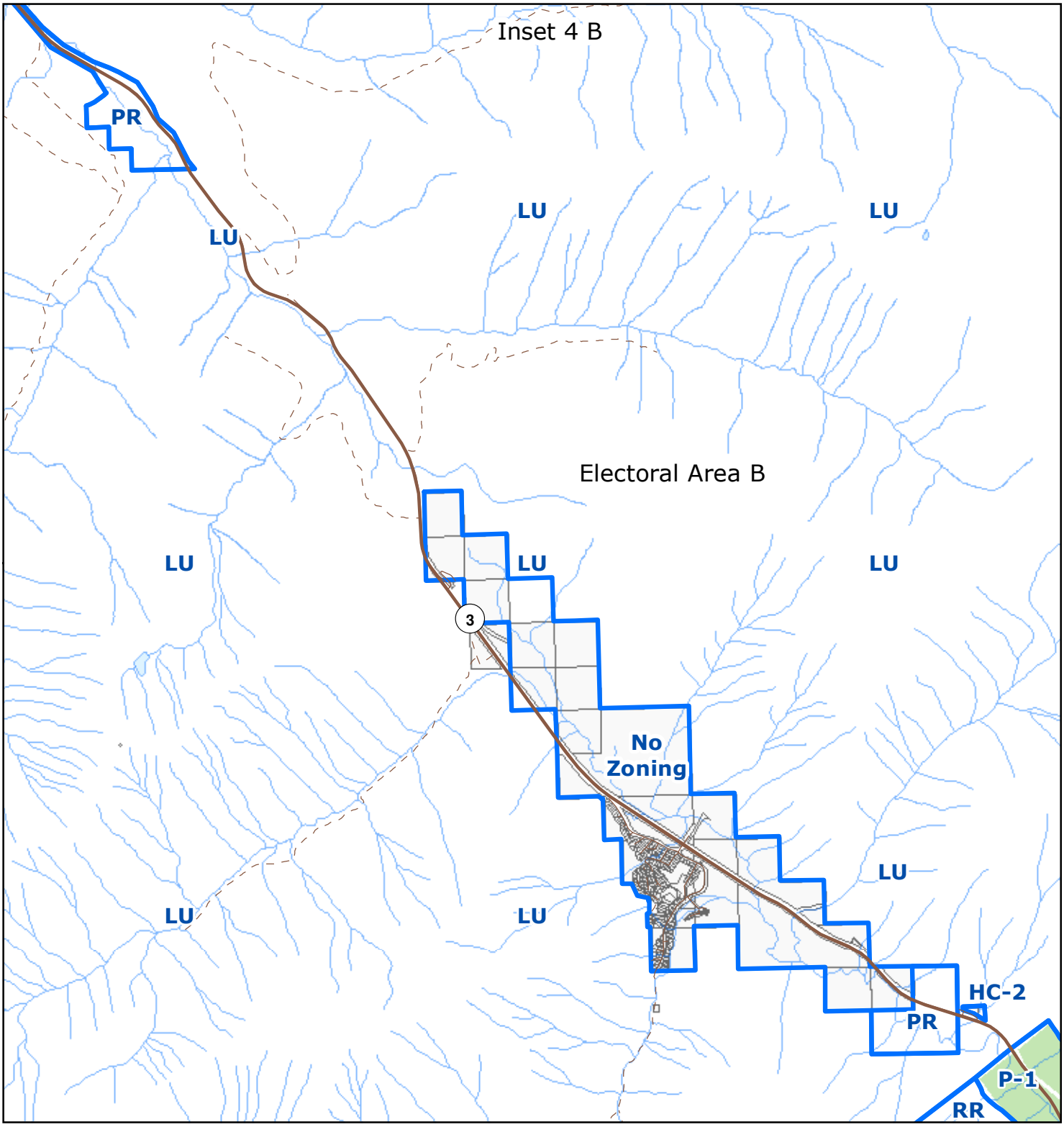

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Schedule D		
THIS IS MAP 10 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

Roads | Railroads | Waterbodies | Parcels | Updated Zoning
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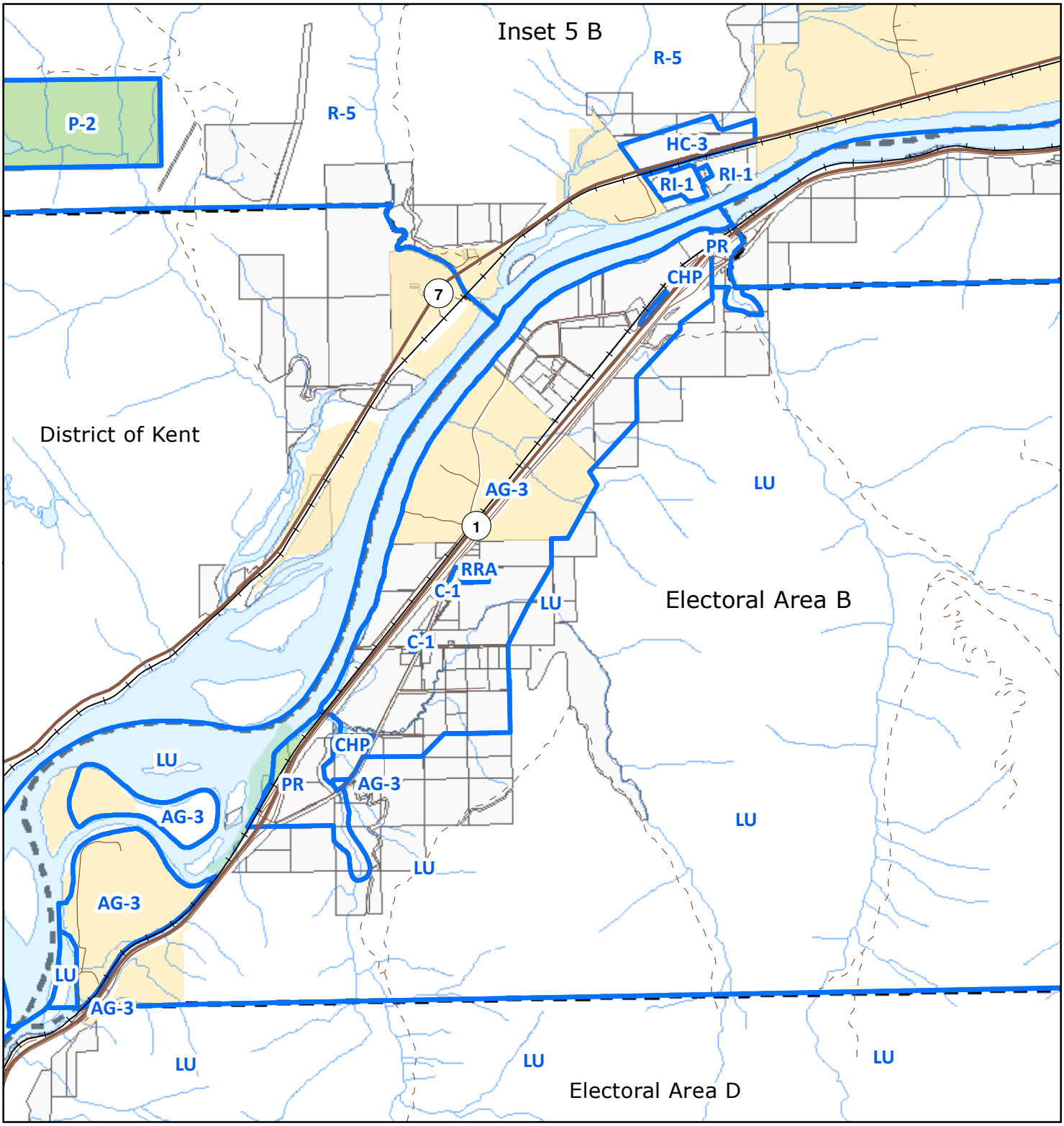

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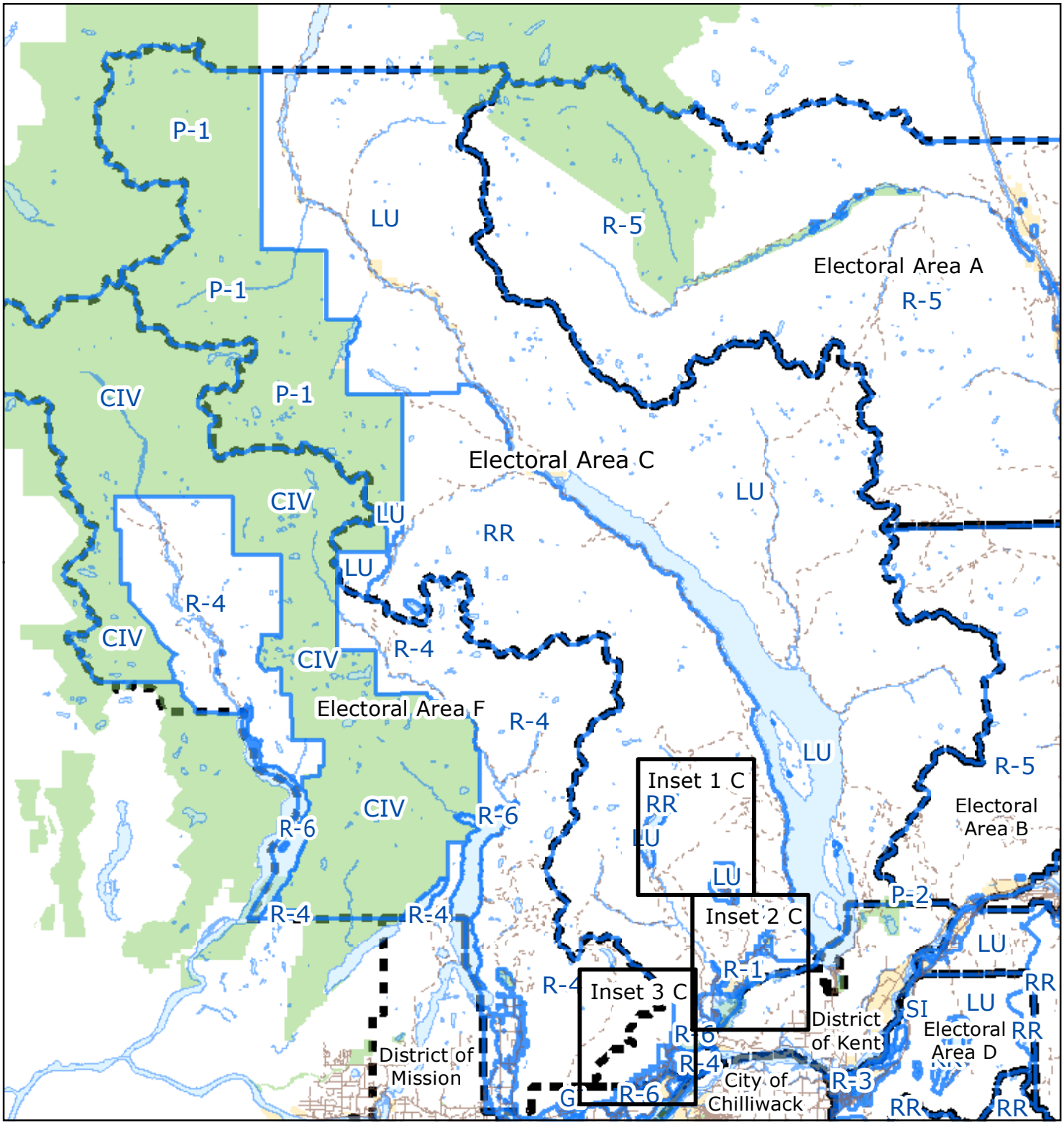
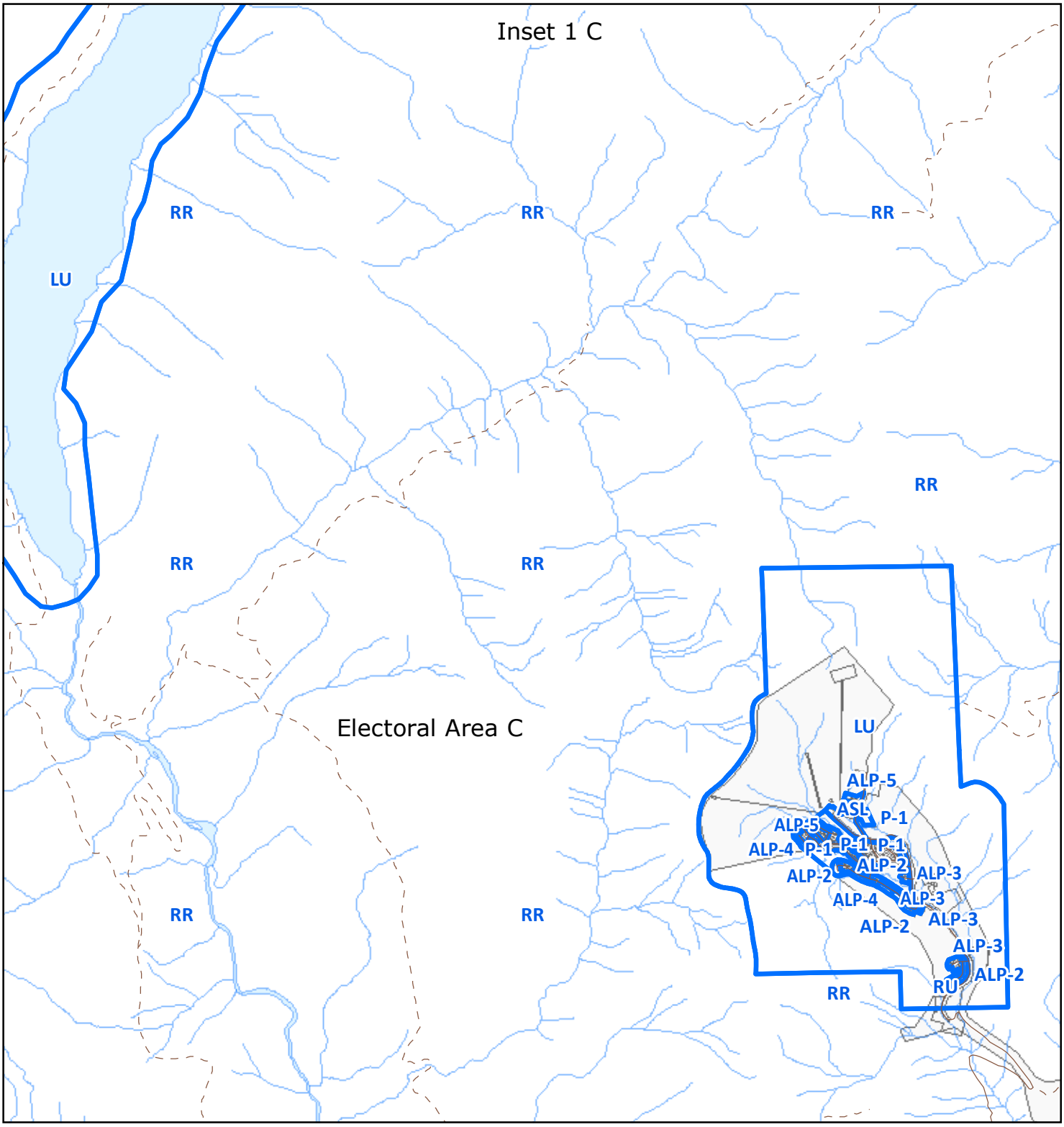
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 11 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

Roads · Unpaved Roads · Railroads · Streams · Waterbodies · First Nations · Parcels · Parks · Updated Zoning · Jurisdictions



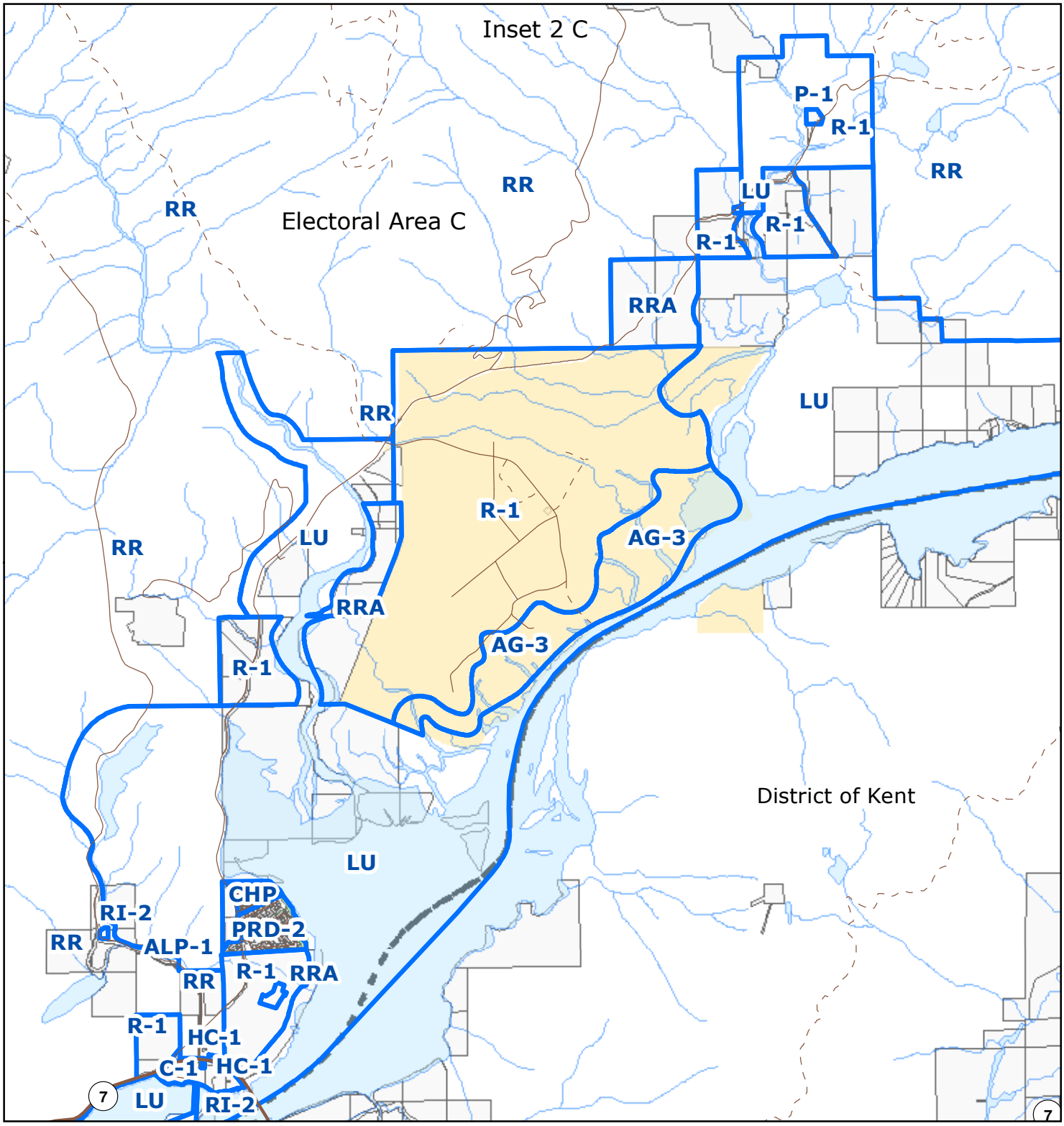
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 12 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:550,000	Date Created: June 2023

Roads | Railways | Waterbodies | Parcels | Updated Zoning
Unpaved Roads | Streams | First Nations | Parks | Jurisdictions



FVRD Zoning Bylaw 1638, 2021		
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 13 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

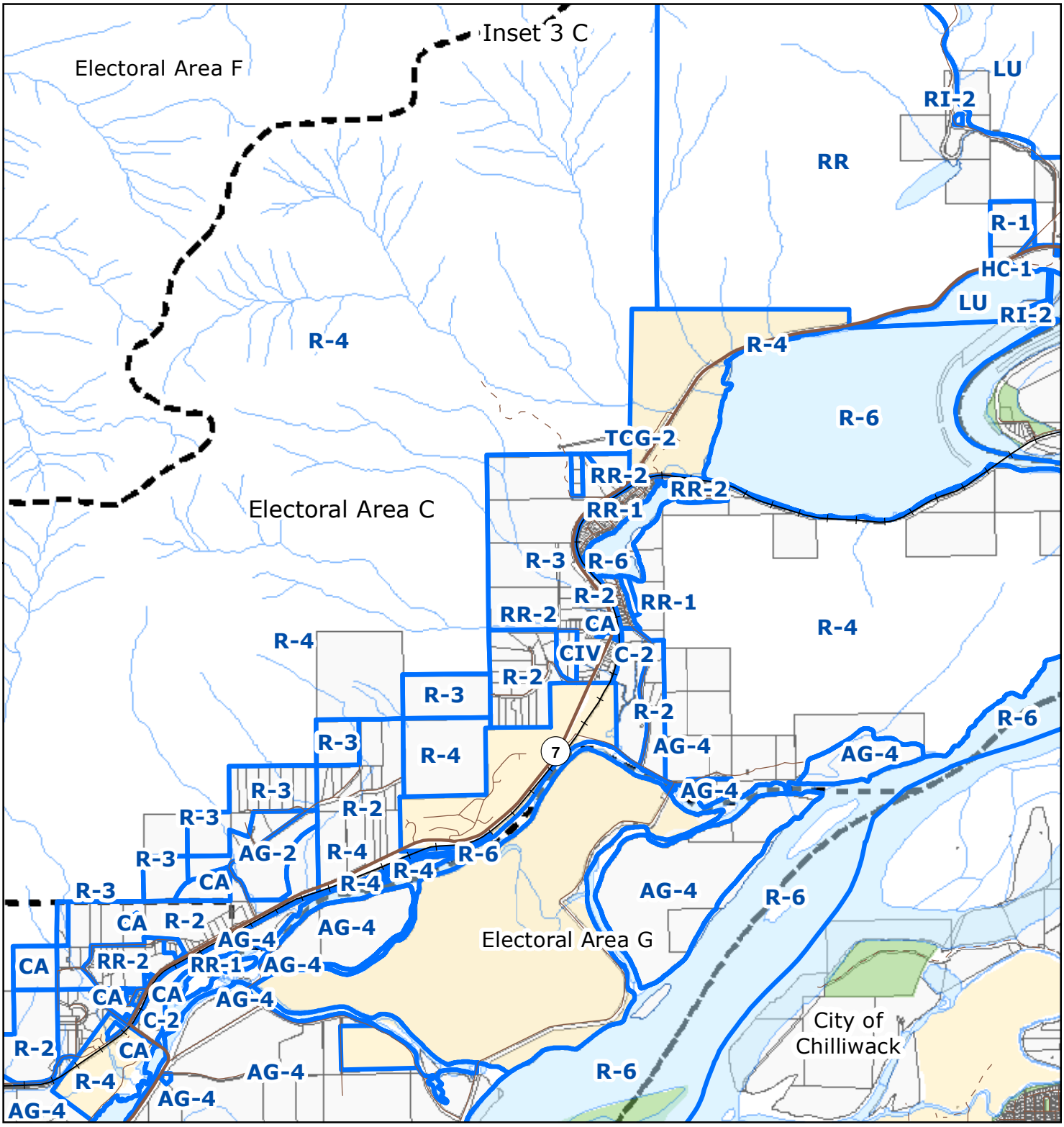
Fraser Valley Regional District

THIS IS MAP 14 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

Scale 1:50,000

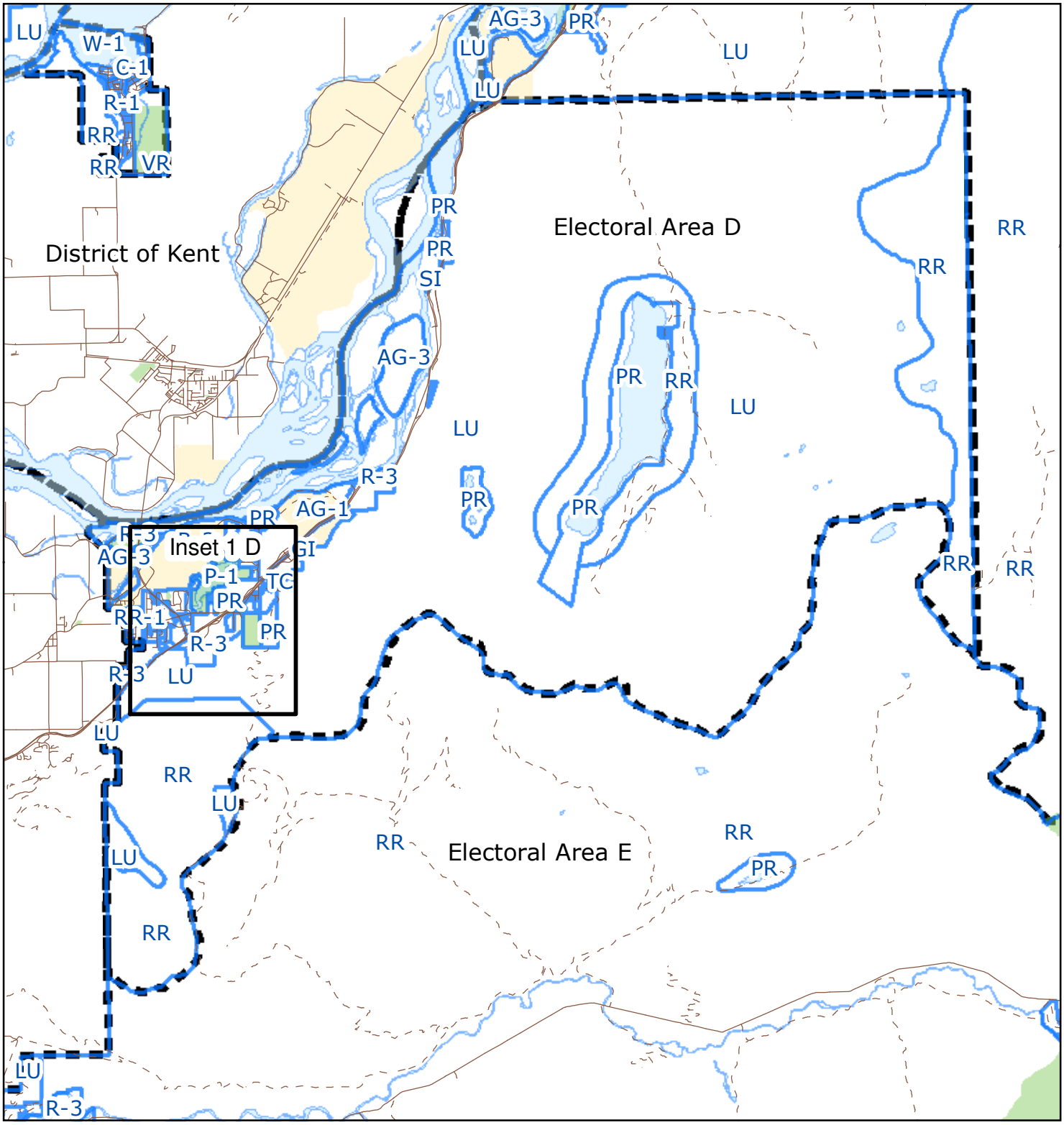
Date Created: June 2023

Roads | Railroads | Waterbodies | Parcels | Updated Zoning
Unpaved Roads | Streams | First Nations | Parks | Jurisdictions



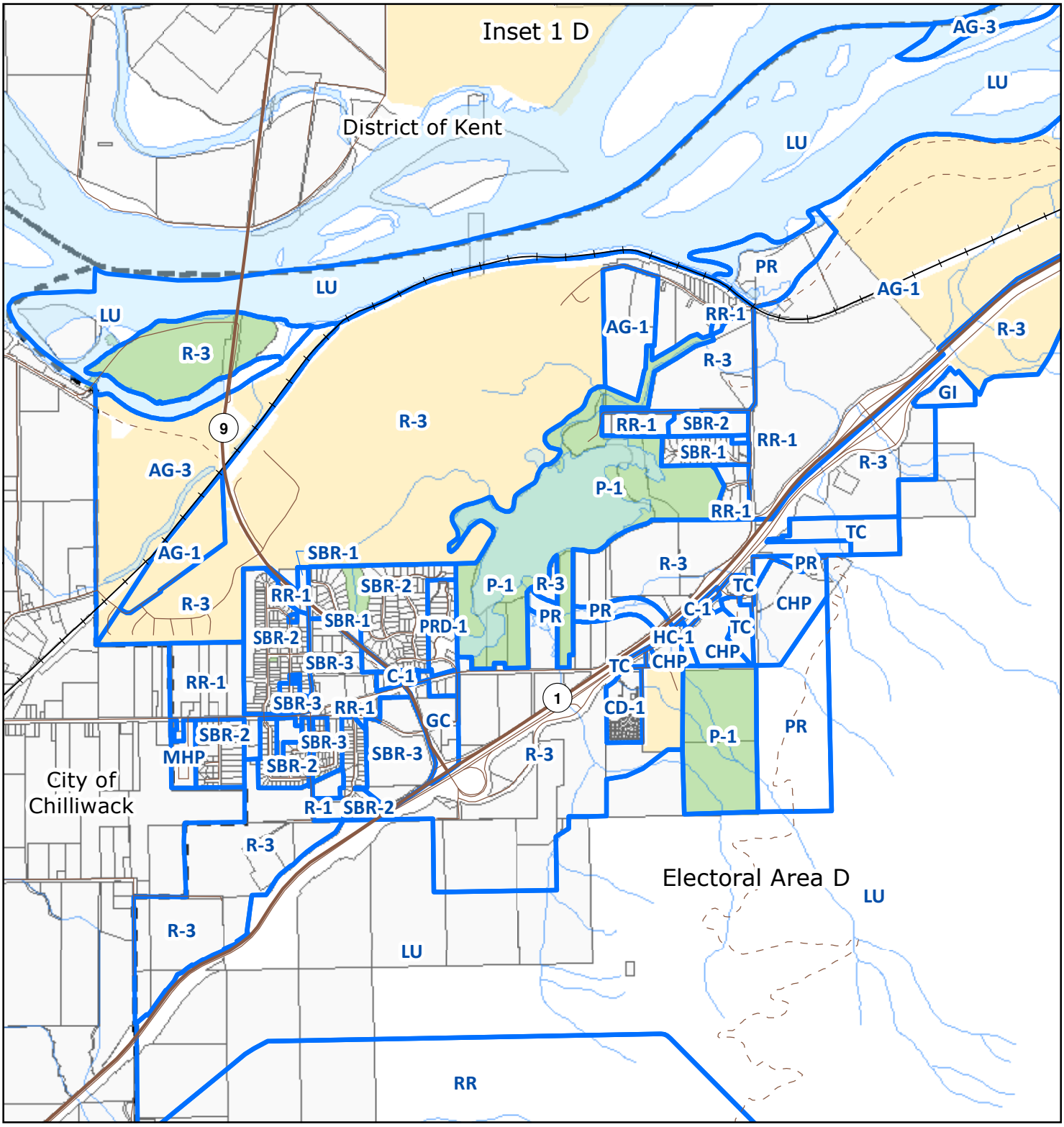
FVRD Zoning Bylaw 1638, 2021		
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 15 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:50,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



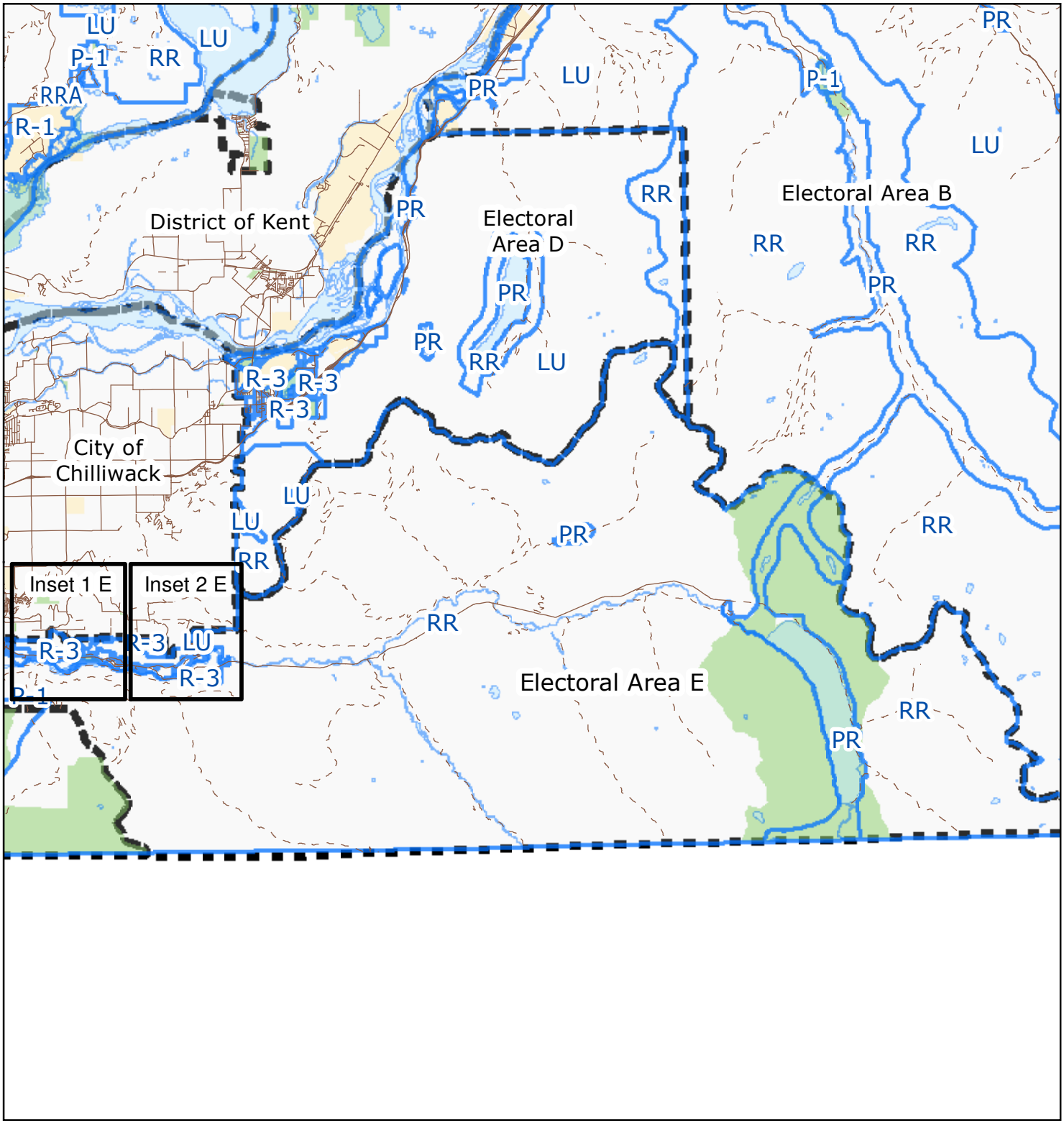
FVRD Zoning Bylaw 1638, 2021		
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 16 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:130,000	Date Created: June 2023

Roads · Railways · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



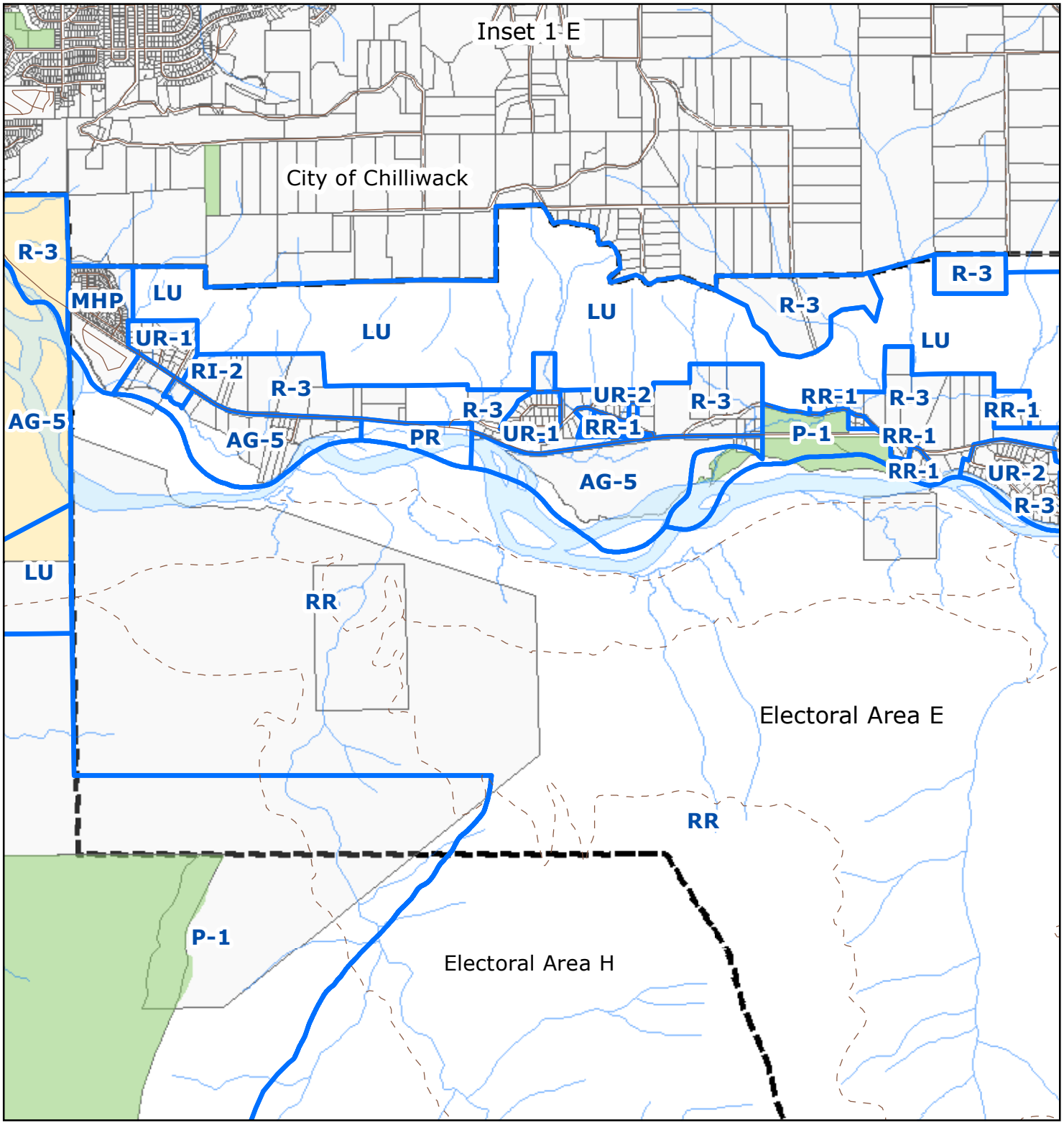
FVRD Zoning Bylaw 1638, 2021		
Schedule D		Fraser Valley Regional District
THIS IS MAP 17 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:30,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



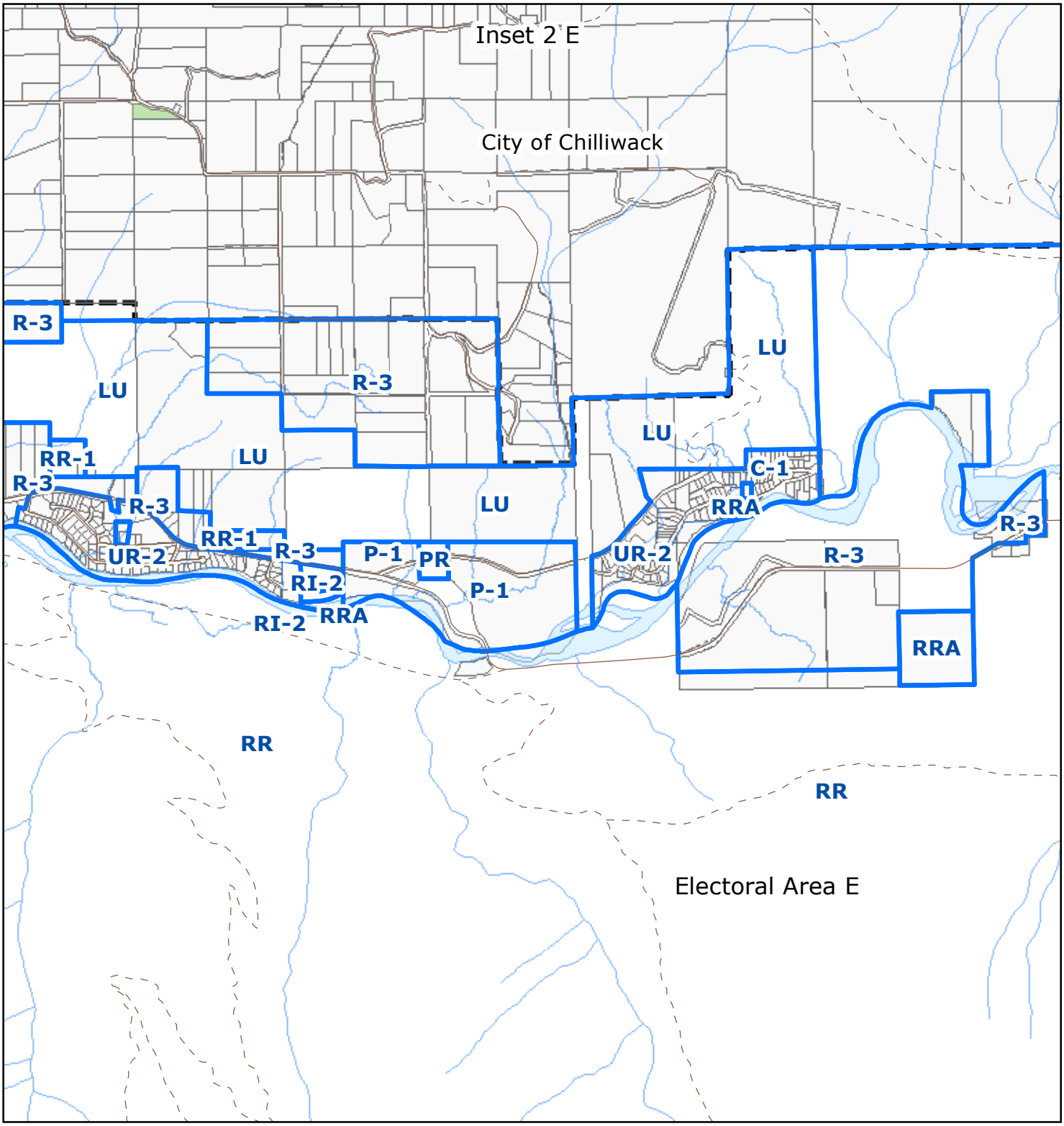
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 18 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:250,000	Date Created: June 2023

Roads · Railways · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



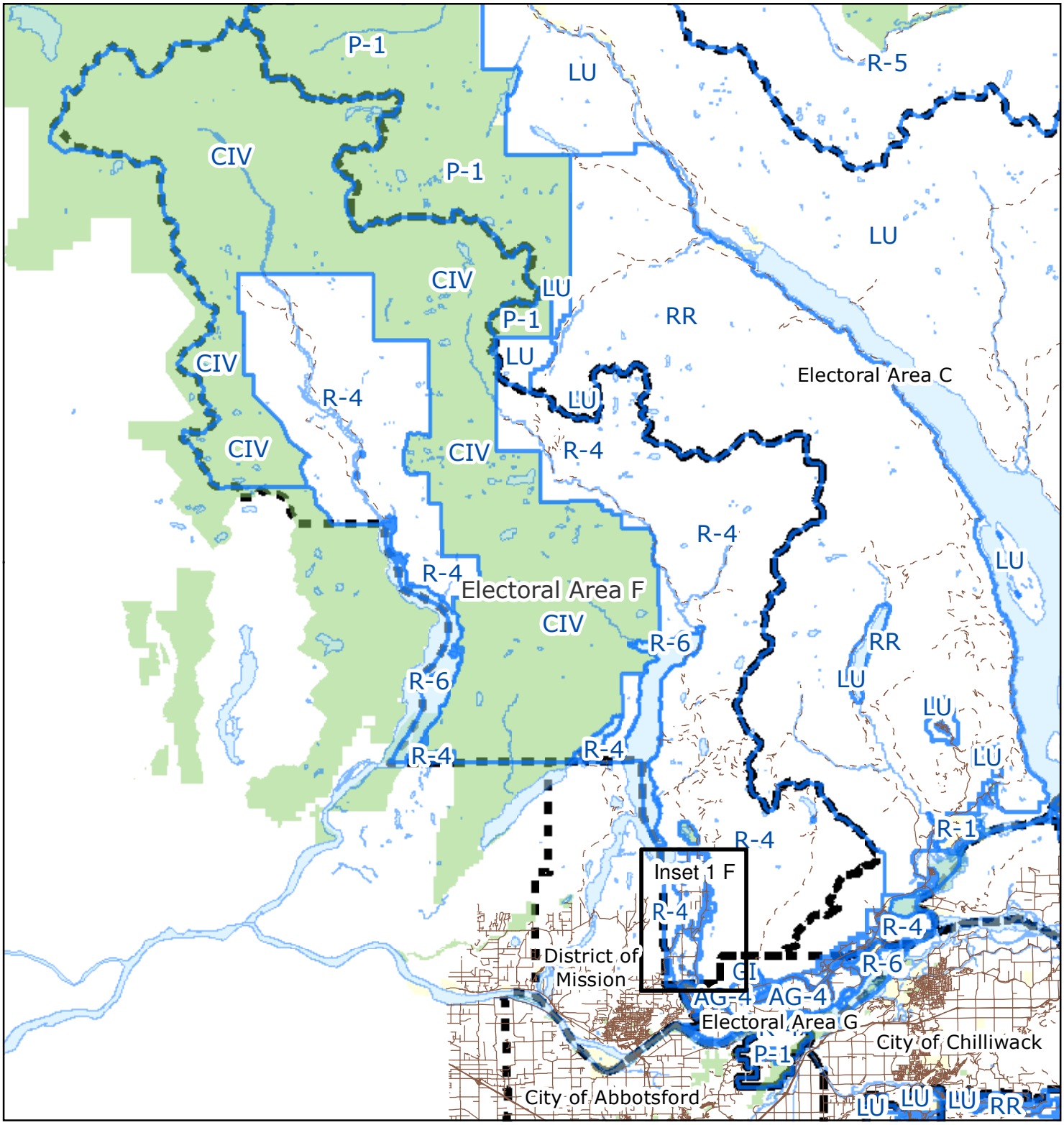
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 19 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:30,000	Date Created: June 2023

Roads | Railroads | Waterbodies | Parcels | Updated Zoning
Unpaved Roads | Streams | First Nations | Parks | Jurisdictions



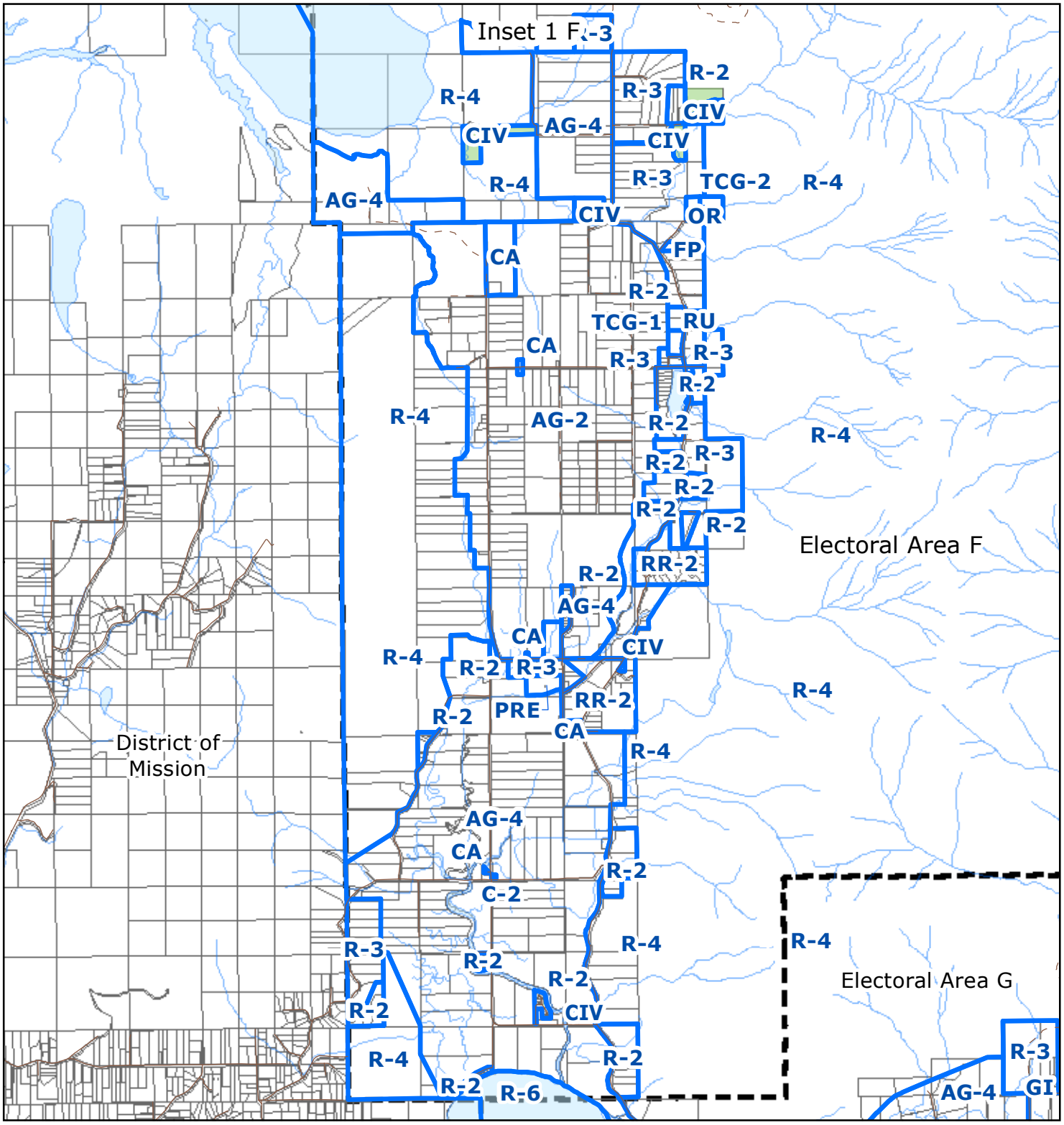
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 20 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:30,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



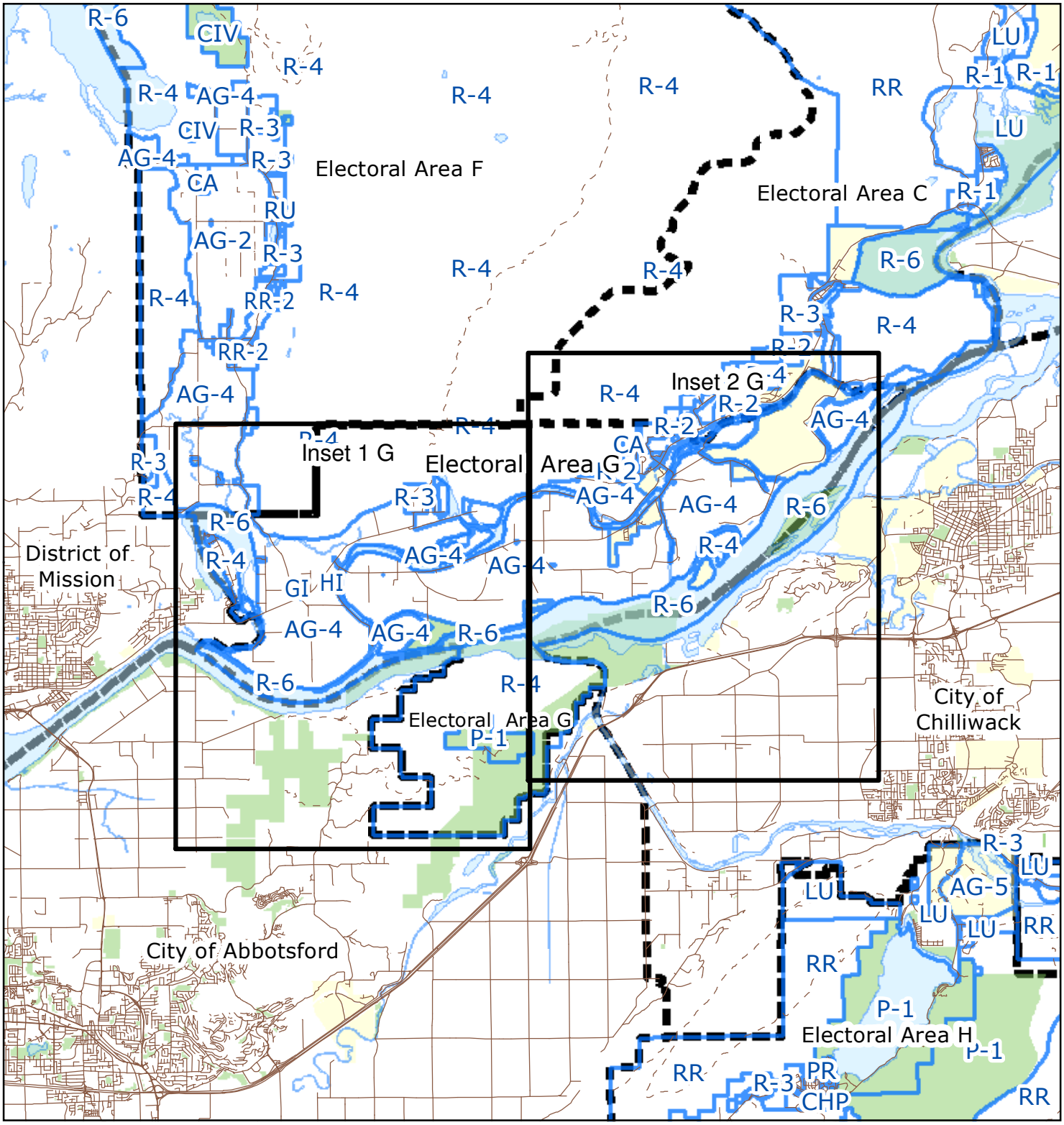
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 24 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:475,000	Date Created: June 2023

Roads · Railways · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



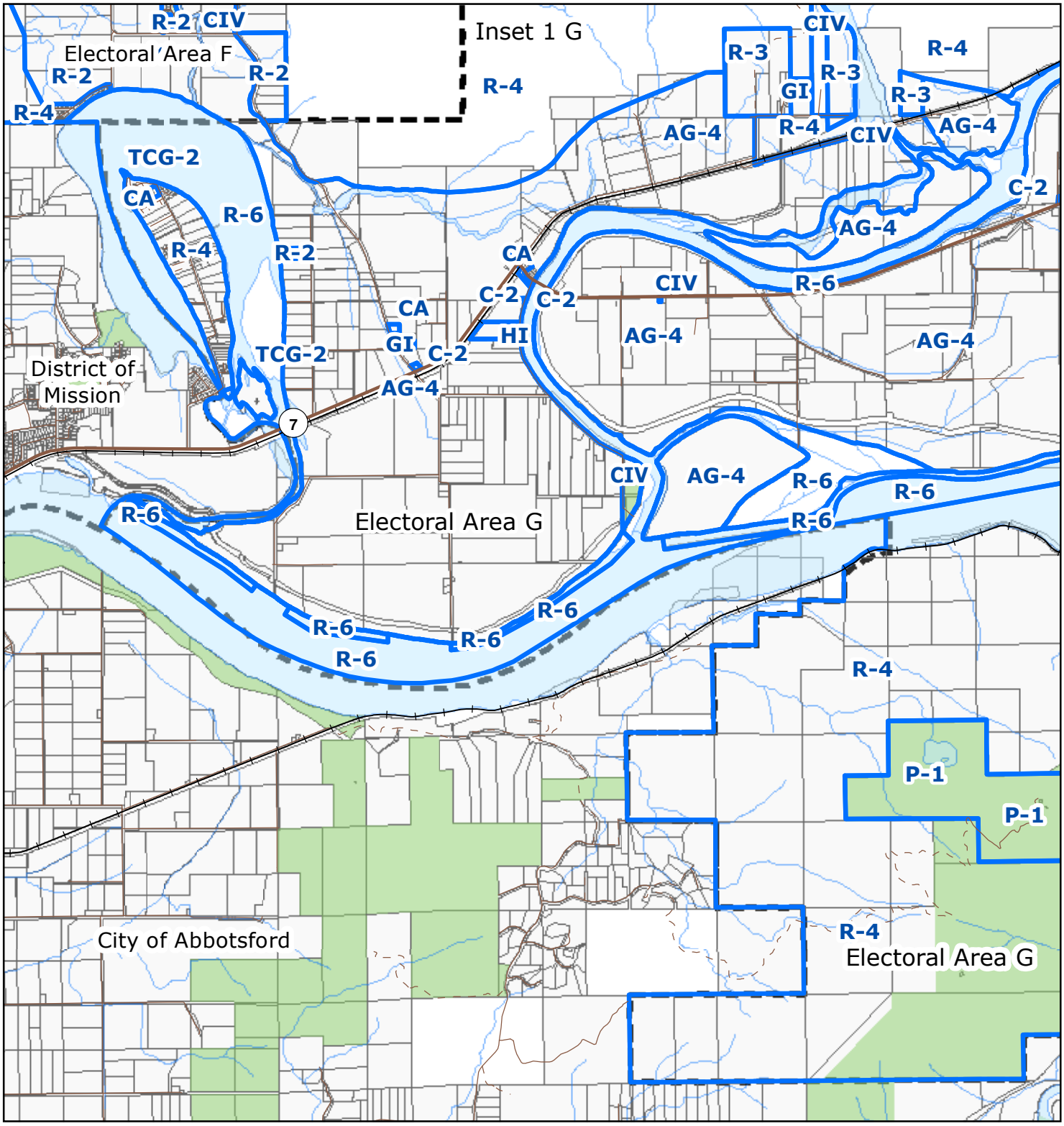
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 25 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:60,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



FVRD Zoning Bylaw 1638, 2021		
Schedule D		Fraser Valley Regional District
THIS IS MAP 26 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:150,000	Date Created: June 2023

Roads · Railways · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

THIS IS MAP 27 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

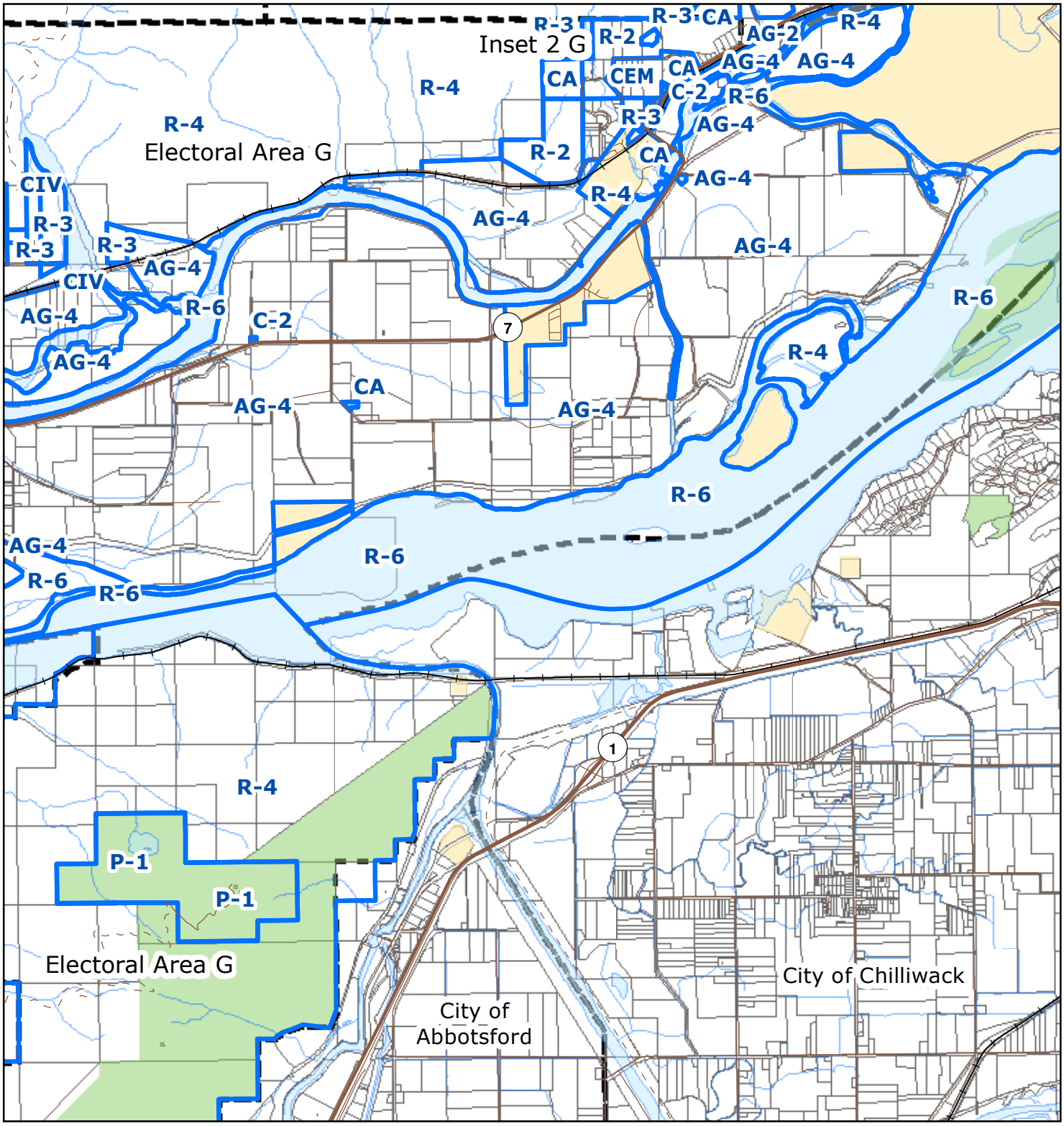
Scale 1:50,000

Date Created: June 2023

Fraser Valley Regional District

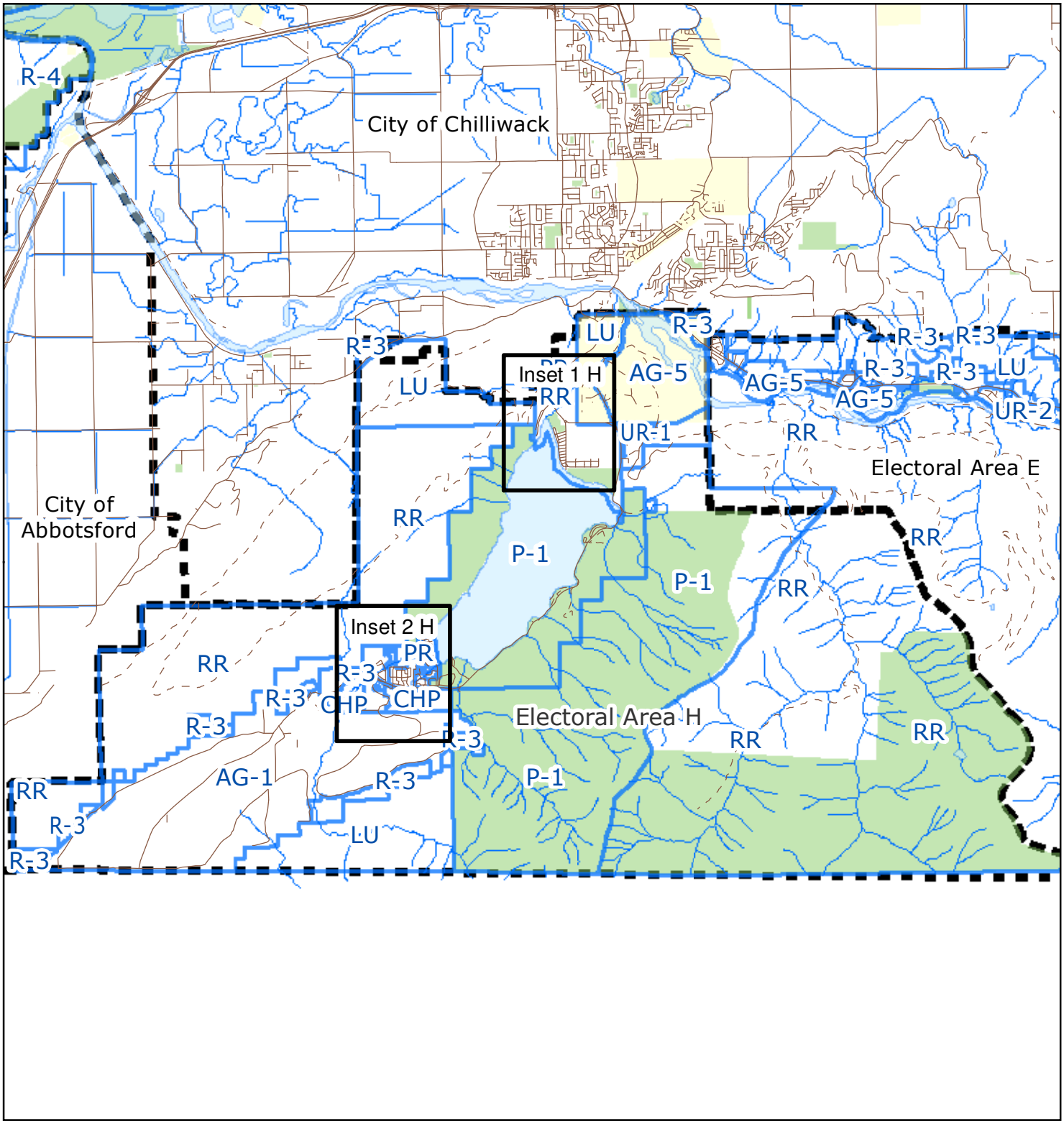
Roads | Railroads | Waterbodies | Parcels | Updated Zoning

Unpaved Roads | Streams | First Nations | Parks | Jurisdictions



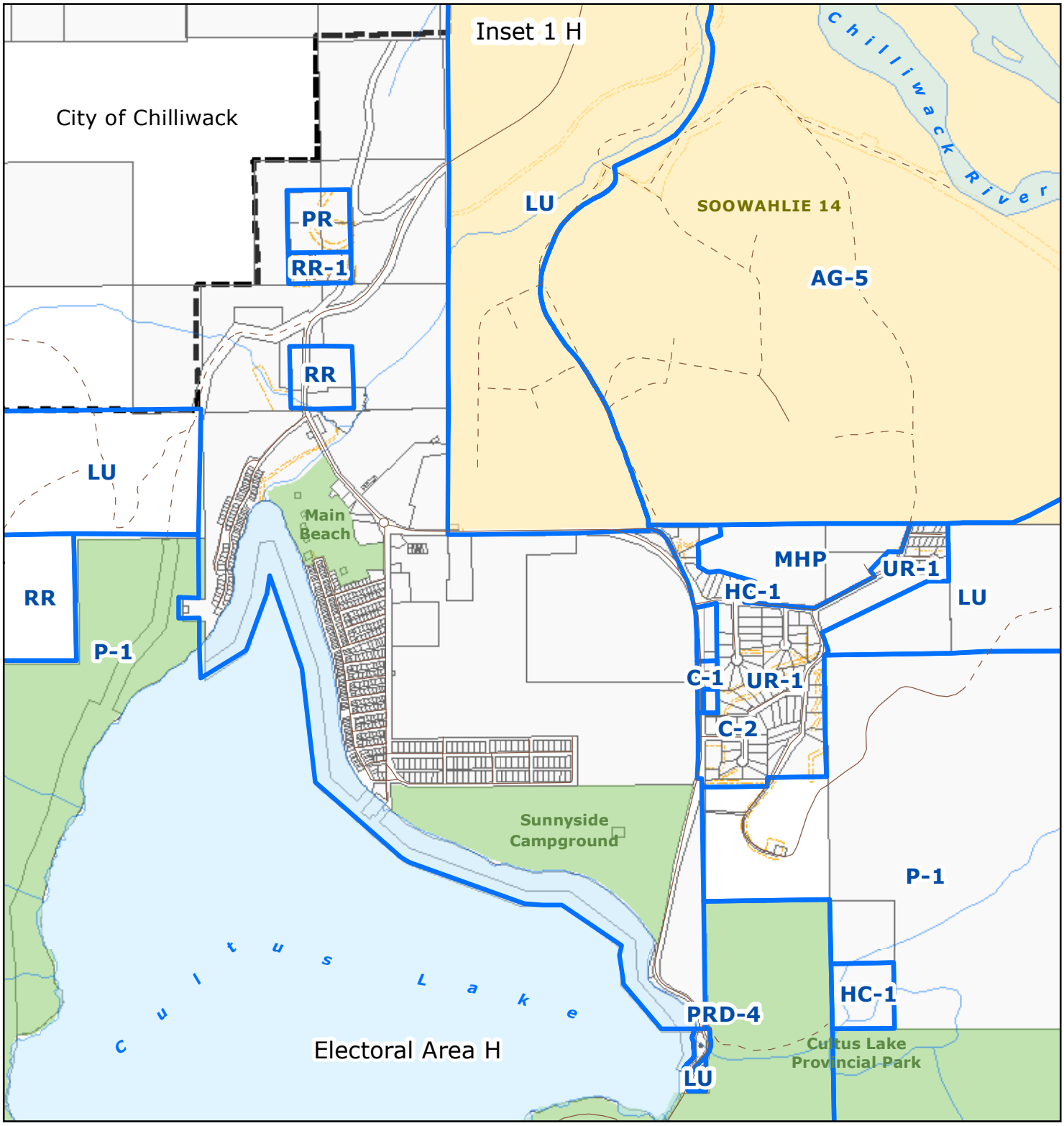
FVRD Zoning Bylaw 1638, 2021		
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 28 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:55,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



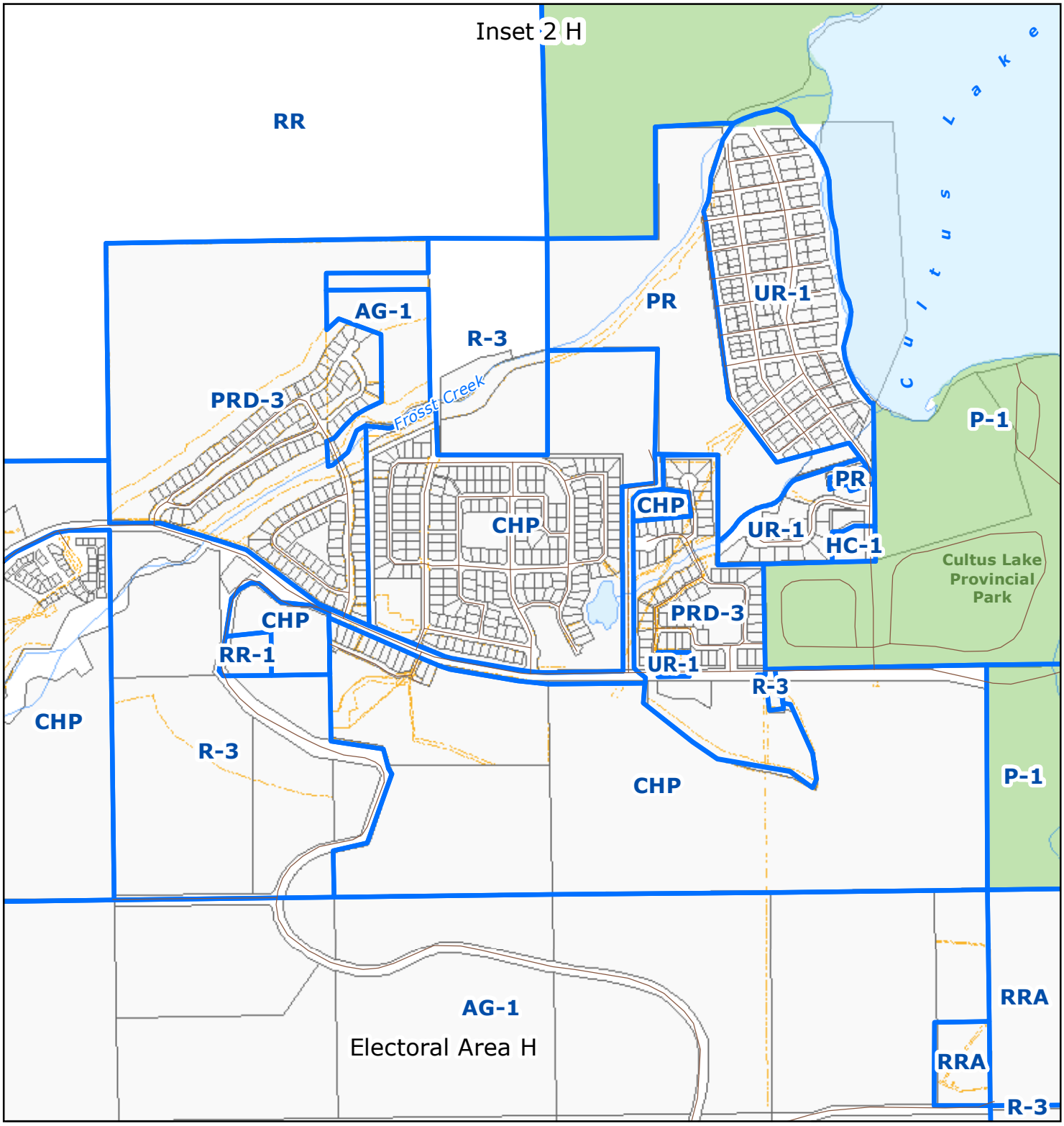
FVRD Zoning Bylaw 1638, 2021		
Schedule D	N W E S	Fraser Valley Regional District
THIS IS MAP 21 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:100,000	Date Created: June 2023

Roads · Railways · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



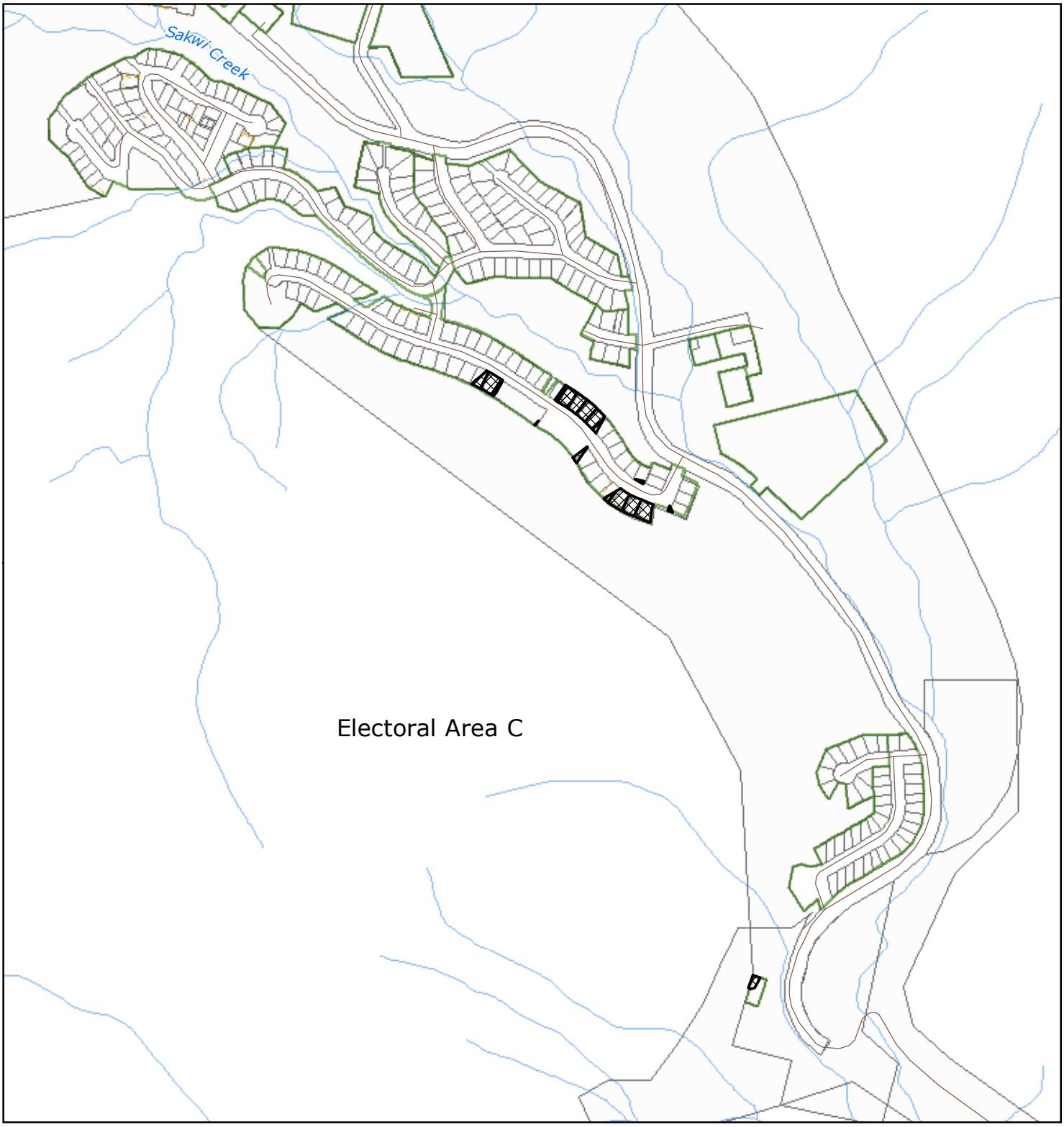
FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 23 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:17,500	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



FVRD Zoning Bylaw 1638, 2021		
Schedule D		
THIS IS MAP 23 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021	Scale 1:10,000	Date Created: June 2023

Roads · Railroads · Waterbodies · Parcels · Updated Zoning
Unpaved Roads · Streams · First Nations · Parks · Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule E - Hemlock Valley

Fraser Valley Regional District

THIS IS MAP 1 of 1 CONSTITUTING ZONING AMENDMENT MAP
SCHEDULE 1638-E ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY
REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021

Scale
1:10,000

Date Created:
June 2023

Roads
Unpaved Roads
Railroads
Streams
Waterbodies
First Nations
Parcels
Parks
Temporary Tourist Accommodation is not Permitted
Jurisdictions

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Bill Dickey, Electoral Area D

HEARING DATE: August 23, 2023

RE: Public Hearing on Fraser Valley Regional District Zoning Bylaw No. 1691, 2023

The Public Hearing was held for Fraser Valley Regional District Zoning Bylaw No. 1691, 2023 on August 23, 2023 at 6:00p.m. online via Zoom.

There were no members of the public present online.

Members of the Regional Board present were:
Bill Dickey, Director, Area D, Chairperson

Members of the Fraser Valley Regional District staff present were:
Hasib Nadvi, Manager of Planning
David Bennett, Planner II
Tracey Heron, Planning Technician

Chairperson Dickey called the Public Hearing to order at 6:00 p.m.

Chairperson Dickey initiated the formal Public Hearing at 6:05 p.m. The hearing was convened pursuant to Part 14 – Division 3 of the Local Government Act in order to consider Fraser Valley Regional District Zoning Bylaw No. 1691, 2023. In accordance with subsections 1 and 2 of Section 466, the time and place of the public hearing was advertised in the August 11th 2023 and August 18th 2023 editions of the Chilliwack Progress, Hope Standard, Agassiz Harrison Observer and the Mission City Record.

Bylaw 1638

Chairperson Dickey stated that the purpose of Bylaw 1691 is to correct mapping, site-specific uses, typographical errors and minor housekeeping. These edits aim to enhance the usability and effectiveness of the revised bylaw, ensuring that it aligns with current standards and practices

Chairperson Dickey acknowledged there was one written submissions for Bylaw No. 1691 provided in advance of the meeting. The Chairperson noted the written comments were available online for

viewing and would be included in the public hearing record. Written comments received prior to the Public Hearing are attached as Appendix "A".

There were no additional written comments provided during the Public Hearing.

No oral comments were provided during the Public Hearing.

The Chairperson asked three times for comments. Hearing no comments, the public hearing for Bylaw 1691 was concluded.

The Chairperson concluded the meeting at 6:15p.m.

We, the undersigned, certify these Public Hearing minutes as correct.

Respectfully submitted,

_____
Bill Dickey, Chairperson

_____
David Bennett, Recorder

Appendix A

On Wed, Aug 23, 2023 at 11:59 AM Heather Morlacci < > wrote:

In this Bylaw #1691/2023
make sure no further Resource Extraction, IE quarry/gravel extraction, is not allowed in FVRD Area F

Best regards,

Heather Morlacci,
FVRD, Area F,
13372 Stave Lake Road,
Mission, B.C., V2V OA7

Fraser Valley Regional District

CORPORATE REPORT

To: Fraser Valley Regional District Board
From: Andrea Antifaeff, Planner I

Date: 2023-09-28
File No: 3920-20-1692, 2023

Subject: Adoption of Zoning Bylaw Amendment Bylaw 1692, 2023 to implement accessory dwelling units and secondary suites

---

RECOMMENDATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023.*

BACKGROUND

In 2019, the FVRD Board adopted the *Secondary Dwellings in Electoral Areas* policy, to establish guidelines for introducing accessory residential dwellings in the electoral areas. The primary objective of the policy is to expand housing choices and affordability, while also considering the interests of the community and property owners. It recognizes the overall impact of increased housing density on the environment and the unique character of existing communities. The policy carefully examined the implementation process, service level requirements, and various other factors, including driveway access and frontage.

In 2016, the Fraser Valley Regional District (FVRD) conducted a series of public meetings and a survey to gather opinions on secondary dwellings from residents in the electoral areas. The feedback revealed the following key findings:

- There was an overall support level of 58% for secondary dwellings in the Electoral Areas.
- Residents with large acreages expressed strong support for secondary dwellings.
- Concerns raised about secondary dwellings included:
    - Establishing an appropriate minimum lot size requirement to accommodate increased on-site services and density.
    - Imposing restrictions on the size of the secondary dwelling.
    - Addressing privacy and nuisance concerns through regulations that mandate adequate screening, setbacks, off-street parking, and height restrictions.

To align with the existing language in the Zoning Bylaw, secondary dwellings are referred to as Accessory Dwelling Units (ADUs) and Secondary Suites (SSs). Despite the terminology change, the intention of the policy remains consistent.

DISCUSSION

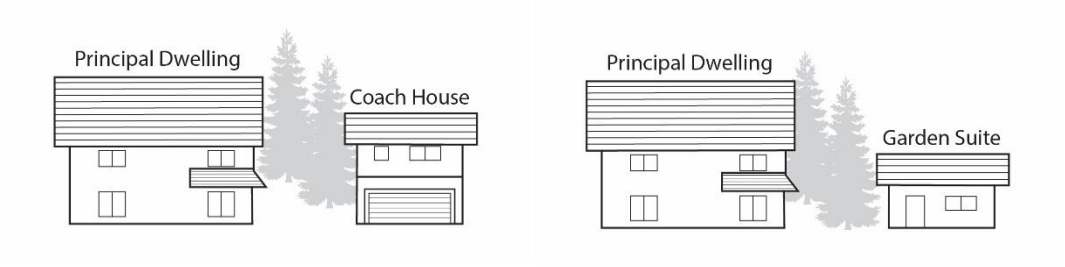
Proposed Bylaw Amendment

The proposed bylaw will implement accessory dwelling units (ADUs) and secondary suites (SSs) on all parcels of land in the Regional District (excluding lands in Electoral Areas E and F) that are already subject to Regional District zoning regulations.

Highlights of the proposed bylaw:

- Allow accessory residential dwellings on rural and residential parcels that have a parcel size of:
    - 0.5 ha (1.2 acres) and greater with connection to a community water system
    - 1.0 ha (2.4 acres) and greater in lot area.
- Introduction of two types of accessory residential dwellings:

    Accessory Dwelling Units (detached from principal dwelling unit)



    Secondary Suites (within the principal dwelling unit)

- Require 2 parking spaces (regardless of the accessory residential dwelling type)
- Impose the following regulations for ADUs:
    - A maximum setback of 30 metres from the principal dwelling unit
    - Shared driveway and highway access between the ADU and principal dwelling unit
    - Height of 9 metres
    - A size restriction of:
        - 95m^2 on lots that are 0.5ha (1.23 acres) and greater than 0.5 ha
        - 125m^2 on lots that are 1ha (2.46 acres) and greater than 1.0 ha

Public Hearing

A public hearing was held for Bylaw 1692, 2023 on June 20, 2023, at 6:00 pm in the FVRD Office at 45950 Cheam Avenue, Chilliwack, BC, and virtually via Zoom. Five (5) members of the public attended the public hearing via Zoom. There were no written submissions or verbal comments received.

Ministry of Transportation and Infrastructure (MOTI) Approval

The Ministry of Transportation and Infrastructure has approved Bylaw 1692, 2023 in accordance with Section 52 of the *Transportation Act*.

Utility User Fees

Jurisdictions employ diverse methods to impose utility user fees on ADUs and SSs, including surcharges or usage-based metering. The fundamental idea is that property owners with ADUs or SSs pay an extra fee for the water and sewer service usage (if applicable) associated with the second dwelling, thereby relieving other users in the service area from incurring the cost. Proposed amendments to the utility user fee bylaws were presented at EASC on September 14th and will be considered for adoption at the September 28th Board meeting.

Further Considerations

Over the next two (2) years, staff will monitor the implementation of ADUs and SSs to assess their impacts, pinpoint any challenges and explore possibilities for growth. Within the two (2) year duration, staff will undertake the following actions:

- Review Period
    - Assess and identify the following:
        - Progress of subsequent amendments to Official Community Plans and other relevant FVRD Bylaws.
        - Interest and uptake in ADUs and SSs as a permitted use in the Electoral Areas
        - Cumulative effects of ADUs and SSs to neighbourhoods where they have been introduced as a permitted use
        - Opportunities to expand the scope of ADU and SS permissibility in the Electoral Areas (including Electoral Areas E and F)
- Parcels less than 0.5 hectares
    - Continued exploration of allowing ADUs and SSs on parcels that are smaller than 0.5 hectares (approximately 1.24 acres). This could involve technical studies to examine the feasibility of servicing, groundwater impacts, and the capacity of community water or sewer systems to support ADUs and SSs on such parcels.

COST

Implementation of the *Secondary Dwellings in the Electoral Areas* Policy is a priority project identified in the 2022-2023 Electoral Area work plan. The public hearing newspaper advertisements cost approximately $4,600.00 and were covered by the EA Planning (603) budget.

CONCLUSION

Accessory Dwelling Units (ADUs) and Secondary Suites (SSs) offer numerous advantages, making them valuable additions to housing options. One of their key benefits is their ability to provide affordable housing solutions for individuals of diverse ages and income levels while supporting the concept of aging in place. Considering the current circumstances, it is an opportune time for the FVRD to amend the Zoning Bylaw to align with the regulations of member municipalities and neighbouring regional districts, thus promoting consistency across the region.

Incorporating ADUs and SSs into the Zoning Bylaw could effectively address the identified gaps in the *Electoral Area Housing Needs Report*. Consequently, it is recommended that the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023*.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1692, 2023

A Bylaw to Amend the Zoning for the Fraser Valley Regional District

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021;*

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1692, 2023.*

2) TEXT AMENDMENT

a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021,* is amended by:

i. Inserting the following definitions in the correct alphabetical order, in PART 3: DEFINED TERMS:

Accessory Dwelling Unit

Definition

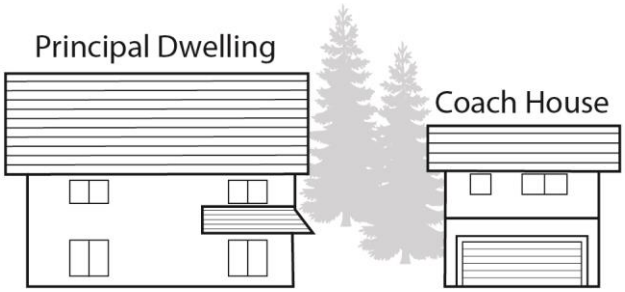
Means a detached *Dwelling Unit* for *Residential Use* that is accessory to a principal *Single Detached Dwelling Unit* on the same *lot*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes *Accessory Employee Residential*, *Accessory Personal Care Residential*, *Bed and Breakfast*, *Temporary Tourist Accommodation* and *Tourist Accommodation*.

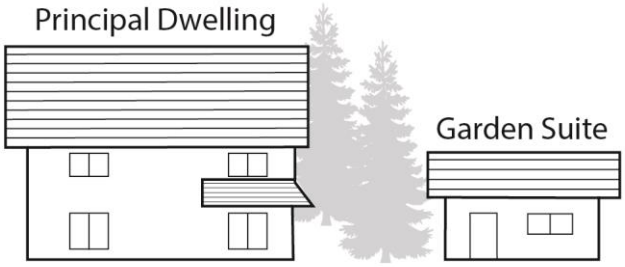
Examples include Coach House and Garden Suite.

DRAFT

Coach House illustration



Garden Suite illustration



Secondary Suite

Definition
Means a *Residential Use* within a self-contained *Dwelling Unit* that is accessory to, and within, a principal *Single Detached Dwelling*, where both *dwelling units* constitute a single, undivided, real estate entity.

Excludes Apartment Residential, Bed and Breakfast, Boarding, Duplex, Home Occupation, Medium Density Multi-Family and *Temporary Tourist Accommodation.*

ii. Deleting the definitions for Apartment Residential, Duplex, Medium Density Multi-Family, Residential, and Single Detached Dwelling, and replaced each definition with the following in the correct alphabetical order, in PART 3: DEFINED TERMS:

Apartment Residential

Definition
Means the *Residential Use* of a building containing at least (3) *dwelling units*.

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Excludes *Accessory Dwelling Unit*, *Secondary Suite*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

Duplex

Definition
Means the *Residential Use* of a building that contains two (2) separate *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Medium Density Multi-Family

Definition
Means the *Residential Use* of a *principal building* containing at least three (3) and no more than six (6) *dwelling units* that share a common wall or floor system.

Excludes *Secondary Suite*.

Residential

Definition
Means a use of a *dwelling unit* as the permanent domicile of a person or household;

Excludes the commercial boarding or keeping of animals.

Excludes *Accessory Dwelling Unit* and *Secondary Suite* except where expressly permitted.

Excludes *Temporary Tourist Accommodation* in a *dwelling unit* except where expressly permitted.

Single Detached Dwelling

Definition
Means a detached *building* that contains one (1) principal *dwelling unit*.

Excludes *park model trailers*.

iii. Inserting the following regulations in the correct alphabetical order in PART 4: REGULATIONS:

Accessory Dwelling Unit

Must not exceed a *gross floor area* of:
95 m^2 with a *lot area* larger than or equal to 0.5 ha;
125 m^2 with a *lot area* larger than or equal to 1.0 ha.

Must have the same *highway* access as the principal *Residential Use*;

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Must share the same driveway access as the principal *Residential Use*;

Must have a maximum *setback* of 30 m between the principal *dwelling unit* and *Accessory Dwelling Unit*;

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

Secondary Suite

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for *lots* greater than or equal to 0.5 ha	*Community Water System*
Minimum servicing for *lots* greater than or equal to 1.0 ha	Onsite water and Onsite sewer

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

iv. Inserting a new row in the correct alphabetical order, in PART 6: OFF-STREET PARKING AND LOADING REGULATIONS - Section 6.5 Required Off-Street Parking Spaces According to Use:

Accessory Dwelling Unit	2 spaces
Secondary Suite	2 spaces which may be tandem

v. Inserting the following text in the correct alphabetical order, in the Permitted Uses section under accessory uses:

Accessory Dwelling Unit (excluding Electoral Areas E and F)
Secondary Suite (excluding Electoral Areas E and F)

in the following zones:

7.1 Rural 1 (R-1)
7.2 Rural 2 (R-2)
7.3 Rural 3 (R-3)

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7.4 Rural 4 (R-4)
7.5 Rural 5 (R-5)
7.7 Rural 7 (R-7)
7.8 Rural Recreation (REC)
7.9 Rural Resource (RR)
8.1 Agricultural 1 (AG-1)
8.2 Agricultural 2 (AG-2)
8.3 Agricultural 3 (AG-3)
8.4 Agricultural 4 (AG-4)
8.5 Agricultural 5 (AG-5)
9.14 Rural Residential 1 (RR-1)
9.15 Rural Residential 2 (RR-2)
9.16 Suburban Residential 1 (SBR-1)
9.17 Suburban Residential 2 (SBR-2)
9.18 Suburban Residential 3 (SBR-3)
9.19 Urban Residential 1 (UR-1)
9.20 Urban Residential 2 (UR-2)
9.21 Urban Residential 3 (UR-3)

vi. Replacing the Maximum *Density – Accessory Personal Care Residential* row and text with the following row and text in the correct alphabetical order in the Development Regulations table:

Maximum *Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite*	One (1) *dwelling unit* per *lot*

in the following zones:

7.1 Rural 1 (R-1)
7.2 Rural 2 (R-2)
7.3 Rural 3 (R-3)
7.4 Rural 4 (R-4)
7.5 Rural 5 (R-5)
7.7 Rural 7 (R-7)
7.8 Rural Recreation (REC)
7.9 Rural Resource (RR)
8.1 Agricultural 1 (AG-1)
8.2 Agricultural 2 (AG-2)
8.3 Agricultural 3 (AG-3)
8.4 Agricultural 4 (AG-4)
8.5 Agricultural 5 (AG-5)
9.14 Rural Residential 1 (RR-1)
9.15 Rural Residential 2 (RR-2)
9.20 Urban Residential 2 (UR-2)
9.21 Urban Residential 3 (UR-3)

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vii. Inserting the following row and text into the Development Regulations table below Maximum *Density – Residential*:

Maximum *Density – Accessory Dwelling Unit, Secondary Suite*	One (1) *dwelling unit* per *lot*

in the following zones:

9.16 Suburban Residential 1 (SBR-1)
9.17 Suburban Residential 2 (SBR-2)
9.18 Suburban Residential 3 (SBR-3)
9.19 Urban Residential 1 (UR-1)

viii. Inserting the following text into the Development Regulations table in the Maximum *Height* row under Requirement or Regulation:

9.0 m – *Accessory Dwelling Unit*

in the following zones:

7.1 Rural 1 (R-1)
7.2 Rural 2 (R-2)
7.3 Rural 3 (R-3)
7.4 Rural 4 (R-4)
7.5 Rural 5 (R-5)
7.7 Rural 7 (R-7)
7.8 Rural Recreation (REC)
7.9 Rural Resource (RR)
8.1 Agricultural 1 (AG-1)
8.2 Agricultural 2 (AG-2)
8.3 Agricultural 3 (AG-3)
8.4 Agricultural 4 (AG-4)
8.5 Agricultural 5 (AG-5)
9.14 Rural Residential 1 (RR-1)
9.15 Rural Residential 2 (RR-2)
9.16 Suburban Residential 1 (SBR-1)
9.17 Suburban Residential 2 (SBR-2)
9.18 Suburban Residential 3 (SBR-3)
9.19 Urban Residential 1 (UR-1)
9.20 Urban Residential 2 (UR-2)
9.21 Urban Residential 3 (UR-3)

3) <u>SEVERABILITY</u>

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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

READ A FIRST TIME THIS	27th day of April 2023
PUBLIC HEARING WAS HELD THIS	20th day of June 2023
READ A SECOND TIME THIS	27th day of July 2023
READ A THIRD TIME THIS	27th day of July 2023
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	1st day of August 2023
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 Zoning Amendment Bylaw No. 1692, 2023* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/ Deputy

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Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Julie Mundy, Planner I

Date: 2023-09-14
File No: 3360-21 2023-01

Subject: Zoning Amendment Bylaw No. 1716, 2023 for the Development of a Campground at 26793 Dogwood Valley Road, Electoral Area B

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023* (Bylaw *1716, 2023*) to rezone 26793 Dogwood Valley Road to facilitate the development of a campground;

THAT *Bylaw No. 1716, 2023* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding and chairing of the Public Hearing for *Bylaw No. 1716, 2023* to Director Adamo, or in his absence to Director Dickey;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing for *Bylaw No. 1716, 2023* in accordance with the *Local Government Act;*

AND FURTHER THAT in the absence of both Director Adamo and Director Dickey, at the time of the Public Hearing for *Bylaw No. 1716, 2023*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to *Bylaw No. 1716, 2023*.

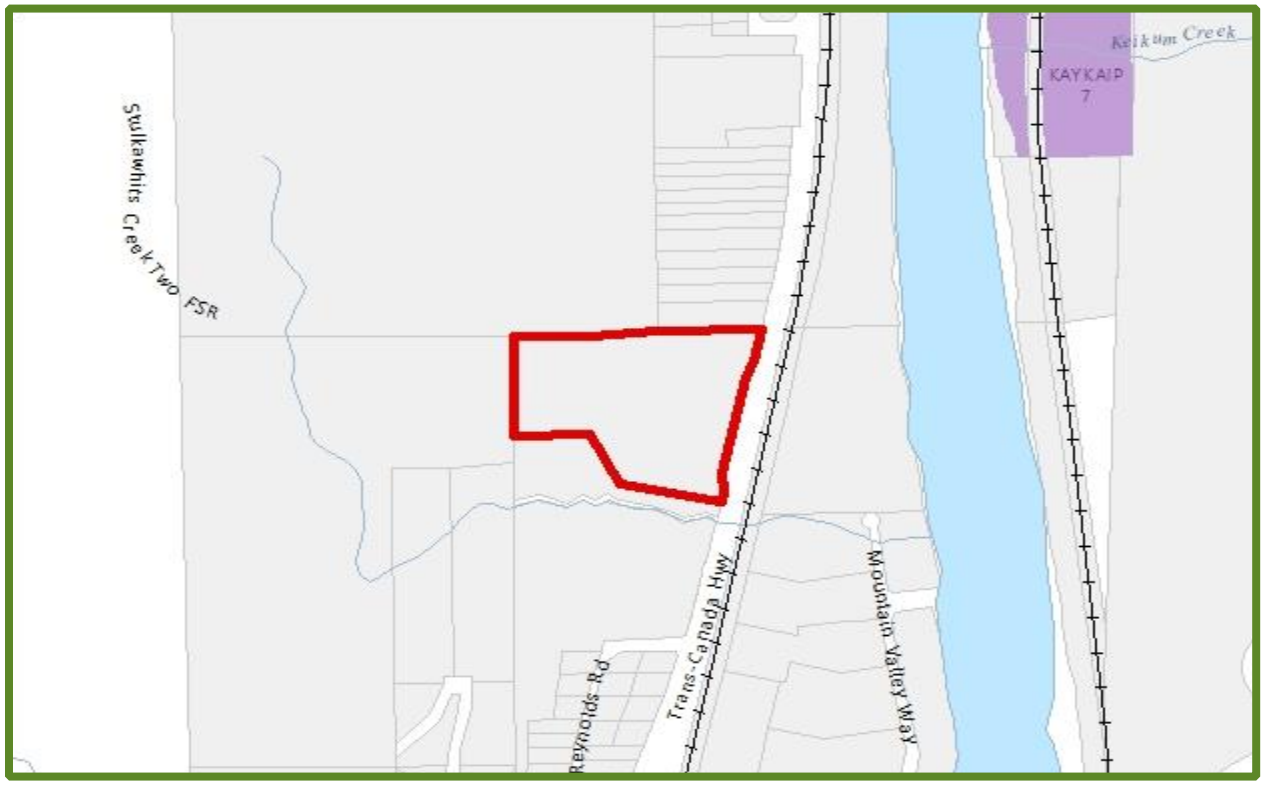
BACKGROUND

The property owner of 26793 Dogwood Valley Road has applied for a zoning amendment to allow for the development of an RV campground. The proposal includes the creation of 47 RV sites, 3 park model trailer sites, and a washroom/ shower building. The purpose of Bylaw 1716, 2023 is to change the zoning of the property from AG-3 to Tourist Campground 2 (TCG-2).

PROPERTY DETAILS			
Address	26793 Dogwood Valley Rd	**Area**	B
PID	001-897-624	**Folio**	732.01336.000
Lot Size	8.95 ha (23.13 acres)	**Owner**	0827674 BC Ltd, Navdeep Sidhu
Current Zoning	Agricultural 3 - AG-3	**Proposed Zoning**	Campground Holiday Park - CHP
Current OCP	Limited Use (L)	**Proposed OCP**	No change
Current Use	Forest	**Proposed Use**	Campground
Development Permit Areas	1-B Geological Hazard & 2-B Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 5 (R-5); Forest & Urban Residential 3 (UR-3); Residential
East	>	Agricultural 3 (AG-3); Residential
West	<	Agricultural 3 (AG-3); Residential
South	v	Residential and Recreational Assembly (RRA); Residential

NEIGHBOURHOOD & PROPERTY MAPS



Property Description

The property is 9.3 ha (23 acres) and is located in Dogwood Valley, about 10 minutes north of Hope. The western half of the property is steeply sloped while the eastern portion is mildly sloped (~5%) to flat. The majority of the property is treed with a partially cleared plateau near the middle of the lot. Access to the site is currently via a single lane dirt road at the northeast corner of the lot.

Proposal / Application Details

The proposed campground development covers about 2 ha and includes 47 fully serviced recreational vehicle lots, 3 park model trailer lots, and supporting infrastructure. The campground will connect to the Dogwood Valley Water System and will have on-site septic disposal with hookups at each site.

The application states "*There is a large demand for RV camping. The current zoning does not allow for it.*"

DISCUSSION

Official Community Plan

Under Official Community Plan (OCP) Bylaw No. 0150, a portion of the property is designated Limited Use, and a portion of the property is designated Rural. Both designations allow for campground use, and the proposal is consistent with OCP policy.

The background report included in the OCP identifies major concerns raised by the communities in the plan area. Background section 6.6 states in part, "Residents are supportive of the need to develop tourism opportunities in the Plan area, while protecting residential areas from disturbance."

Zoning Amendment

The property is zoned AG-3 (Agriculture) under Zoning Bylaw 1638, 2021. As a campground is not permitted in this zone, the applicant has applied for a rezoning.

In the Consolidated Zoning Bylaw 1638, 2021, there are multiple zones that allow campground uses. Upon receipt of an application, staff work with the applicant to determine the zone that best fits the proposal. The applicant requested to rezone to an existing Campground Holiday Park (CHP) zone which allows for both campgrounds and holiday parks. After further discussion, staff and the applicant determined campground is the intended use and that the existing Tourist Campground 2 (TCG-2) zone is appropriate. The key difference between the zones is that TCG-2 does not allow for holiday parks.

General Traits – Campground vs. Holiday Park

	Campground	Holiday Park
Ownership	Owned by a single commercial entity	Individual sites are owned or leased
Users	Rented to the travelling public	Exclusive use by an owner / lessee
Structures	Structures are in common areas (e.g. office, shower room, retail shop)	Structures on individual sites (e.g. decks, ramadas, storage sheds)
Subdivision	Not permitted	Permitted through application

Staff received a legal opinion that it is best practice to separate campgrounds and holiday parks into distinct zones to increase the clarity of requirements. Rezoning to TCG-2 will follow this best practice.

Staff see a future opportunity to review Campground uses, the Campground Holiday Park zone, and Campground Holiday Park Bylaw to clarify requirements and to reflect modern uses of campgrounds. This is a larger work plan item that should be addressed outside of an individual application.

Tourist Campground 2 (TCG-2) allows for residential, campground, and accessory retail uses on parcels of at least 0.5 ha. The property appears well suited for campground development as:

- The property is adjacent to the Trans-Canada Highway providing access to the traveling public

- Trees along the south and east property lines create a buffer from the highway and a private setting;
- The property has a plateau suitable for development of a looped access road where RV sites could be located;
- The Official Community Plan designations for the subject property support campground use (to be discussed further later);
- The use appears to complement the character of the surrounding area. There is an established religious camp to the south, residential uses to the north, and undeveloped Crown land to the west and north-west;
- The Geohazard assessment identifies a safe building area for the proposed campground.

Park Model Trailers for Camping Cabins

The distinction between a campground with moveable structures (e.g. recreational vehicles or tents) and park model trailer sites with more permanent structures is important. Zoning bylaw 1638, 2021 defines a Park Model Trailer as:

> **Park Model Trailer** - A vehicle built on a single chassis mounted on wheels that is intended to provide temporary accommodation for seasonal camping. Interior floor area must not exceed 50.0 m². Must be certified to the CSA Z-241 standard. Must not be used for a Residential use.

A park model trailer can be moved from time to time, however, it is not intended to be towed on a regular basis. A park model trailer must be certified as CSA Z241, which is a recreational vehicle classification, and is sometimes referred to as a 'camping cabin'.

The placement of a park model trailer as a 'camping cabin' is not currently a permitted use within a commercial campground. The following should be considered for this property:

- A small number of park model trailers to be used as camping cabins allows for operational flexibility to meet the diverse needs of people wishing to camp and recreate;
- A site with all park model trailers, or camping cabins, may more closely resemble a mobile home park than a campground;
- To ensure the site has a campground feel, staff recommend the number of park model trailers, or camping cabins, be limited through a site-specific text amendment in the preferred zone.

The applicant has proposed 3 out of the 50 sites, or 6% of lots, be used for park model trailers. Staff feel this is a good opportunity to test having mixed RV and camping cabin sites in a campground in the regional district. The use could be permitted on a site-specific basis with a covenant registered on the property title to restrict the use of the cabins to temporary tourist accommodation.

Example images of park model trailers with a towing hitch and an RV. https://rvlife.com/park-model-rv/

Campground Holiday Park Bylaw No. 1190

If the rezoning is approved, Campground Holiday Park Bylaw No. 1190 will apply to the proposed campground. The applicant will be required to address the requirements for a campground permit, including servicing, the need for open space, minimum road width requirements, and fire protection.

Geotechnical Considerations / Development Permit 1-B for Geological Hazards

A portion of the property is within Development Permit Area 1-B for the protection of development from hazards. The applicant has provided a site-specific hazard assessment prepared by Fraser Valley Engineering Ltd and dated May 10, 2023. The report establishes:

- A 20-metre setback from the steep slopes on the western portion of the property, and
- A safe building area for the proposed campground.

These findings are consistent with the 2008 Golder hazard assessment for the property. The findings are also consistent with an MOTI restrictive covenant (KP79127) prohibiting development and land alteration on western portions of the property.

An approved development permit will be required after the FVRD Board has made a decision on the rezoning. Staff are satisfied the assessment provides sufficient information for the rezoning to proceed.

At the time of development, a land survey will be required to ensure the required setback as measured from the slope matches the referenced area in MOTI covenant KP79127. If discrepancies exist, the property owner will be responsible for working with MOTI and FVRD to discharge the existing covenant.

Site/Road Access

Access to the property is from Dogwood Valley Road, a short frontage road extending about 400m to the north of the property and ending at 27051 Baker Road (Petro Canada gas station). Vehicles can continue to the northern portion of Dogwood Valley Road by crossing the gas station parking lot.

Left turn-in and left turn-out to the highway exist at the gas station's south access driveway and at Baker Road to the north of the gas station. Both access points appear to encroach on private property. The applicant must address this matter with MOTI.

The applicant has provided highway turning templates with their application to demonstrate how vehicles and vehicles with trailers would make right and left turns to enter and exit the highway at Baker Road. If the application receives 1st reading, this information will be referred to MOTI for formal review.

General acceptance of the proposal from MOTI is required for the rezoning to proceed to public hearing. Staff will request MOTI comment on the applicability of a shared access agreement with owner of the gas station at 27051 Baker Road.

Frontage along the property and a second legal access point must also be considered.

Servicing

The proposal would connect to the Dogwood Valley Water System and have an on-site septic system.

The applicants have provided a servicing feasibility study from 2010, providing information about sanitary sewage collection, potable water, site grading, stormwater management, and fire protection. This submission was for a similar, but abandoned, 64-lot campground proposal on the property.

Sanitary Sewer

The 2010 study states the number of camping sites has been limited to ensure the sewage flow for development will remain below the maximum 22,700 litres per day permissible under the provincial Sewerage System Regulation.

The proposal indicates sanitary sewage from each site will be collected via a gravity sanitary sewage line and discharged to a septic field on the NE corner of the property. The 2010 study recommends a type 3 sewage system with ultraviolet light treatment and acknowledges that any proposed system must be filed with and approved by Fraser Health Authority.

The study includes soil percolation testing to assess the feasibility of an on-site sewage disposal system. Details of the proposed septic system will have to be updated; however, staff are satisfied that feasibility level information has been provided.

Water / Fire Flow Requirements

The property is adjacent to, but outside the Dogwood Valley Water System Service Area. The land must be petitioned into the water service area as part of the rezoning.

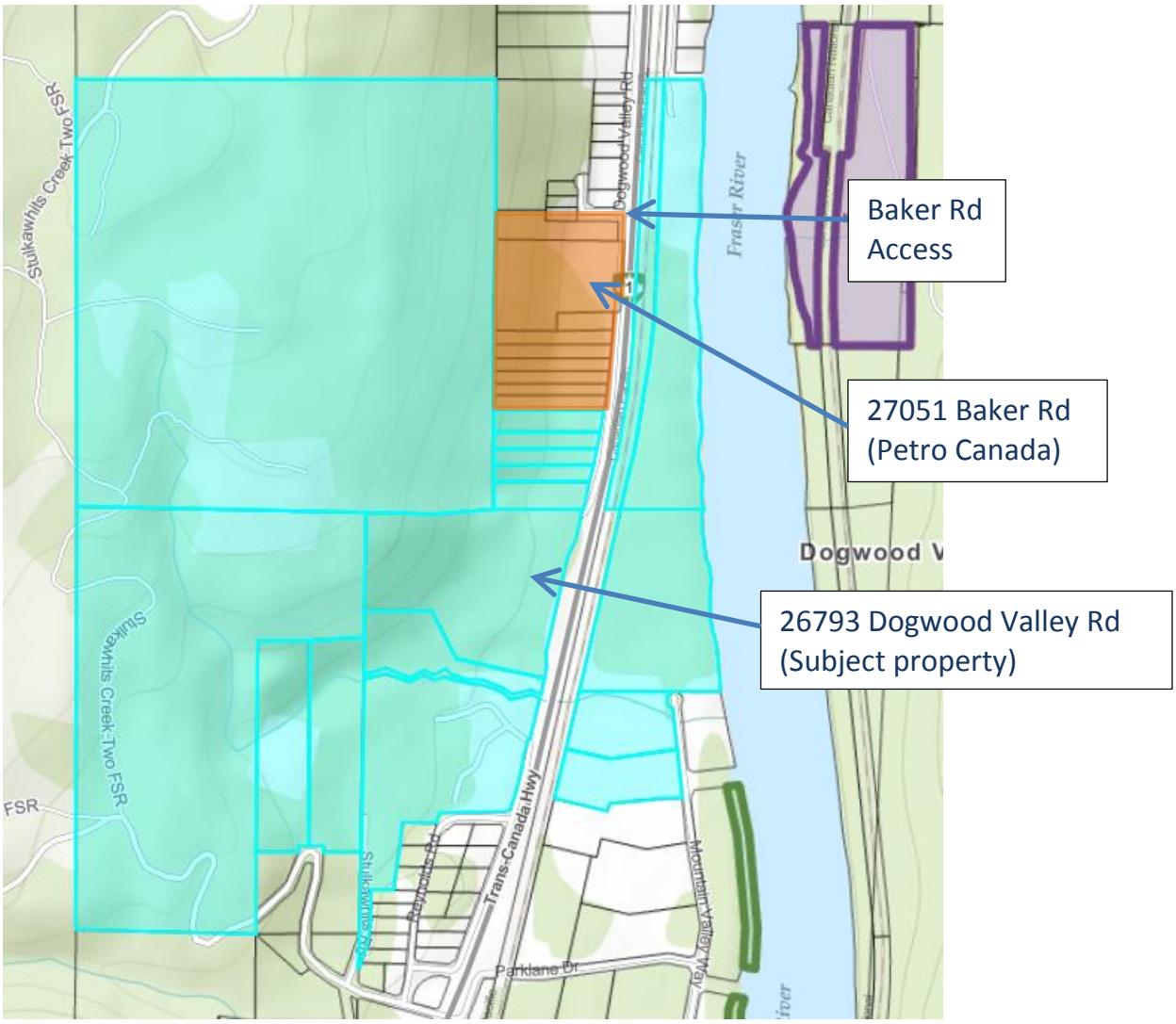
The existing water main terminates on Apostolic Way to the north of Reynolds Road. The applicant will be responsible for the design and construction of a water main extension to the northern portion of the subject property.

The applicant must also complete a Fire Underwriters Survey (FUS) Fire Protection Analysis for the proposed land use. The analysis must consider the available fire flow and any enhancements or risk mitigation strategies for the proposed use.

The Dogwood Valley Water System is not currently licensed to provide the additional water volume for the proposal. An application to the Province to amend the water licence volume is needed. The applicant will be responsible for the cost of the application and any supporting studies required by the Province. A connection to the FVRD water system can not be granted until the water licence increase has been approved.

Neighbourhood Notification and Input

FVRD Development Procedures Bylaw 1377, 2016 specifies 150 metres as the minimum notice area for zoning bylaws. Staff recommend the notification area be expanded to include all properties to the south of the proposed Baker Road highway access. See the map below.



Properties within a 150m radius of the subject property

Additional properties to be notified

Before the public hearing, FVRD will notify property owners about the zoning amendment and the date and time of the public hearing. The public will be given the opportunity to provide written comments or to attend the public hearing to state their comments. In addition, the applicant will post a sign on the property alerting the public to the rezoning application.

Timing of Requirements

Item	Prepared By	Timing
Comments on road access	MOTI	Before public hearing
Site plan review – consider 2nd access/egress	Applicant	Before public hearing

Fire Protection Analysis (Fire Underwriters Survey)	Applicant / Qualified Professional	Before public hearing
Rezoning covenants - Extend watermain along property - Water system connections needed - Fire Protection Analysis requirements	Applicant / FVRD	Before adoption
Service area petition (water)	Applicant / FVRD	Before adoption
MOTI approval of rezoning bylaw	MOTI	After 3rd reading, & Before adoption
Development Permit / Geohazard covenant	Applicant	After adoption
Campground Permit	Applicant	After adoption
Design of services - Watermain extension - Sewage disposal system	Applicant	After adoption
Building Permits	Applicant	After adoption

COST

The application fee of $6,000 has been paid.

Connections to the existing FVRD community water system are the responsibility of the applicant. Additional users in the water system service area will reduce the overall cost of participation for residents within the service area.

CONCLUSION

In order to determine whether or not to proceed to first reading, FVRD staff considered the following:

- The proposal is consistent with the Official Community Plan
- The geohazard assessment indicates hazards on the property can be mitigated and portions of the land are safe for the proposed use
- The proposal appears to conform to Campground Holiday Park bylaw requirements. Additional information will be required as proposal proceeds.
- The proposal may provide economic benefit to the area
- Proceeding to first reading will initiate neighbourhood and MOTI consultation

Staff recommend the bylaw be given first reading in order to commence the public and technical review process.

Option 1 – Give 1st Reading (Staff Recommendation)

Option 2 – Defer

MOTION: THAT a decision with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023* be deferred to the next regular meeting of the Electoral Area Services Committee [or other date];

Option 3 – Refuse

MOTION: THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023* not be given any readings and that the application for rezoning be refused.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

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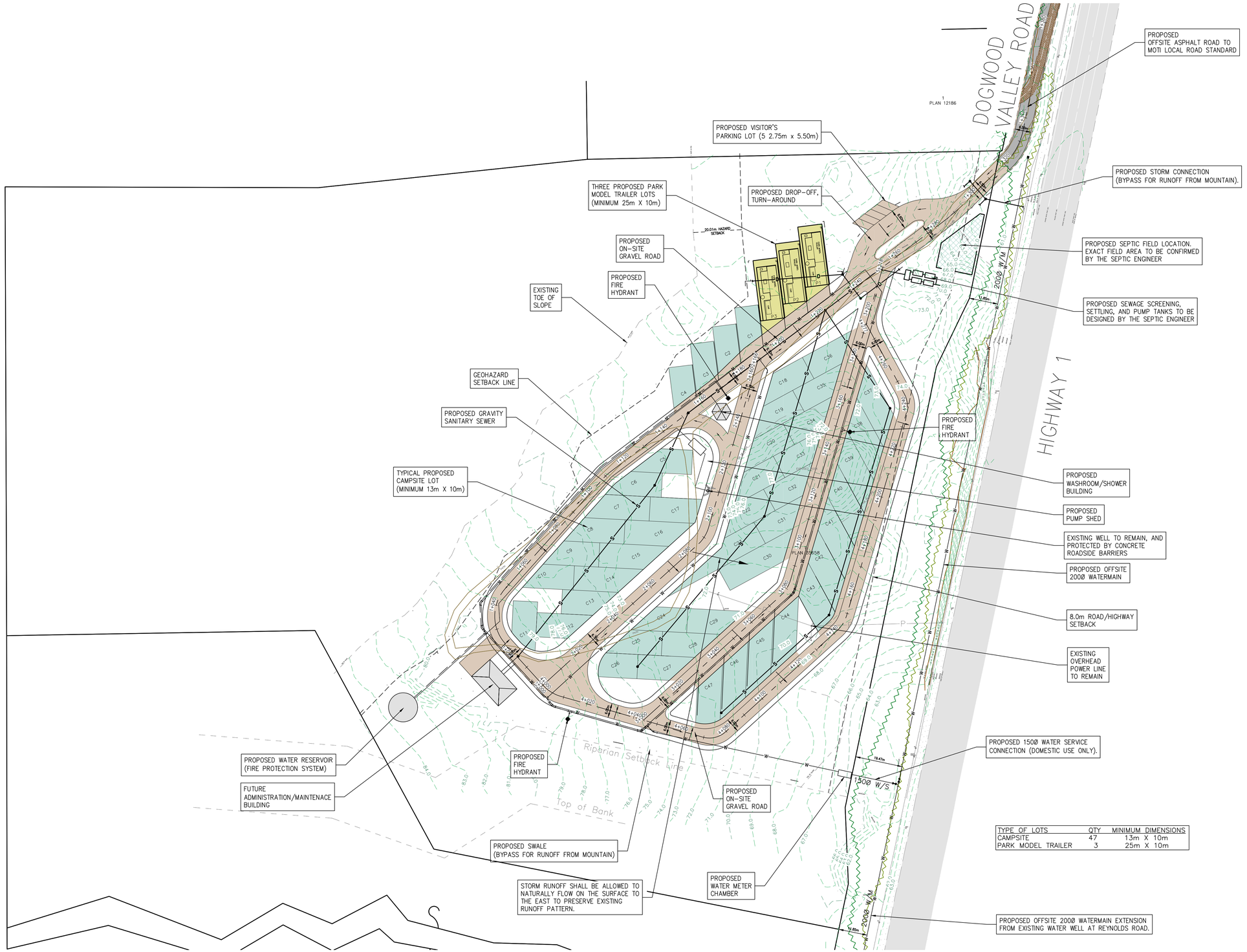


TYPE OF LOTS	QTY	MINIMUM DIMENSIONS
CAMPSITE	47	13m X 10m
PARK MODEL TRAILER	3	25m X 10m

PTP SEAL

REV.	BY:	CH:	DATE	REVISIONS
0	PG	HH	2023/05/26	FVRD – STAGE 1 BYLAW APPROVAL

Benchmark
ELEVATIONS ARE IN METRES (GEODETIC) REFERENCED TO (MUNICIPALITY).
BENCHMARK:

Scale

CLIENT: 0827674 BC LTD.

PROJECT: PROPOSED RV CAMPGROUND
26793 DOGWOOD VALLEY ROAD
HOPE, BC

CONSULTANT
ecora
9094 YOUNG ROAD, CHILLIWACK, BC V2P 4R5
PH: (604) 795-6652 FAX: (604) 795-6642
EMAIL: CHILLIWACK.RECEPTION@ECORA.CA
WWW.ECORA.CA

SEAL
24 MAY 2023

DRAWN	PG
DATE	2023/03/09
DESIGNED	HH
DATE	2023/03/09
APPROVED\CHECKED	HH
DATE	2023/03/09

TITLE: SITE LAYOUT PLAN

DRAWING NO.: 220787.C.02
SHEET: 3 OF 5
REV. NO: 0
SUBDIVISION/BP No.: ---

FVRD - STAGE 1 BYLAW APPROVAL MAY 26, 2023

FILE LOCATION: S:\2022\220787_dogwood_valley_rv_campground\civil\04-Drawing\03-Sheets\220787.C.02.dwg PRINTED ON: 5/24/2023 4:00 PM

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1716, 2023

A Bylaw to Amend the Zoning for a portion of Electoral Area B

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021;*

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023.*

2) MAP AMENDMENT

a) That Schedule D of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021,* is amended by rezoning the lands described as:

LOT 1 DISTRICT LOTS 65 AND 1434 YALE DIVISION YALE DISTRICT PLAN 35658
P.I.D. 001-897-624

and as outlined in heavy black and cross-hatched on Schedule 1716-A, attached to this bylaw, from the Agricultural 3 (AG-3) zone to the Tourist Campground 2 (TCG-2) zone, as shown on Schedule 1716-A.

b) That the map appended hereto as Schedule 1716-A showing such amendments is an integral part of this bylaw.

3) TEXT AMENDMENT

That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021,* is amended by:

a) **Adding the following under 12.8.2 Site Specific Uses**:

A maximum of three (3) camping sites is permitted to accommodate the placement of one (1) Park Model Trailer per site at 26793 Dogwood Valley Road, PID 001-897-624.

4) SEVERABILITY

DRAFT

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	day of
PUBLIC HEARING WAS HELD THIS	day of
READ A SECOND TIME THIS	day of
READ A THIRD TIME THIS	day of
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	day of
ADOPTED THIS	day of

_____ _____

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 Zoning Amendment Bylaw No. 1716, 2023* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

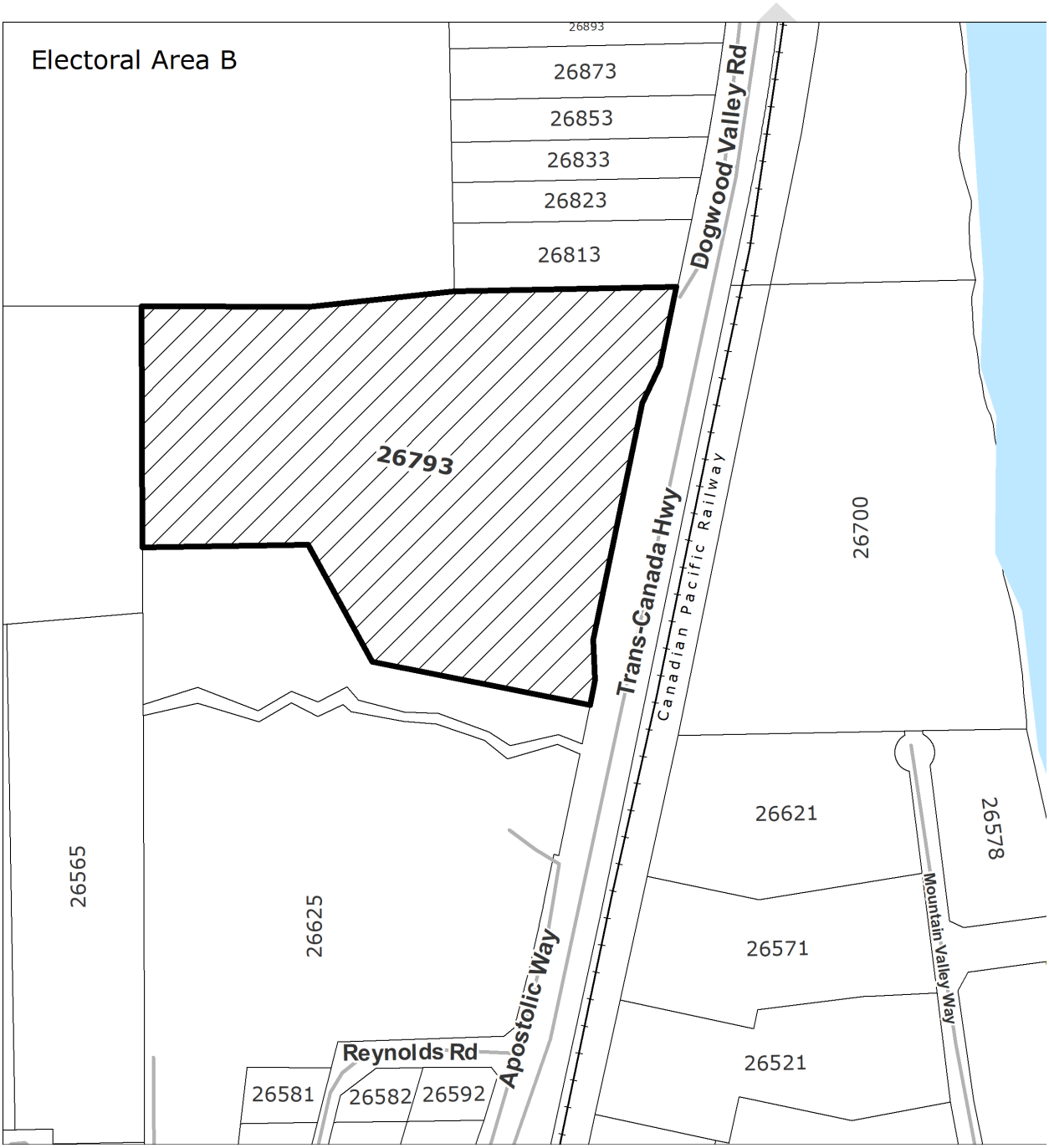
_____

Corporate Officer/ Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1716, 2023
Map Schedule 1716-A

This is map 1 of 1 constituting Schedule 1716-A, attached to and forming part of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1716, 2023*.



Rezoning FILE: 3360-21 2023-01 DATE: Aug 29, 2023

CIVIC ADDRESS: 26793 Dogwood Valley Rd

CURRENT ZONE: AG-3 PROPOSED ZONE: TCG-2

In accordance with the Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319-2015, the Developer shall provide the following works and services prior to having the zoning amendment bylaw approved.

DOMESTIC WATER REQUIREMENTS:

The applicant is responsible for the design and construction of a watermain extension from where the FVRD system terminates on Apostolic Way to the northern property line of the subject property.

The Dogwood Valley Water System meets the single family residential fire flow requirement of 60L/s for 1.4 hours under maximum daily demand conditions as required by the FVRD Subdivision and Development Servicing Bylaw. The applicant shall complete a Fire Underwriters Survey (FUS) Fire Protection Analysis for the proposed land use. The FUS Fire Protection Analysis must consider the available fire flow and any required enhancements or risk mitigation strategies for the proposed land use. The assessment must be completed by a qualified professional and may consider on-site reservoirs or campsite density provisions. The applicant is responsible for any upsizing or additional looping within the existing FVRD system if required.

The Dogwood Valley Water System is not currently licenced to provide the additional water volume required to service this proposal. An application to the Province to amend the water licence volume is required. The applicant shall be responsible for the cost of this application as well as any other supporting studies as required by the Province. A connection to the FVRD's water system will not be granted until the water licence amendment has been granted.

SANITARY SEWER REQUIREMENTS:

No works are required for the rezoning to proceed.

DRAINAGE REQUIREMENTS:

No works are required for the rezoning to proceed.

STREETLIGHT REQUIREMENTS:

No works are required for the rezoning to proceed.

Prepared by

Sterling Chan

Digitally signed by Sterling Chan
Date: 2023.09.01 09:45:05 -07'00'

Sterling Chan
Manager of Engineering and Infrastructure

Reviewed by

Dave Roblin

Digitally signed by Dave Roblin
Date: 2023.09.01 10:43:35 -07'00'

Dave Roblin
Manager of Operations

Reviewed by

Tareq Islam

Digitally signed by Tareq Islam
Date: 2023.09.01 11:37:57 -07'00'

Tareq Islam
Director of Engineering and Utilities

SCHEDULE A-2 — Zoning Amendment Application

I / We hereby apply to:

☐ Amend the text of Zoning Bylaw No. _____

Purpose (in brief): _____

☒ Change the Zoning of the 'subject property' in Zoning Bylaw No. 1638

From: AG-3 (current zone)

To: CHP (proposed zone)

An Application Fee in the amount of $ 6000 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address: 26793 DOGWOOD VALLEY RD PID _____

Legal Description: Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

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
Navdeep Sidhu		MAY 12 2023
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

[redacted]

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

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

Agent

I hereby give permission for _____ 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		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

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 20 (m² or ha)

Existing Use Rural

Proposed Development / Text Amendment Campground / Rv Park

Justification and Support There is a large demand for Rv parking the current zoning does not allow for it.

(use separate sheet if necessary)

Anticipated Start Date: A.S.A.P.

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access	✓			
Water Supply	✓			
Sewage Disposal		✓	✓	
Hydro	✓			
Telephone	✓			
School Bus Service				

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed Water Supply Hook up to Dogwood Valley water system

Proposed Sewage Disposal septic system on site.

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 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 Tourism, Sport and the Arts for further information.

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

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
Location Map		✓	Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan		✓	Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
At a scale of:			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
1:_____			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:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
Same scale as site plan			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports		✓	Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:
Title Search			Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through LTSA.ca

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 .

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Stacey Barker, Director of Regional Services

Date: 2023-07-13
File No: 3920-20

Subject: Amending the Electoral Area Animal Control Service Area to Add Electoral Areas B & C

RECOMMENDATION

THAT Electoral Areas B and C be added to animal control services related to dangerous and aggressive dogs;

AND THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as *Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023*.

BACKGROUND

The Fraser Valley Regional District (FVRD) regulates and controls dangerous and aggressive dogs in participating electoral areas for the safety and protection of the general public. Currently, Electoral Areas D, E, G, and H are members of this service area. Residents within FVRD electoral areas where this service is not provided have limited options when faced with dangerous or aggressive dog scenarios. The RCMP has the authority under the *Local Government Act* to seize a dog that has killed or seriously injured a person, but they are unlikely to do so as the level of service they are able to offer residents is limited in many situations. In participating electoral areas, though, this bylaw enables the FVRD to investigate aggressive dog incidents and, if needed, apply conditions for the care and control of these animals to prevent reoccurrence and provide greater public safety.

DISCUSSION

Dangerous and aggressive dog animal control services are currently provided to Electoral Areas D, E, G, and H. The adoption of *Bylaw No. 1713, 2023,* will allow this service to also be provided within Electoral Areas B and C.

Unlike the FVRD's municipal animal control bylaw, which includes regulations for dog licensing, dogs at large, number of pets permitted, etc., the electoral areas animal control bylaw only pertains to aggressive or dangerous dogs. The FVRD dangerous and aggressive dog regulatory bylaw (*Bylaw No. 1247, 2013*) provides a definition of an "aggressive dog," establishes the ability for trained animal control officers to seize or impound an aggressive dog, and places requirements on the owners of an aggressive dog to reduce the likelihood of repeat incident. These requirements include ensuring the dog is kept in a secured enclosure where it cannot escape, is muzzled and on leash anytime it is not within this enclosure, and is to be microchipped and photographed for identification purposes by the

FVRD. For particularly serious incidents where these conditions are considered insufficient to protect public safety, the dog could get designated "dangerous" as per Section 49 of the *Community Charter* where further action may be pursued through the Provincial Court.

Following receipt of three readings and Electoral Director consent, the proposed bylaw will be sent to the Inspector of Municipalities for approval. Upon approval, the bylaw will be presented again to the FVRD Board for further consideration and adoption.

COST

Adding Electoral Areas B and C to this service area will raise the maximum amount that is required to be requisitioned annually for the entire service. It is recommended to increase it to $150,000 in consideration of future financial planning.

CONCLUSION

The FVRD currently provides aggressive dog animal control services for Electoral Areas D, E, G, and H. Approval of *Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023* would allow for the expansion of this service area to include Electoral Areas B and C.

COMMENTS BY:

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1713, 2023

A bylaw to amend the boundaries of the Electoral Area Animal Control Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend the boundary of the Service Area established by *Fraser Valley Regional District Electoral Areas Animal Control Service Area Establishment Bylaw No. 1233, 2013*;

AND WHEREAS consent on behalf of the electoral participating areas of the Fraser Valley Regional District has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023.*

2) ENACTMENTS

Fraser Valley Regional District Electoral Areas Animal Control Service Area Establishment Bylaw No. 1233, 2013 is hereby amended by:

a) Extending the boundaries of the Electoral Area Animal Control Service Area to include Electoral Areas B and C in their entirety.

b) Deleting Section 2. b) in its entirety and replacing it with the following:

"2.b) The boundaries of the Electoral Area Animal Control Service Area shall be the boundaries of Electoral Areas B, C, D, E, G and H of the Fraser Valley Regional District";

c) Deleting Section 2.c) in its entirety and replacing it with the following:

"2.c) The service area shall include the following participating areas: Electoral Areas B, C, D, E, G and H of the Fraser Valley Regional District";

d) Deleting Section 2.e) in its entirety and replacing it with the following:

"2.e) The maximum amount that may be requisitioned annually for the entire service established by this bylaw shall be $150,000.";

e) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Electoral Area Animal Control Service Area remain in full force and effect.

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

READ A FIRST TIME THIS	27th	day of July, 2023
READ A SECOND TIME THIS	27th	day of July, 2023
READ A THIRD TIME THIS	27th	day of July, 2023
APPROVAL OF THE INSPECTOR Of MUNICIPALITIES this	21st	day of August, 2023
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 Electoral Area Animal Control Service Area Amendment Bylaw No. 1713, 2023* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

_____

Corporate Officer/Deputy

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee Date: 2023-09-14

From: Allison Neill, Engineering and Community Services Technologist File No: 3920-20-1718-2023

Subject: Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.

BACKGROUND

As the Fraser Valley Regional District (FVRD) moves ahead with adopting Accessory Dwelling Units (ADUs) and Secondary Suites (SSs) into the Zoning Bylaw, consideration needs to be given to the level of service and the impact of new buildings and new residents will have on the existing infrastructure capacity.

ADUs and SSs will be permitted in all the electoral areas except Electoral Areas E and F; and on rural and residential lots of 0.5 ha and greater with a connection to a community water system and onsite sewer and lots of 1.0 ha or greater. After a review of the FVRD community water system service areas where ADUs and SSs are permissible, only Yale, Deroche, Lake Errock, and Area D water systems will be affected. Given that there are relatively few lots within the size threshold in each of these local service areas it is not anticipated that this change will impact system capacity.

Based on staff research, utility fees related to ADUs and SSs in the Province of British Columbia vary; however, most municipalities and regional districts charge between 20% to 50% surcharge.

DISCUSSION

To account for the potential increase in usage of water, staff are proposing an additional utility charge for each ADU and SS. Staff recommend that ADUs and SSs be charged water rate fees based on the same methodology as the FVRD water usage fees with the goal of collecting the appropriate amount of revenue from each type of customer to cover the operating and capital costs of each utility. Therefore, water usage fees for each ADU and SS will be an additional 50% of the average annual single-family dwelling charge.

The local service areas for the FVRD's community water systems are funded through a combination of taxation as well as user fees coming in the form of quarterly or biannual utility bills. As the tax rate cannot be adjusted for ADUs and SSs, additional revenue must be captured entirely through user fees. The proposed user fee rates for ADUs and SSs in the *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw N0. 1718, 2023* are designed to capture an additional 50% of the revenue that would come from a single-family dwelling.

Below is a summary of the proposed user fees for ADUs and SSs for Yale, Deroche, Lake Errock and Area D community water systems. For the Yale and Deroche water systems, which are not metered, an ADU or SSs category of user is added with a corresponding charge in accordance with the proposed fee rate. The charge for this category of user will only be added to properties with identified ADUs or SSs. Currently, there is a limited number of lots that qualify for an ADU or SS; however should ADUs and SSs be universally permitted, adopting water meters across all the water systems would need to be considered. Both the Lake Errock and Area D are metered water systems. The additional water consumption will be captured in the overage charge category.

Electoral Area B Yale Water System

Category of User	Monthly Charge
Residential	
Single Family Dwelling	$21.79
(Proposed Category of User and Rate) Single Family Dwelling with Accessory Dwelling Unit or Secondary Suite	$61.96

Electoral Area C Lake Errock Water Supply System

Category of User	Semi-Annually Charge	**Semi-Annually Charge (Proposed Rate Increase)**	Amount of Water Provided Semi-Annually
Metered Users	$125.88	No Change	Up to 200 m^3
Metered Users	$1.57/$m^3$	$2.93/$m^3$	Over 200 m^3

Electoral Area D Integrated Water System

Category of User	Quarterly Charge	**Quarterly Charge (Proposed Rate Increase)**	Amount of Water Provided Quarterly
Metered Users	$77.00	No Change	Up to 100 m^3
Metered Users	$0.86/m^3$	$1.05/m^3$	Over 100 m^3

Electoral Area G Deroche Water System

Category of User	Quarterly Charge
Metered User - Residential	$90.00 – Flat Rate
(Proposed Category of User and Rate) Metered User – Residential with Accessory Dwelling Unit or Secondary Suite	$184.87 – Flat Rate

The ADUs and SSs connect into the existing water service on the property side. The property owner will be responsible for the water service connection to the ADU and SSs. As there is no additional water service or account, ADUs and SSs will not be subject to separate billing requirements.

COST

The adoption of bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw N0. 1718, 2023* is necessary to ensure fairness and equity for all the water service area users.

COMMENTS BY:

Sterling Chan, Manager of Engineering & Infrastructure

Reviewed and Supported

Tareq Islam, Director of Engineering & Utilities:

Reviewed and Supported.

Kelly Lownsbrough, Director of Corporate Services/CFO:

Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer:

Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1718, 2023

A bylaw to amend the Fees and Charges for the for FVRD water supply systems

---

WHEREAS the Board of Directors of the Fraser Valley Regional District ("the Board") wishes to amend *Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Establishment Bylaw No. 1631, 2021*

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as the *Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023.*

2) ENACTMENTS

That Fraser Valley Regional District Bylaw No. 1631, 2021 is amended by:

a. Inserting the following definition in the correct alphabetical order, in **Part 4: INTREPRETATION:**

Accessory Dwelling Unit

Means a detached Dwelling Unit for Residential Use that is accessory to a principal Single Detached Dwelling Unit on the same lot, where both dwelling units constitute a single, undivided, real estate entity.

Secondary Suite

Means a Residential Use within a self-contained Dwelling Unit that is accessory to, and within, a principal Single Detached Dwelling, where both dwelling units constitute a single, undivided, real estate entity.

b. Deleting "Schedule B" in its entirety and substituting with "Schedule B" attached hereto and forming an integral part 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.

DRAFT

4) READINGS AND ADOPTION

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 that this is a true and correct copy of *Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1718, 2023* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

_____

Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT BYLAW NO.1718, 2023
SCHEDULE B - WATER SERVICE FEES AND CHARGES

WATER SERVICE CONNECTION FEES

1. Existing Water Service Curb Stop which is of adequate size for the use intended and is located at or immediately abutting the boundary of the Parcel which is the subject of an Application for Water Service:

$338.00	Electronic Water Meter (meter and register) per connection
$78.00	Inspection Fee
$37.00	Administration Fee
$453.00	TOTAL COST OF CONNECTION

2. No Existing Water Service Curb Stop on an existing Water Service Main:

   i) The Water Service Connection will be installed at the Owner's expense.

   ii) The Electronic Water Meter will be supplied as per the provisions of Section 1 in this Schedule.

3. No existing Water Service Main adjacent to the Parcel which is the subject of an Application for Water Service:

   i) Water Service Main will be extended at Owner's expense.

   ii) The Water Service Connection will be installed at the Owner's expense.

   iii) The Electronic Water Meter will be supplied as per the provisions of Section 1 in this Schedule.

4. Water Service Connection larger than 25mm:

   i) The Water Service Connection will be installed at the Owner's expense,

   ii) The Electronic Water Meter will be supplied and installed at the Owner's expense.

   iii) $78.00 Inspection Fee and $37.00 Administration Fee.

5. To seal off and disconnect an abandoned Water Service Connection:

   i) The disconnection will be made at cost at the Owner's expense,

   ii) $78.00 Inspection Fee per disconnection.

6. Requests for a Water Service Connection to be turned on or off at the property line will be subject to a fee of $156.00.

DRAFT

SCHEDULE B – FEES

1. WATER SUPPLY SYSTEMS WATER USAGE FEES

a. Electoral Area A - North Bend Water System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	Minimum $63.88	Up to 100 m^3
Metered Users	$0.86/$m^3$	Over 100 m^3
Metered CP Rail	$1.94/$m^3$	
Metered Commercial Almer Carlson Pool	$0.92/$m^3$	

b. Electoral Area A Boston Bar Water System

Category of User	Semi Annual Charge	Amount of Water Provided Semi Annually
Metered Users	Minimum $147.02	Up to 150 m^3
Metered Users	$1.20/$m^3$	Over 150 m^3

c. Electoral Area B Yale Water System

Category of User	Monthly Charge
Residential	
Single Family Dwelling	$21.79
Single Family Dwelling with Accessory Dwelling Unit or Secondary Suite	$61.96
First Unit in Commercial & Recreational	$21.79
Business Commercial	
Premises used for businesses; Hotel containing dining room/restaurant/beverage room	$33.02
Additional commercial units	$9.91
Additional recreation units	$13.21

DRAFT

Institutional	$9.91
Community use facility	$47.18
Railway use - for service to railway buildings or trains	$455.71

d. Electoral Area B Dogwood Water System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	Minimum $91.04	Up to 100 m^3
Metered Users	$0.91/$m^3$	Over 100 m^3
Metered Commercial	$1.21/$m^3$	

e. Electoral Area C Morris Valley Bulk Water Supply System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	Minimum $48.67	Up to 300 m^3
Metered Users	$0.333/$m^3$	Over 300 m^3

f. Electoral Area C Lake Errock Water Supply System

Category of User	Semi-Annually Charge	Amount of Water Provided Semi-Annually
Metered Users	$125.88	Up to 200 m^3
Metered Users	$2.93/$m^3$	Over 200 m^3

g. Electoral Area D Integrated Water System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	$77.00	Up to 100 m^3
Metered Users	$1.05/$m^3$	Over 100 m^3

DRAFT

h. Electoral Area E Bell Acres Water System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	$77.76	Up to 50 m^3
Metered Users	$1.59/$m^3$	Over 50 m^3

i. Electoral Area F Hatzic Prairie Water System

The following minimum semi-annual Charge will be billed:

Meter Size	Semi-Annual Charge
20mm (5/8 inch)	$300

Notwithstanding the meter size, a semi-annual quantity charge will be added to the semi-annual billing:

Quantity	Semi-Annual Charge
0 - 200 m^3	No additional charge
200 - 400 m^3	$1.63/ m^3
All consumption over 400 m^3	$2.45/ m^3

j. Electoral Area G Deroche Water System

Category of User	Quarterly Charge
Metered User - Residential	$90.00 – Flat Rate
Metered User – Residential with Accessory Dwelling Unit or Secondary Suite	$184.87 – Flat Rate
Metered User - Commercial	$114.30 or $0.72/ m^3 (whichever is greater)
Metered User - Institutional	$231.00 – Flat Rate

DRAFT

k. Electoral Area G Dewdney Water System

Meter Size and above	Quarterly Minimum Charge	Consumption Charge (per cubic metre)		
		0 - 200	201 - 800	801
20mm (5/8th inch)	$164.46	$0.00	$1.06	$1.33
25 mm (1 inch)	$164.46	$0.00	$1.06	$1.33
38.1mm (1½ inch)	$164.46	$0.00	$1.06	$1.33
50.8mm (2 inch)	$164.46	$0.00	$1.06	$1.33
101.6mm (4 inch)	$164.46	$0.00	$1.06	$1.33
200mm (8 inch)	$164.46	$0.00	$1.06	$1.33

l. The following applies to all the Water Service Areas: notwithstanding the maximum fees established herein, if the costs necessary to deliver the service are less than anticipated in a given budget year, than a lesser amount of water user fees may be charged.

2. SPECIAL DETAILS FOR ELECTORAL AREA D INTEGRATED WATER SYSTEM DEVELOPMENT COST CHARGES (DCC)

This additional provision applies to residents receiving Water Service in accordance with the Fraser Valley Regional District Popkum Bridal Falls Water Development Cost Charge Bylaw No. 0797, 2007, as amended or replaced from time to time;

The Development Cost Charge is a fee in addition to all the other applicable fees for Water Services that a Customer may be required to pay.

3. SPECIAL DETAILS FOR WATER SUPPLY SYSTEMS WITH CAPITAL IMPROVEMENT CONNECTION FEES

Capital Improvement Connection Fees is a fee levied for all new Water Service connections to the affected Water Service Areas that is placed into reserves as a contribution to the cost of existing water infrastructure, upgrades and long term asset renewal.

DRAFT

3.1 Boston Bar Water Supply System

Year	Fee
2023	$2,606

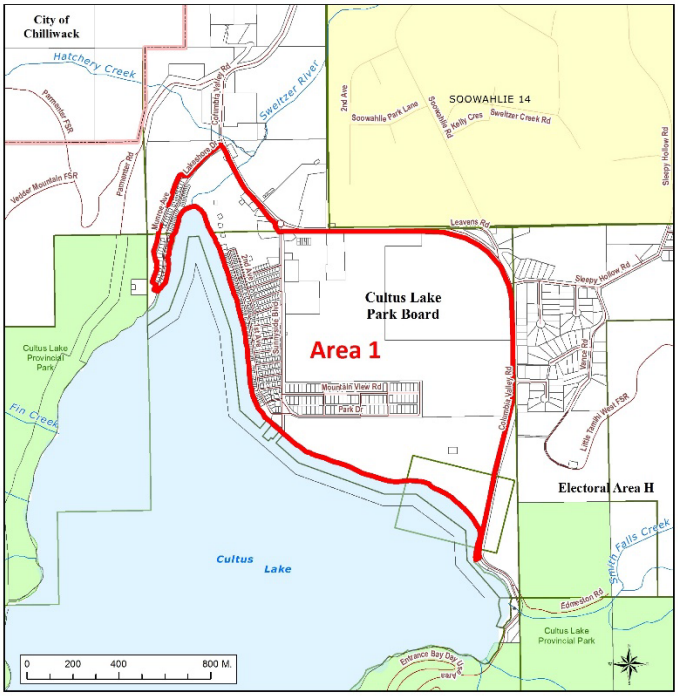
3.2 Cultus Lake Integrated Water Supply System

I. Area 1

Year	Fee
2023	$1,658

II. Area 2 - all other areas in Electoral Area H for future Water Service Connections

Year	Fee
2023	$0



3.3 Deroche Water Supply System

Year	Fee
2023	$3,998

3.4 Hatzic Prairie Water Supply System

I. Area 1

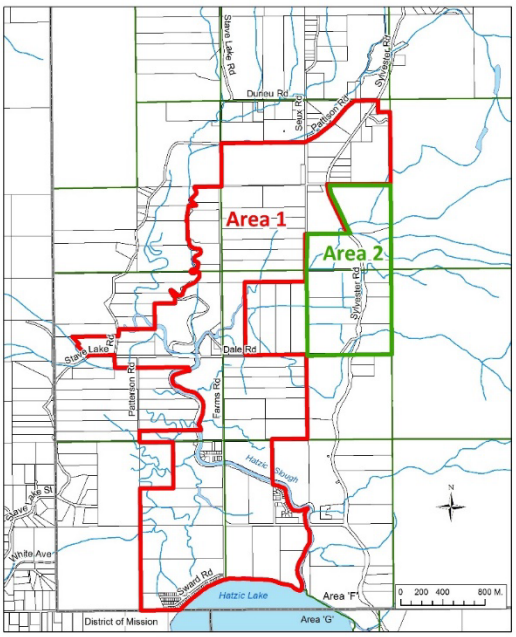
Year	Fee
2023	$5,572

II. Area 2

Year	Fee
2023	$1,970

III. Area 3 - all other areas within Electoral Area F for future Water Service Connections

Year	Fee
2023	$347



3.5 Lake Errock Water Supply System

I. Area 1

Year	Fee
2023	$10,334

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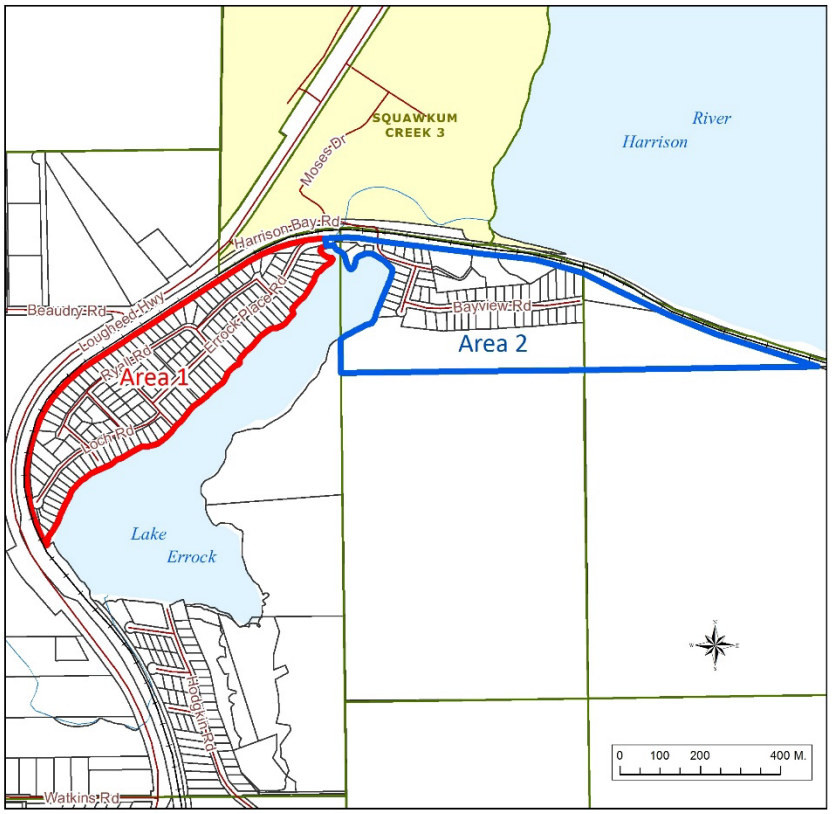
II. Area 2

Year	Fee
2023	$5,343

III. Area 3 - all other areas within Electoral Area C for future Water Service Connections

Year	Fee
2023	$4,653



3.6 North Bend Water Supply System

Year	Fee
2023	$2,475

This is Schedule B attached to and forming part of Bylaw No. 1631, 2023

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Jennifer Kinneman, Chief Administrative Officer

Date: 2023-09-14
File No: 3920-20-1720

Subject: Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third reading to a bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023.*

BACKGROUND

The Fraser Valley Regional District has an approved Liquid Waste Management Plan (LWMP) for Electoral Area H. This Plan defines a list of 20-year projects, programs and policy areas and serves as a roadmap for service delivery. A central feature of the LWMP is the implementation of a Class A+ Waste Water Treatment Plant for Cultus North.

This new facility will upgrade collection and provide secondary treatment of wastewater, manage sediment, and remove nutrients like nitrogen to control algae growth and protect aquatic habitats. Soowahlie First Nation will also benefit from the installation of a pressurized sewer pipe that will service the lands. The total cost of the project is $14.6M. Of this, $13.6M is available through a combination of grant funding and long-term borrowing. One million dollars has been allocated through the Growing Communities Fund provided to the FVRD from the Province of British Columbia.

In December 2022, the Province of British Columbia announced $9.9M in joint federal-provincial funding toward this project. The FVRD's required contribution toward this funding is $3.5M. The total planned long-term borrowing of $3.5M over a 20-year term is contained in the FVRD's Five Year Financial plan.

DISCUSSION

Under Section 5 of the *Regional District Liabilities Regulation,* elector approval is not required for borrowing if the liability is incurred for the purpose of implementing all or part of a LWMP approved by the the minister under Section 24(5) of the *Environmental Management Act*. FVRD received approval for its LWMP in 2019.

Prior to ministry approval of the LWMP, FVRD had received elector assent to borrow $6.5M toward the North Cultus Waste Water Treatment Plant. FVRD previously borrowed $3M based on this elector assent process. *Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023* seeks to borrow the remaining $3.5M as the FVRD's contribution toward the project costs and represents the local government portion of the Investing in Canada Infrastructure Program (ICIP) grant of $9.9M.

Following approval of the Inspector of Municipalities, the Board will then need to adopt *Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023.* Once the bylaw is adopted, the FVRD will be able to proceed to borrowing from the Municipal Finance Authority (MFA) to meet cash flow needs for the implementation of this critical capital project. Staff are aiming for the Spring 2024 MFA Borrowing Session.

COST

There are no direct costs associated with this report. Once approved, the bylaw will be sent to the Inspector of Municipalities for approval. Staff are aiming to get approval to align with the MFA's Spring Borrowing Session.

CONCLUSION

FVRD is constructing a new wastewater treatment plant in Cultus Lake. As part of the *Investing in Canada Infrastructure Program,* FVRD received a federal-provincial grant of $9.9M toward this project, which requires a $3.5M contribution from FVRD toward the project. In order to initiate the required long-term borrowing through MFA, the Board must pass a loan authorization bylaw. Staff recommends giving three readings to *Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023.*

COMMENTS BY:

Jaime Van Nes, Director of Legislative Services: Reviewed and Supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT
BYLAW No. 1720, 2023

A bylaw to authorize the borrowing for capital costs associated with the construction of capital works for the North Cultus Sewer System Service Area

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WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to continue with the construction of a sewage treatment plant ("the Works") to serve the North Cultus Lake Sewer System Service Area established by Regional District of Fraser-Cheam *Cultus Lake Park Collector Sewer System Local Service Area Establishment Bylaw No. 875, 1989,* as amended;

AND WHEREAS the estimated total cost of constructing the Works, including expenses incidental thereto, is the sum of FOURTEEN MILLION, SIX HUNDRED THOUSAND DOLLARS ($14,600,000) of which the sum of THREE MILLION, FIVE HUNDRED THOUSAND DOLLARS ($3,500,000) is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 20 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS elector approval is not required pursuant to S. 5(c) of the Regional District Liabilities Regulation [BC Reg 261/2004];

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023.*

2) ENACTMENTS

a) The Board is hereby empowered and authorized to undertake and carry out or cause to be undertaken and carried out the completion of construction of the sewage treatment plant serving the North Cultus Sewer System Service Area within a portion of Electoral Area H. Said work is to be carried out generally in accordance with plans on file in the Fraser Valley Regional District office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

i. To borrow upon the credit of the Fraser Valley Regional District a sum not exceeding THREE MILLION, FIVE HUNDRED THOUSAND DOLLARS ($3,500,000); and

ii. To acquire all such real such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for, or in connection with, the construction of the Works.

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b) The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

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

READ A FIRST TIME this day of

READ A SECOND TIME this day of

READ A THIRD TIME this day of

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

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 North Cultus Sewer System Loan Authorization Bylaw No. 1720, 2023* as read a third time by the Fraser Valley Regional District Board of Directors on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/Deputy

DRAFT

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Julie Mundy, Planner I

Date: 2023-09-14
File No: 3320-20 2023-01165

Subject: Covenants and Parcel Frontage Waiver – 2 lot Subdivision at 12845 Sylvester Road, Electoral Area F

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two-lot subdivision at 12845 Sylvester Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection, geohazard areas, and wildfire protection.

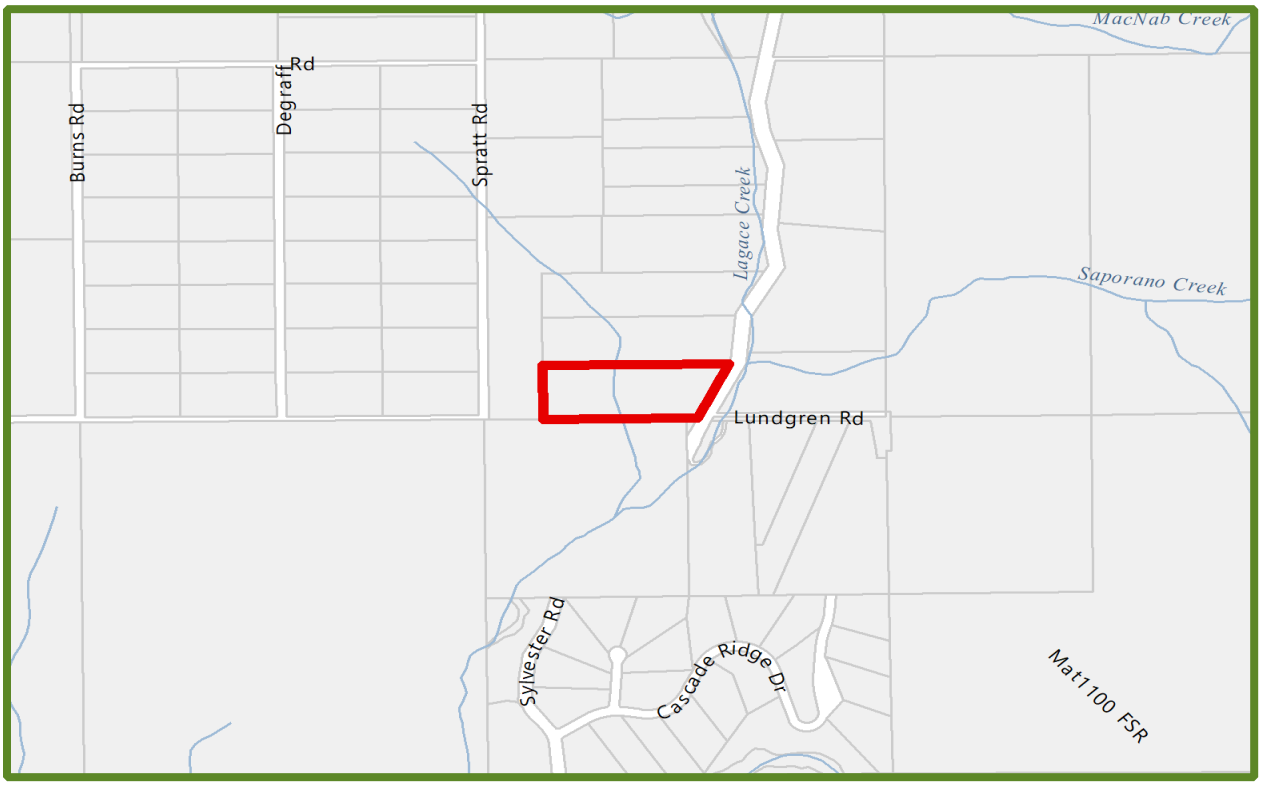
AND THAT in accordance with Section 512 (2) of the *Local Government Act*, a resolution be passed to exempt proposed Lot 1 from the statutory and *Subdivision and Development Servicing Bylaw No. 1319, 2015* minimum parcel frontage requirements of 10% of the lot perimeter, provided the frontage for Lot 1 is not less than 60 meters.

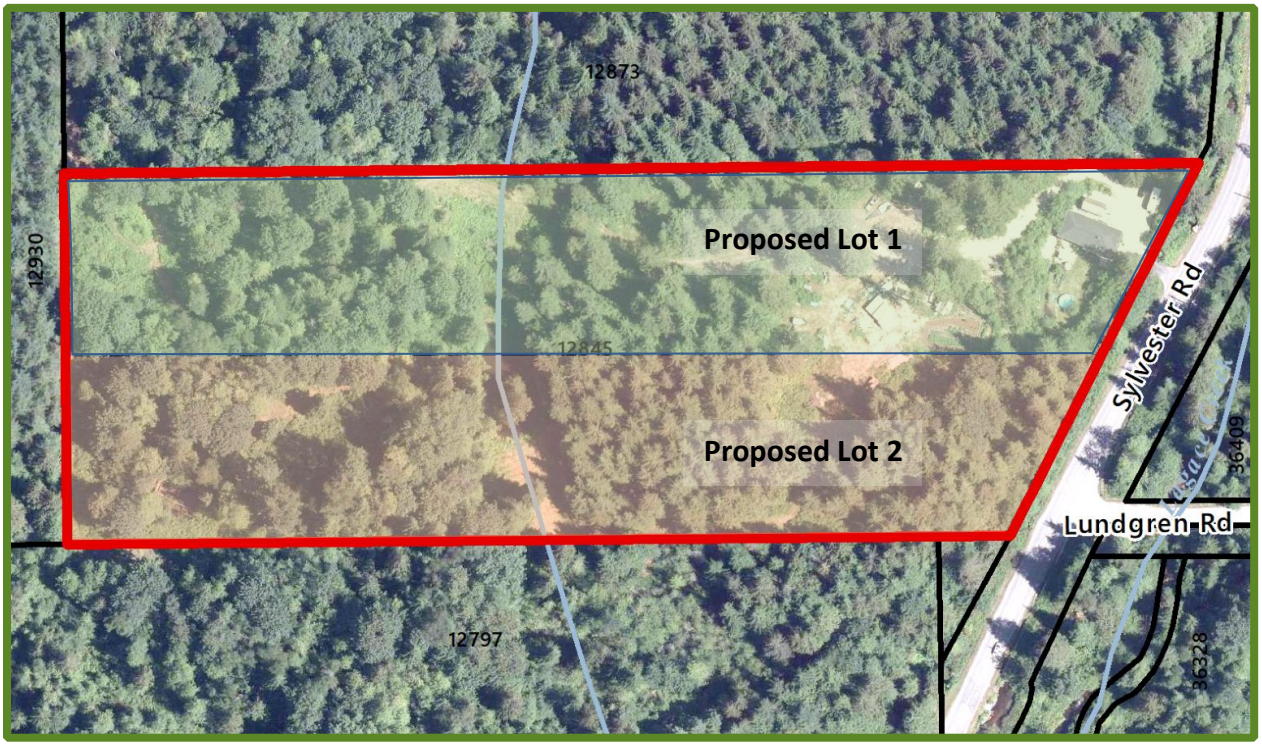
BACKGROUND

The agent for 12845 Sylvester Road has applied to the Ministry of Transportation & Infrastructure for a two-lot subdivision. FVRD has responded to the application with a letter outlining requirements to comply with FVRD bylaws. Riparian area protection, geohazards, wildfire matters, and parcel frontage matters must be addressed.

PROPERTY DETAILS			
Address	12845 Sylvester Road	**Area**	F
PID	008-392-676	**Owner**	Scott & Andrea Erickson
Folio	775.02784.015	**Agent**	Dylan Anderson, OTG Developments
Lot Size	10 acres		
Current Zoning	Rural 2 (R-2)	**Proposed Zoning**	No change
Current OCP	Rural (R)	**Proposed OCP**	No change
Current Use	Residential	**Proposed Use**	Subdivision
Development Permit Areas	1-F Geologic & Stream Hazard & 2-F Riparian Areas		
Agricultural Land Reserve	No		

PROPERTY MAPS





DISCUSSION

Section 219 of the *Land Title Act* permits the registration of covenants to the property title. The property owner has agreed to enter into three covenants with the Regional District.

Geohazard, Riparian and Wildfire covenants are standard requirements for a subdivision. While not all of the technical reports have been submitted, seeking Board approval for registration of the covenants provides greater certainty to the applicant and saves time later in the process.

Geohazard

The property is within Development Permit Area 1-F (Geologic & Stream Hazard) for the protection of development from hazardous conditions. The property agent has submitted a geohazard report which is consistent with Development Permit Area guidelines and indicates a safe building area on each proposed lot. Minor amendments to the report are anticipated to meet MOTI requirements and to address the current proposal. The restrictive covenant will identify the safe building areas/hazard areas and will ensure future development follows the recommendations in the geohazard report.

Riparian

The property is with Development Permit Area 2-F for Riparian Areas. Subdivision is an activity requiring a development permit and riparian area assessment when within 30m of a watercourse. The agent will submit a provincially approved riparian area assessment which sets out areas that must not be disturbed for the protection of a watercourse.

Registering the 'no disturb' areas to the property title via reference plan and covenant will ease the construction process for a future building on the vacant lot.

Wildfire Interface

The property is located in an area with a high potential for interface fire activity. An assessment of the site for susceptibility to wildfire (from conditions both on and off-site) is required. The report shall be prepared by a BC Professional Forester specializing in forest wildfire assessment. Implementation or completion of any required works to reduce the hazard must be completed prior to final subdivision approval. The assessment and its recommendations will be registered to the property title.

Parcel Frontage Waiver

Section 6.4 of the FVRD Subdivision and Development Servicing Bylaw and Section 512 of the *Local Government Act* require a minimum frontage of 10% of the lot perimeter. Section 512 (2), allows a local government to exempt a parcel from the statuary and bylaw minimum frontages.

The proposed lot layout provides adequate frontage and access to Sylvester Road. Staff support exempting Lot 1 from the frontage requirements provided the frontage is not less than 60 m.

Proposed Lot	Perimeter	Required Frontage (10% of perimeter)	Proposed Frontage	Requirements met?
1	831.5 m	83.1	64.9m (7.8%)	✘ (Waiver needed)
2	684.9 m	68.4	71.5m (10.4%)	✓

COST

All costs for covenant registration are the responsibility of the applicant.

CONCLUSION

Staff recommend the Fraser Valley Regional District Board authorize the execution of the legal documents for a two-lot subdivision at 12845 Sylvester Road, including the registration of covenants to address riparian area, geohazard, and wildfire matters.

Staff also recommend the frontage waiver be granted. The proposed lot has sufficient frontage to meet road safety and access requirements.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Julie Mundy, Planner I

Date: 2023-09-14
File No: 3320-20 2023-00438

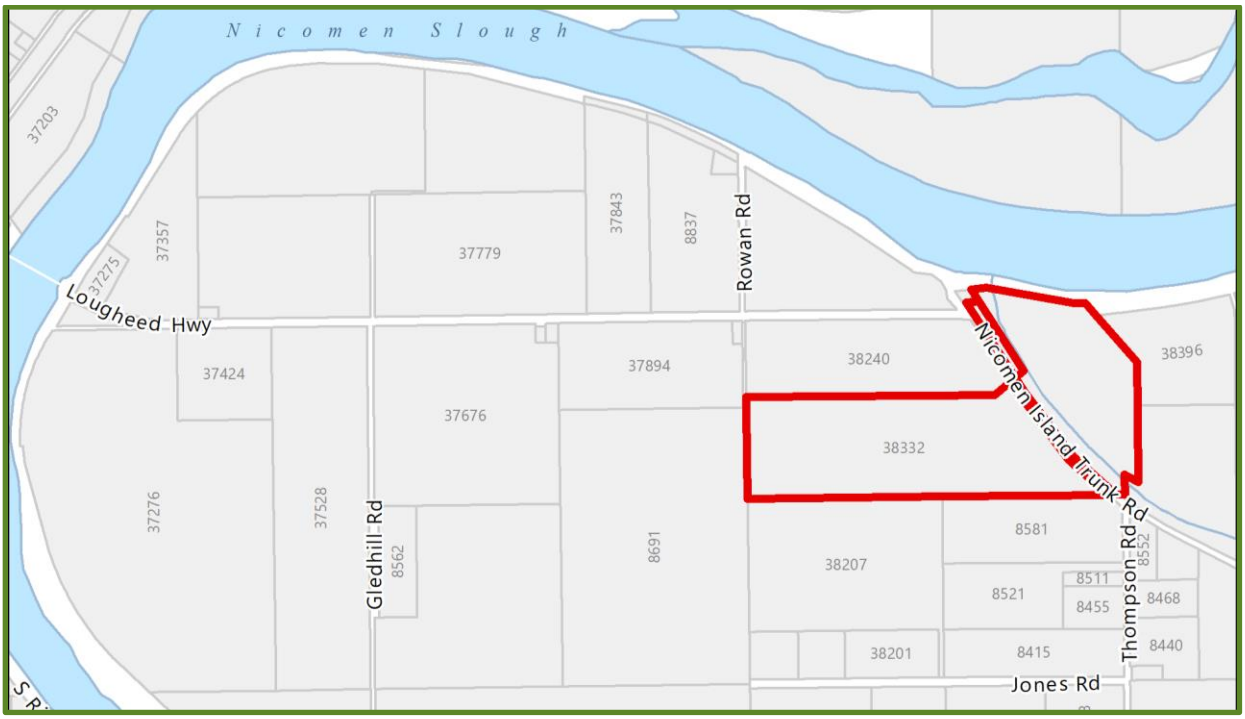
Subject: Covenants – Boundary Adjustment (subdivision) at 38332 Nicomen Island Trunk Road, Electoral Area G

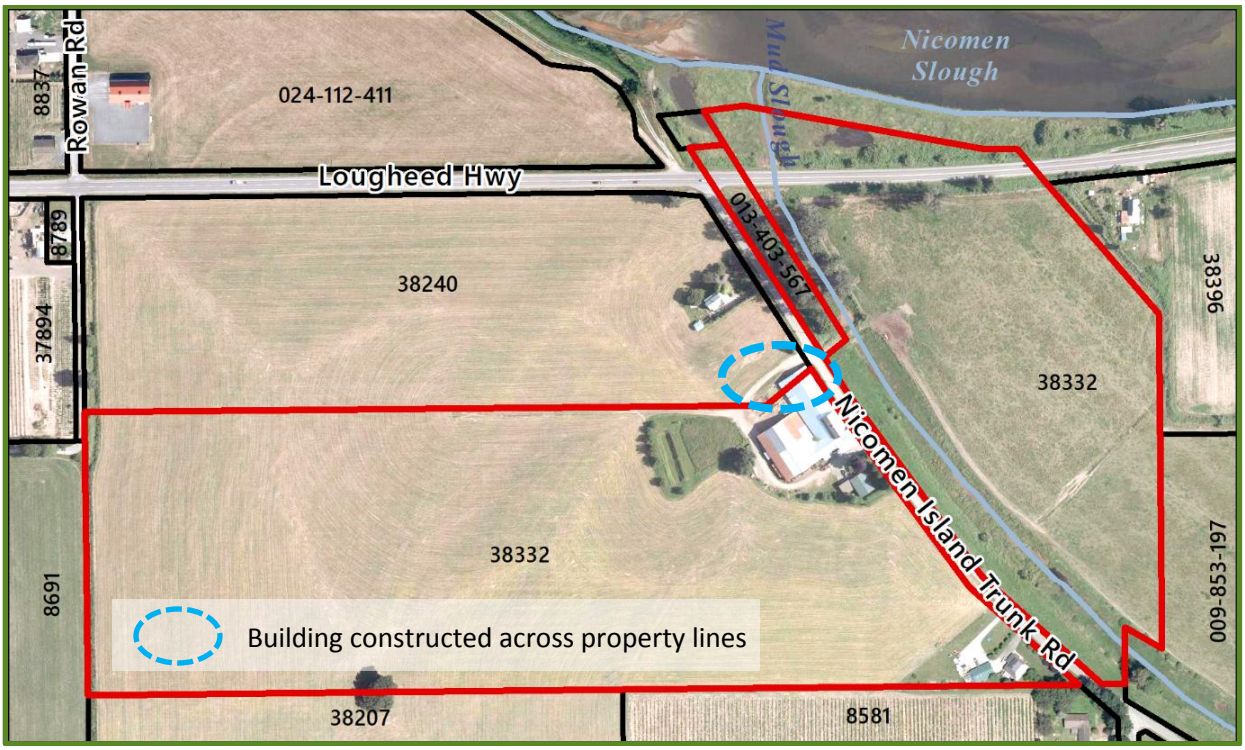
RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize the execution of legal documents for a two lot boundary adjustment at 38332 Nicomen Island Trunk Road, including the registration of Section 219 (Land Title Act) covenants to address riparian area protection and building encroachments.

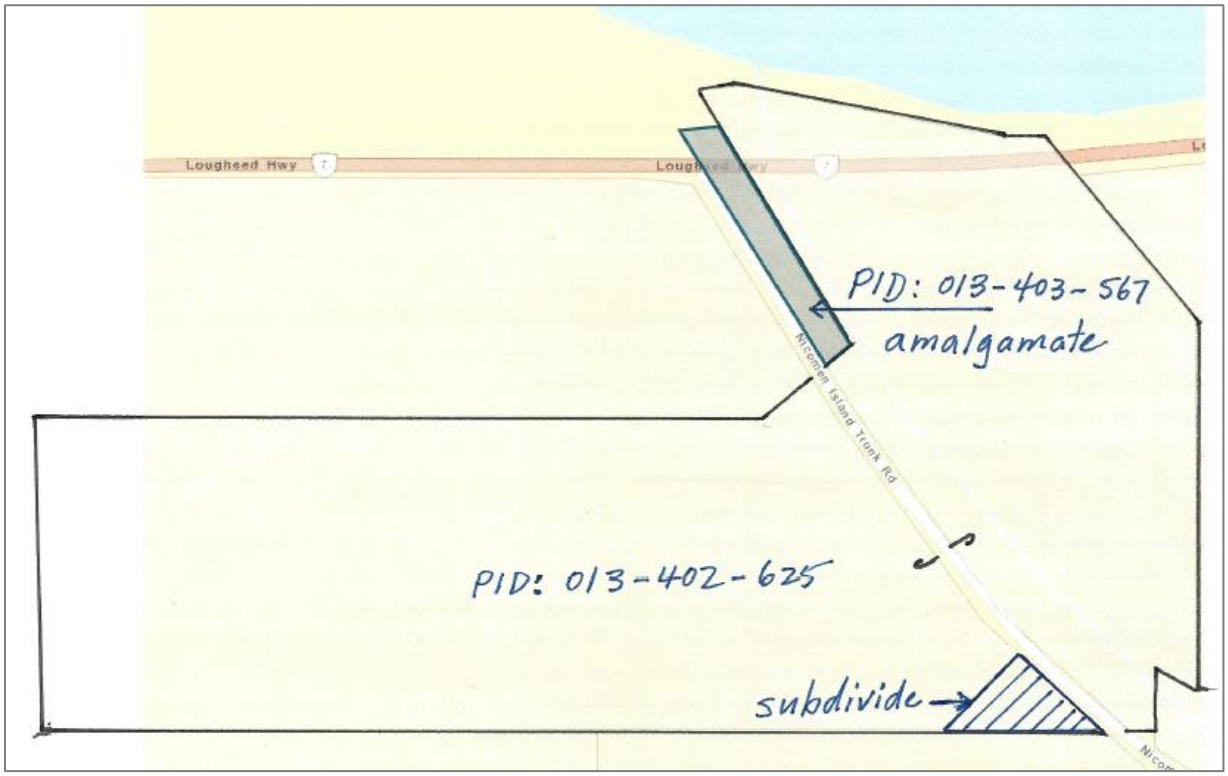
BACKGROUND

The agent for the owners of 38332 Nicomen Island Trunk Road has applied to the Ministry of Transportation & Infrastructure for a two lot boundary adjustment (subdivision). FVRD has responded to the application with a letter outlining requirements to comply with FVRD bylaws. Riparian area protection and building encroachment matters must be addressed for the subdivision to proceed.





The proposal is to amalgamate a 0.5 ha parcel (PID 013-403-567) into the adjacent property, and to simultaneously subdivide a 0.5 ha parcel in a difficult to farm area. The proposal has been approved by the Agricultural Land Commission.



DISCUSSION

Riparian Area Protection

The property is within Development Permit Area 2-G for Riparian Areas. Subdivision, including a boundary adjustment, is an activity requiring a development permit and riparian area assessment when within 30m of a watercourse. The property owners have offered an alternate approach to protect the riparian areas:

- Alternate Approach: Offer a covenant to prohibit residential, commercial, and industrial disturbance within 30 meters of a watercourse on the subject properties. The covenant will include a reference plan prepared by a BC Land Surveyor.

The alternate approach meets the environmental protection objectives of the Development Permit Area and the provincial Riparian Area Protection Regulation. It also meets the exemption criteria for needing a development permit.

Tie Two Lots Together

An agricultural building was historically constructed across the property lines of the subject properties. This encroachment has not been an issue as the two properties have the same owner and form part of the same farm operation.

Although the areas of boundary adjustment are not adjacent to the barn structure, the subdivision presents an opportunity to address the building encroachment. The property owners have elected to register a covenant that ties the two properties together (38332 Nicomen Island Trunk Rd and PID: 013-403-567) for the purposes of sale.

The covenant states the properties will be treated as a single parcel for as long as the structure crosses the shared property line boundary and that the property owner can not sell, agree to sell, transfer, or otherwise dispose of the parcels individually.

COST

All costs for covenant registration are the responsibility of the applicant.

CONCLUSION

Staff recommend the Fraser Valley Regional District Board authorize the execution of the legal documents for a two lot boundary adjustment at 38332 Nicomen Island Trunk Road including the registration of covenants to address riparian area protection and building encroachment matters.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Carolynn Lane, Environmental Services Coordinator

Date: 2023-09-14
File No: 5365-23-013

Subject: CleanFarms Agricultural Plastics Regional Recycling Pilot Project

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RECOMMENDATION

THAT the Fraser Valley Regional District Board enter into contract with CleanFarms to implement a 5-year agricultural plastics recycling program within the region.

BACKGROUND

As presented in an earlier memo to the Board (April 2023), there is an opportunity for the Fraser Valley Regional District (FVRD) to participate in a region-wide program to assist with the recycling of agricultural plastics. This plastic waste, largely associated with the dairy industry and termed "Ag plastics", includes bale and silage wrap, grain bags, film, and twine. These plastic products are not part of any regulated recycling programs and often end up in burn piles, buried on site, or disposed of in local landfills.

In an effort to address the ongoing issue of Ag plastics in the region, FVRD staff have been engaged in discussions with CleanFarms, a non-profit stewardship organization that delivers recycling programs for agricultural products. CleanFarms have relationships with existing contractors and recyclers, have the ability to create economies of scale for non-regulated products, and have been operating the successful Ag plastics collection program in Agassiz (District of Kent) for the past decade. This program cannot continue to operate without additional funding, and because farms outside of Agassiz could also benefit from a program, a regional approach has been proposed.

DISCUSSION

If funded, the regional pilot program will take place over five years, the duration recommended to adequately onboard interested farmers from around the region, to test program logistics, and to assess outcomes. The pilot project will begin as a continuation of the program already in place in the District of Kent and will allow that program to continue seamlessly. Additional farms throughout the region will be added each year, to eventually include up to 62 participating farms.

Much of the agricultural plastic currently going to landfill or being burned or buried on site has a market value and can be turned into something useful (Figure 1). Harnessing the value of this "waste" can result in numerous economic and environmental benefits. When plastic is recycled, it reduces the amount of material needed for new products, saves energy and reduces greenhouse gases. As a

result, less potentially harmful contaminants enter the soil, groundwater, and streams, leading to cleaner air and healthier communities.

Figure 1. Plastic resin from Ag plastics can be made into plastic fence posts, composite lumber, or new agricultural film, among other items.

Goals of the program include:

- Reducing the volume of material landfilled or disposed of on-farm (burial or burning),
- Estimating Ag plastic volumes used in the region,
- Identifying end-markets or other management options for Ag plastics, and allowing for new and innovative recycling processes and upcycled products,
- Collecting and analyzing data and information (storage conditions, collection period, level of participation),
- Documenting project learnings and results, and ultimately,
- Utilizing resulting information to lobby the Provincial Government to establish a Province-wide stewardship program for agricultural plastics.

For reference, the CleanFarms proposal is attached.

COST

The total value for this five-year program is $499,200, half of which will be covered by CleanFarms. If supported, the remaining $249,600 would be paid by the FVRD from the Regional Solid Waste Budget over the five-year term of the proposed program, as follows:

- Year 1 (2024): $35,550
- Year 2: $36,600
- Year 3: $75,250
- Year 4: $75,350
- Year 5: $26,850
- Total: $249,600

Staff will also continue to explore grant-funding opportunities that could potentially reduce overall program costs to the FVRD.

The Regional Solid Waste budget does not receive funding from general tax requisition like other budgets. Instead, it is funded through a tonnage levy on municipal solid waste that is disposed in or from our region. This funding is intended to be used to enhance waste diversion efforts and the program's Appropriated Surplus account is adequately funded to pay for this initiative.

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.

cleanfarms

Preliminary Project Proposal – January 2023

RECOVERY AND RECYCLING OF AGRICULTURAL PLASTICS

Prepared for: Fraser Valley Regional District

Version – 01

PURPOSE OF THIS DOCUMENT

This document was developed in response to a request from Fraser Valley Regional District (FVRD) staff interested in offering ag plastics recycling in their region. It includes a plan and budget for a pilot to collect and recycle agricultural (ag) plastics that are primarily used for hay/silage storage. Strong collaboration amongst stakeholders who share the goal of a more circular economy for ag plastics and a five-year commitment is typically needed to ensure these types of pilots deliver tangible benefits.

BACKGROUND

Dairy, beef and sheep producers (amongst others) use agricultural plastics like bale/silage wrap, bags and films and twine/netting to ensure that feed is safely stored. In many livestock intensive regions, farmers may not have access to a recycling/end of life stewardship program for these materials. Without an alternative, these plastics are often disposed of on-farm or at the landfill.

In provinces like Prince Edward Island, Quebec, Manitoba, and Saskatchewan regulatory mechanisms are in place to ensure province-wide and long-term recycling programs are available for various ag plastics. British Columbia does not have such measures for ag plastics, but regulatory mechanisms do exist for materials like residential paper and packaging, tires, and electronics.

In British Columbia Cleanfarms is presently working with three Northern regional districts, as part of a federally funded project, to develop agricultural plastics recycling programming through pilot projects. Cleanfarms is also working with dairy farmers in the Kent District of FVRD who have recently begun using on-farm compactors to prepare ag plastics for recycling.

This proposal is largely based on Cleanfarms' work in British Columbia and similar projects that are presently available in the Prairies. It details key project elements as well as a budget for delivering a five-year pilot project to enhance agricultural plastics recycling availability in FVRD. Cleanfarms typically recommends that projects last a minimum of five years to allow for adequate time to onboard interested parties, test logistics and develop relationships with contractors and other important players.

OVERVIEW - CLEANFARMS

Cleanfarms is a not-for-profit industry stewardship organization that operates under Canada's Not-for-profit Corporation's Act. In some regions, Cleanfarms is referred to as a Producer Responsibility Organization. Annual Reports are available at www.cleanfarms.ca.

Cleanfarms delivers a mix of voluntary and regulated industry-funded programs. It's Canada-wide stewardship programs manage items like pesticide containers and fertilizer containers (all sizes), unwanted pesticides, and old/expired animal health medications. It also delivers more region-focused programs for items like grain bags (Saskatchewan and Manitoba), baler twine (Manitoba), fertilizer bags (Quebec), and seed and pesticide bags.

Through a network of more than 1,500 recycling collection sites across Canada, Cleanfarms' recycling programs enable farmers to keep valuable resource materials out of landfill and the environment and reinvested in the circular economy. Much of Cleanfarms' success relies on the combined efforts of farmers, ag retailers, manufacturers, distributors, municipalities and other local partners.

Cleanfarms also delivers a variety of government-funded or partner-funded pilot programs for other types of agricultural plastics like bale/silage wrap, twine, silage bags and silage bunker covers and tarps. The organization has developed a very niche expertise that includes end market development, farmer focused communications/engagement strategies, financial analysis/planning, contractor selection and knowledge transfer.

Cleanfarms is sometimes asked to work one-on-one with municipalities or districts who want to provide ag plastics recycling for their rate payers. By working with Cleanfarms, municipalities or districts can efficiently use Cleanfarms' relationships with existing contractors and recyclers, and take advantage of economies of scale.

In order for Cleanfarms to do this type of work, the work needs to be self-funded. (In other words, Cleanfarms cannot use funds collected through voluntary or regulated programs on projects like the one detailed in this document.)

Whether Cleanfarms is developing a short/medium term project or a long term, permanent program, the resulting program needs to be convenient and cost effective, offer tangible benefits to stakeholders and focus on high health, safety and environmental standards.

GOALS

Prior to starting any project, Cleanfarms will work with an individual region to establish clear goals and deliverables. Based on preliminary discussions with FVRD staff, the project will aim to:

- Develop a way to collect and recycle ag plastics, primarily using on-farm compactors to compress ag plastics on-farm.
- Reduce the volume of material landfilled or disposed of on-farm (burial or on-farm burning).
- Develop an estimate of ag plastics volumes used in the region.
- Identify end markets or other management options for ag plastics.
- Collect and analyze data and information (storage conditions, collection period, level of participation).
- Document project learnings and results.
- Estimate the costs to operate a long-term, permanent program to recycle ag plastics in FVRD.

PROJECT OUTLINE

Overview

Farmers will use on-farm compactors to efficiently compress and store ag films on the farm in a baled format. The farmer is then responsible for transporting the bale to a collection site. Collection sites are responsible for temporarily storing bales in a way that minimizes contamination. Cleanfarms is responsible for sourcing end markets and transporting ag plastics to end markets.

Participation from farmers and collection sites is voluntary. Cleanfarms will work with local stakeholders to identify farmers and collection sites that are interested in participating. A measured approach is necessary (i.e., not all farmers should be participating at the onset) so that all parties have the time to evaluate program operations and adjust as needed.

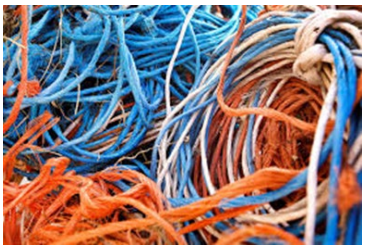
Description of ag plastics targeted

The pilot will target bale/silage films (ag films) at the onset. After a pilot is underway for 12 to 18 months, Cleanfarms will then evaluate additional materials like twine or alternative collection models.

Bale Wrap – Bale wrap is made from linear low-density polyethylene (LLDPE) and is used, often in multiple layers, to contain bales after harvest.

Silage Bags and Bunker Covers – Silage bags and bunker covers are made of low-density polyethylene (LDPE) and used to keep large quantities of feed safe from the elements.

Twine – Baler twine is made of polypropylene (PP) and is used due to its high tensile strength for baling hay and forage materials.



While these materials are often used together on farm, they will be collected separately because they all have a different plastic material composition. Part of the Cleanfarms pilot model is communicating the importance of material separation and minimizing contamination in the material collected.

Collection methods

Cleanfarms will focus on developing best practices around three main activities; on-farm preparation and storage, collection and consolidation at a central collection site, and delivery to end markets (recyclers). To ensure that the materials can be recycled, material needs to be clean and free from excessive contamination and that material (e.g., bale wrap vs. silage bags and bunker covers) is separated. More specifically:

- Farmers will use on-farm compactors to compress ag plastics directly on the farm into a bale.
    - Farmers with compactors will receive information about how to incorporate equipment into on-farm routines, and how to best prepare material for recycling.
    - Separate bales of bale wrap (LLDPE) and silage covers/bags (LDPE) will be produced on farm.
    - Each bale will weigh 400 – 550 lbs, the equivalent of plastic from aproximately 200 wrapped bales.
    - The producer will be asked to drop off their bales at predetermined collection sites during dedicated time periods (e.g., the first week of Month XXX)
- Potential collection sites (drop-off points that will store ag plastics before they are transported to end markets) will be identified. Collection sites are responsible for ensuring space is available to temporarily store ag plastics with separate corrals for each type of ag plastic collected
- Cleanfarms will arrange for the pickup and transportation of material from collection sites. This will likely occur on or shortly after the dedicated collection days.
- Cleanfarms staff will host ‘demo days’ or ‘farm visits’ to educate farmers on best practices.
- Cleanfarms will select recycling end markets for the ag plastics and prioritize recycling over alternative disposal methods. In some cases, contaminated plastics have been sent for energy recovery. Based on previous projects, about 10% of ag plastics collected are sent for energy recovery.

A typical collection site

- A collection site needs to have enough space for temporary material storage and for trucks/equipment to be able to maneuver on-site during drop-off/pick up. Overhead coverage is not required for baled materials. Cleanfarms works with a variety of collection site styles across programs.
- Collection sites act as temporary storage while ag plastics accumulate. When enough material has accumulated, Cleanfarms will coordinate transport to end markets.
- Using dedicated collection days are a great opportunity for education and feedback on the pilot. Collection sites staff usually prefer this approach rather than allowing farmers to drop off ag plastics at any time.

Compactors in use in other ag plastics pilots

- At least three types of compactors are in use across Canada. Appendix A provides an example of compactor styles and current pricing. Cleanfarms can help farmers or partners source compactors.

- There has been some discussion with BC's Ministry of Ag about including compactors in the BMP program. Cleanfarms is unaware of the current status of this.
- The final outcome will be a well-produced bale of single-stream plastics, ready to send to recycling markets.

Project Funding

The total budget for a five-year pilot is $499,200. A detailed budget is available in Appendix B, and an Excel document has been provided so that FVRD can explore funding scenarios. Additional context around costs and assumptions in the budget are below:

- Direct program costs, primarily transportation and compactor purchases, account for ~78% of the total budget.

- The costs of transporting plastics to processors and test markets is significant and varies based on the number of participants and the volume anticipated.

- Compactors account for ~54% of the total budget. The budget has been designed to allow FVRD to change assumptions based on how compactors are procured.

- It is not the purpose of a pilot to capture all material or engage all farmers in the region, and pilot budgeting reflects this. Pilots are set up to learn about regional contexts and cost factors, test communications, logistics and infrastructure needs, and improve programing structure before potentially being implemented in an on-going manner.

- Note that the budget does not anticipate any recycling revenues. Markets are still developing, and this pilot will play a role in stabilizing these markets over time. We include recycling revenue for transparency, though it should not be expected to offset any major costs of this pilot.

- Other program costs are outlined based on current rates Cleanfarms is seeing for related pilot programs. To protect pilot operations, contingency is built into the budget for unforeseen circumstances (such as high freight fluctuations seen in 2022).

- Promotion, education and evaluation activities play an important part in pilot participation and calibrating on-going programing structures and costs. Activity examples include demonstration days, targeted promotional campaigns, signage and handouts, waste audits and user experience surveys.

Funding composition and allocation

Cleanfarms is requesting that at minimum fifty percent (50%) funding contribution be sourced through FVRD. Cleanfarms will help to seek out and coordinate funding from other sources to match the FVRD's funding contribution. This may include support from community groups to

industry or government grants. Please inform Cleanfarms if there are known funding sources that should be investigated, or if there is the ability for FVRD to fund a higher percentage of the project.

This proposal puts forward the total cost of a pilot project for FVRD ($499,200). We have separated out and highlighted the cost of on-farm compactors as they are a large proportion of the budget. There may be one-off opportunities that arise throughout the life of the pilot specifically for funding compactor procurement (for example, inclusion through BMPs or grants through local development funds or grower groups). Such opportunities can help offset the cost of the pilot.

To establish a pilot, we request a five-year commitment (rather than a year-to-year commitment), with the ability to use committed funds over the life of the project. It typically takes at least one year to see consistent pick-up in the pilot. The first year of the pilot focusses on building appropriate communication with farmers and equipment and site set up. Commitment to longevity also encourages participation from growers, as they may be altering their on-farm routine to fit into the program.

While we have outlined a year-by-year budget, the ability to shift funds between project years helps to absorb fluctuations that can occur in programming. For example, if there is lower than anticipated participation at the beginning of a pilot and costs remain low, we can boost participation in the later years. The opposite is also true that if more material comes in at the beginning of the pilot, we will strategize for levelling out costs within the agreed budget. This also accounts for the timing of plastics use in agriculture, which tend to have seasonally variable cycles. Cleanfarms will work within the agreed upon five-year budget and adjust pilot elements as needed. Cleanfarms will also work within the FVRD's preference for invoicing scheduling (i.e. quarterly versus bi-annually, or equal payments versus accrued costs). These details can be decided upon in the final contract.

Additional project elements

Stakeholder Committee

Cleanfarms recommends the establishment of a multi-stakeholder committee that includes local grower groups, resource/recovery organizations, provincial/municipal government officials or extension representatives, conservation authorities and other interested stakeholders. This ensures that interested parties have the opportunity to provide input into the development of the project.

Based on previous work, these types of committees will meet three to four times per year during the first one to two years of the project and potentially less frequently once the pilot is well underway.

Roles and Responsibilities of key stakeholders

While each jurisdiction is unique, based on Cleanfarms' work in similar projects, the following distribution of roles/responsibilities is typically recommended.

Organization/stakeholder	Key roles/responsibilities
Cleanfarms	• Plan and coordinate implementation and logistics, including transportation of material to recyclers. • Coordinate and facilitate committee meetings. • Develop promotions & education tools. • Key contact for collection sites of everything related to the operation of the site. • Support compactor procurement. • End market/processor sourcing and selection. • Overall project management and coordination.
Region/jurisdiction	• Local champion. • Assist in selecting and/or providing collection sites. • Identify farmers willing to use the on-farm compactors. • Identify local contractors for transportation/baling services. • Distribute promotions & education tools. • Relay feedback to Cleanfarms in a structured way. • Project financing – responsible for direct costs (detailed in budget breakdown)
Farmers	• Prepare ag plastics according to program specifications. • Provide feedback into the pilot. • Host demo days (all farmers to visit their farm to view the process). • Transport and deposit plastics at a designated collection site.
Collection sites (private or municipal)	• Provide a dedicated space to receive and store ag plastics. • Provide staff to assist and monitor farmers during drop off to ensure that only pilot materials are dropped off. • Use signage (provided by Cleanfarms) outlining proper storage and preparation steps. • Disseminate information to farmers • Contact Cleanfarms to arrange for the collection of ag plastics when there are approximately 60 bales available for collection.
Grower Groups	• Act as a direct link to farmers. • Share relevant information to members. • Act as experts to inform and advise Cleanfarms to ensure the project is appropriate for local farmers.

NEXT STEPS

The appropriate FVRD staff and committee are asked to review this proposal and evaluate if the proposed approach (storing ag-plastics on-farm and periodically bringing the ag-plastics to a collection site) outline would appeal to stakeholders and if a five-year commitment is feasible. Cleanfarms can provide more details if there is interest in proceeding.

There is a strong appetite amongst the farming community to explore ways to better manage ag plastics at end of life. Projects like this help develop capacity, not only for the individual community undertaking the work, and feed into broader work that will be necessary to develop long term solutions across the province.

FOR MORE INFORMATION

Carly Fraser
Special Projects Coordinator
fraserc@cleanfarms.ca or 877-622-4460

Appendix A: Compactor Options

Three compactors models that help compress plastic on the farm.

BENEFITS OF ON FARM COMPACTING

- Efficiency – fewer trips to a collection site
- Plastic is in a format that is more suitable for recyclers
- Save space on the farm.
- Easier handling for farmers, processors and recyclers.

PRIORITIZE SAFETY DURING HANDLING

MODEL	PRICING	SUPPLIER(S)	LEARN MORE
Pac-it* Press with pressor	Price: $785 (Subject to change) Additional delivery cost	Lynn Leavitt U-Pac Agri Service 613 885-3226 upacagriservice@gmail.com 459 County Rd. 11, Picton, Ontario K0K 2T0	https://www.facebook.com/U-Pac-Agri-Service-1581057562195100/ Video: https://youtu.be/3B3dOwpUipA Data sheet
Compactor with concrete block	Wood Price: $1,300 (Subject to change) Metal Price: $3,500 (Subject to change) Additional delivery cost Payable by credit card	Ghislain Lamontagne Ferme Lamontagne Inc. 514 882-2449 Glamontagne80@gmail.com 380, rang de l'Acadie Saint-Antoine-sur-Richelieu Quebec J0L 1R0 -IN FRENCH	Video (FR) https://youtu.be/sU7SwJ4p5t0 Data sheet
Compactor (PPM-2000) with pulleys or hydraulic arm	Pulley version price: $2,350 (Subject to change) Hydraulic arm price: $4,010 (Subject to change) Additional delivery cost Built from recycled materials	Jonathan Beekman Full Circle Plastics 403 380-4424 info@fullcircleplastics.com 207 11 Street Nobleford, Alberta Mailing address: PO Box 21055 Westview, Lethbridge, Alberta T1K 6X4	Video (FR): https://youtu.be/HJJiCkmFFPE Data sheet

You can make your own compactor. Contact info@cleanfarms.ca to access plans.

To learn more about ag plastics recycling: cleanfarms.ca

Cleanfarms is not responsible for the risks or damages related to the handling, breakages, defects, or malfunction of compactors.

Appendix B: Budget Breakdown

BC Ag film recycling pilot project budget

Last update: sent to FVRD Jan. 19, 2023, supplementary Excel file provided

Year	Set up (Year 1)	Year 2	Year 3	Year 4	Wrap up/ transition (Year 5)	Total
Assumptions						
Number of farmer participants	10	20	42	62	62	62
Average number of bales produced per farm	4	4	4	4	4	--
Total bales collected	40	80	168	248	248	784
Bales per truckload	60	60	60	60	60	
Truckloads shipped to end market	1	1	3	4	4	13
Recycling revenue	$0	$0	$0	$0	$0	$0
Number of compactors purchased per year	8	8	22	20	0	58
Number of compactors provided via alternative funding	2	2	0	0	0	4
Compactor purchase price & transportation	$4,500	$4,500	$4,700	$4,700	$4,700	
Compactor purchases						
Operations/direct costs						
Transportation costs per truckload	$4,500	$4,500	$4,500	$4,500	$4,500	
Transportation costs per truckload	$3,000	$6,000	$12,600	$18,600	$18,600	$58,800
Specialized equipment	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Compactor purchases	$36,000	$36,000	$103,400	$94,000	$0	$269,400
Contingency	25%	25%	25%	25%	25%	
Contingency	$750	$1,500	$3,150	$4,650	$4,650	$14,700
Total - ops/direct costs	**$49,750**	**$53,500**	**$129,150**	**$127,250**	**$33,250**	**$392,900**
Operations/indirect costs						
Promotion & education - design	$5,000	$2,000	$2,000	$2,000	$2,000	$13,000
Promotion & education - production	$8,000	$3,000	$3,000	$3,000	$3,000	$20,000
Waste audit	$0	$3,000	$3,000	$3,000	$3,000	$12,000
End market development, test loads	$0	$2,000	$2,000	$2,000	$0	$6,000
Travel (mileage)	$2,500	$2,000	$2,000	$2,500	$2,000	$11,000
Collection site & farmer feedback mechanism	$0	$1,500	$1,500	$1,500	$1,500	$6,000
Total - operations/indirect costs	**$15,500**	**$13,500**	**$13,500**	**$14,000**	**$11,500**	**$68,000**
Staffing						
Administration	20%	20%	20%	20%	20%	
Staffing	$5,850	$6,200	$7,850	$9,450	$8,950	$38,300
Total staffing	**$5,850**	**$6,200**	**$7,850**	**$9,450**	**$8,950**	**$38,300**
Summary - including compactor purchases						
Operations/direct costs	$49,750	$53,500	$129,150	$127,250	$33,250	$392,900
Operations/indirect costs	$15,500	$13,500	$13,500	$14,000	$11,500	$41,000
Staffing	$5,850	$6,200	$7,850	$9,450	$8,950	$23,500
Total program costs	**$71,100**	**$73,200**	**$150,500**	**$150,700**	**$53,700**	**$499,200**
Summary - excluding compactor purchases						
Total - ops/direct costs	$13,750	$17,500	$25,750	$33,250	$33,250	$123,500
Total - operations/indirect costs	$15,500	$13,500	$13,500	$14,000	$11,500	$41,000
Staffing	$5,850	$6,200	$7,850	$9,450	$8,950	$23,500
Total program costs	**$35,100**	**$37,200**	**$47,100**	**$56,700**	**$53,700**	**$229,800**

Allocation of funding - this section has been provided to FVRD to explore breakdown with alternative funding sources.						
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Total**
e.g. FVRD @ 50% funding	$35,550	$36,600	$75,250	$75,350	$26,850	$249,600
e.g. Grant funding through XXX						$0
						$0
						$0
Total funding check	$35,550	$36,600	$75,250	$75,350	$26,850	$249,600
Remainder to be funded	$35,550	$36,600	$75,250	$75,350	$26,850	$249,600

Fraser Valley Regional District

CORPORATE REPORT

To: Fraser Valley Regional District Board
From: Tareq Islam, Director of Engineering & Utilities

Date: 2023-09-28
File No: 1855-30

Subject: Electoral Areas Flood Protection Gap Analysis and Infrastructure Policy Framework

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RECOMENDATION

THAT the Fraser Valley Regional District (FVRD) Board approve a sole-sourced purchasing agreement in an amount not to exceed $216,000.00 with the selected proponent, Urban Systems Ltd., to assist in Electoral Areas Flood Protection Gap Analysis and Infrastructure Policy Framework;

AND THAT the FVRD Board authorize its signatories to execute a contract with Urban Systems Ltd. for these services, funded by a provincial grant received on January 23, 2023.

BACKGROUND

The Community Emergency Preparedness Fund (CEPF) comprises a range of funding channels designed to bolster the resilience of local governments, First Nations, and communities in their response to emergencies. This financial support is made available by the Province of British Columbia and is overseen by the Union of British Columbia Municipalities (UBCM). These funds are directed towards projects related to Disaster Risk Reduction-Climate Adaptation (DRR-CA).

The Province of British Columbia initiated a call for applications specifically for DRR-CA projects. The FVRD Board granted approval for the application on September 22, 2022. Subsequently, on January 23, 2023, the Evaluation Committee of the Community Emergency Preparedness Fund, responsible for assessing projects under the DRR-CA funding stream for the year 2022, awarded an amount of $216,000.00 to the Flood Protection Gap Assessment and Infrastructure Policy project.

DISCUSSION

Climate change has led to a significant rise in environmental hazards, particularly floods and debris flows, over recent years. BC, including the Fraser Valley Regional District (FVRD), has experienced an increase in such incidents, often attributed to extreme weather phenomena like atmospheric rivers. These weather events have been responsible for varying degrees of flooding and debris flows.

To address these challenges, the Disaster Risk Reduction-Climate Adaptation (DRR-CA) funding stream is specifically tailored to bolster the resilience of FVRD's Electoral Areas. Its primary goal is to mitigate

risks stemming from natural hazards like floods and debris flows by formulating and executing effective preparedness, mitigation, and adaptation strategies.

The Electoral Area Flood Gap Analysis project, a key initiative under this funding stream, encompasses the development of sustainable flood policies for Electoral Areas. These policies are instrumental in guiding service delivery, cost recovery mechanisms, and governance. Additionally, the project involves the prioritization of essential upgrades and initiatives pertaining to FVRD-owned flood and debris basin infrastructure. This comprehensive effort also includes risk mapping, assessments, planning, land use planning, and community education related to climate risks.

It is worth highlighting that the FVRD has been facing a recurring challenge of coping with severe weather events. A prominent example of this is the November 2021 Atmospheric River event, which inflicted significant damage upon FVRD's flood protection infrastructure.

Under the DRR-CA funding stream, two distinct projects have received approval, and they are as follows:

Category 1 Activities

Existing Flood Protection and Drainage Infrastructure Gap Analysis

As part of this project, we will conduct assessments on the current infrastructure sites within the Electoral Araes. These assessments will be based on an updated historical and climate change hydrological evaluation of the Electoral Lands. Utilizing the findings from this updated assessment, along with stakeholder input and the desired project outcomes, we will proceed to conduct a gap analysis. This will be followed by the development of a conceptual design and the establishment of a framework for addressing the identified gaps from a climate change perspective.

The infrastructure to be evaluated within the scope of this project includes:

- Baker Trails Village Debris Control Works
- Cascade-Carratt Creek Flood Protection Works
- Elbow Creek Flood Protection Works
- Elbow creek dam, fish ladder, and private intake structure
- Frosst Creek Flood Protection Works
- Rexford Creek Drainage and Debris Control (incl. Debris basin)
- Wilson Road Dike
- Popkum Drainage Service Areas
- FVRD owned storm sewer system
- Other flood related infrastructures

Flood Infrastructure Gap Analysis will consist of the following:

- Background Review
- Site Visit and Stakeholder Engagement
- Lidar Survey (Allowance)
- Level of Service Workshop with FVRD

- System Mapping
- Review Current Level of Service
- Historical and Climate Change Hydrologic Assessment
- Assess Gaps
- Prepare Conceptual Design

Prioritization of Projects

- Determine Tool for Prioritization and Adapt to FVRD
- Conduct Workshop w/ FVRD staff
- Rank Projects and Prepare Matrix

Category 2 Activities:

Flood Protection Service Delivery Policy

Currently, there is no comprehensive regional strategy in place for flood protection within the Fraser Valley Regional District (FVRD). To address this gap and enhance preparedness for potential climate-related disasters, we propose adopting a proactive planning approach.

Outlined below are the phases of the proposed project. The work plan, which has received approval from the Province, encompasses the following elements:

Review and Categorize Existing Practices and Systems

- Review Background Documentation
- Develop Infrastructure Database and Categorize Existing Systems
- Characterize Current Level of Service

Policy Formulation

- Develop Servicing Tools Available
- Legislative, Regulatory and Guideline Reviews
- Establish Objectives and Principles
- Policy Design and Development
- Develop Draft Policy Framework
- Policy Workshop with FVRD Staff and EASC
- Technical Memo: Policy Formulation

Bylaw Review and Recommendations

- Develop List of Affected Bylaws and Confirm Scope of Amendments
- Review Existing Bylaws

All existing bylaws related to flood protection and drainage infrastructure will be assessed. A list of affected bylaws will be determined based on the outcomes of the priority setting framework and

historical and climate change hydrologic assessment. It is anticipated the affected bylaws will include:

Zoning Bylaws and Official Community Plans (OCPs), Subdivision Development Control Bylaw, Flood Protection and Storm Sewer System Bylaws.

Other FVRD Bylaws that regulate, set policy, or provide guidance with respect to:

- Climate change
- Disaster mitigation and planning
- Green infrastructure
- Source control

This project adopts a comprehensive approach by prioritizing critical areas of concern associated with potential vulnerabilities in the Fraser Valley Regional District's (FVRD) flood protection infrastructure. Proactive risk mitigation of FVRD's flood protection systems will not only safeguard the region but also enable the efficient allocation of emergency resources to neighbouring communities when necessary.

Furthermore, to foster regional cooperation, FVRD staff will actively collaborate with other regional districts. This collaboration aims to facilitate a comparison of flood management approaches and gather valuable insights that can inform the project's outcomes.

Category 3 (Small Scale Structural Activities):

After the completion of Category 1 and Category 2 activities, the Fraser Valley Regional District (FVRD) will seek additional funding, with a potential allocation of up to $5.0 million. This funding will be earmarked for small-scale structural projects, which may involve new construction, modifications, or reinforcement of existing critical infrastructure owned by the province. The primary objective of these projects is to diminish the vulnerabilities to natural hazards and climate-related disasters.

Urban System Ltd. (USL) has direct experience developing policies related to FVRD's utility service provision at the regional scale. USL's experience includes the development of regional servicing policies and strategies.

Furthermore, USL has successfully undertaken both the Electoral Area's Water Gap Analysis and the Electoral Area's Sewer Gap Analysis projects, encompassing both capital works and policy development. Additionally, USL has provided valuable technical support for this project.

Staff propose to sole-source the work to USL In this instance, sole-sourced purchasing aligns with Section vii. of the sole-source provisions in the FVRD's Procurement Policy:

> *vii. where the work is a continuation or follow-up assignment most appropriately done by the original service provider;*

COST

Category 1: $150,000

Category 2: $66,000

Total = Category 1 + Category 2 = $216,000

Category 3: up to $5.0 million (application to be made after Category 1 and Category 2 Activities are completed)

COMMENTS BY:

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Kelly Lownsbrough, Director of Corporate Services & CFO

Date: 2023-09-14
File No:

Subject: Information Technology Planning

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the FVRD's Information Technology planning for the future. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

Information Technology (IT) is critical to every aspect of FVRD's services. IT is fundamental to how business is conducted and our communities are served. Whether it be the servers that store data, the website that communicates information, the security mechanisms in place to protect data, the fuel system at the Hope Airpark or the monitoring tools for FVRD water and sewer systems, information technology underpins all functions. Information technology changes; rapidly, persistently, and often dramatically. As technology advances, opportunities to improve business processes and service delivery become available. These opportunities are typically accompanied by increased costs and security considerations.

This summer, staff initiated a consultative IT planning process to guide the use of resources for information technology systems and services used throughout the FVRD. Since IT is embedded in all departments of the FVRD and is central to the operating success of the organization, it is best if there is a single IT plan for the FVRD.

DISCUSSION

Recently, staff conducted interviews with senior leaders of the FVRD to assess current and future technology requirements to ensure the infrastructure meets the FVRD's collective needs. The main goal of the IT team is to provide stable, reliable, effective, and secure technology infrastructure for the FVRD. Ultimately, this is for effective customer service, both internally and to external customers, and further to ensure the five-year financial plan for the IT department aligns with organizational needs.

Many functions at the FVRD are decentralized, meaning that various departments perform similar tasks for their unique departments. Procurement is a prime example; there is not a procurement department per se, but the Finance team supports FVRD departments on an ad-hoc basis, regarding

procurement and contracting processes. In a similar manner, historically, many departments would procure their own software for their specific needs. Under the Corporate Services umbrella, the Information Technology team supports these various systems and is doing so in a proactive and coordinated manner.

Consultative IT Planning – What We Learned:

Internal planning sessions were worthwhile, well received by staff and will continue on a regular basis. Staff were pleased to hear positive feedback on the responsive and knowledgeable IT team that supports the variety of business functions at the FVRD. A number of key themes emerged.

Project Management

- There is a desire for more visibility into various IT projects, what is on the horizon, timelines, expected outcomes and status. This aligns well with corporate initiatives to launch internal Project Management processes and to incorporate them into the new corporate-wide tracking tool, Government Frameworks.

2. Maximizing Existing Systems – Integration & Training

- Integration with existing systems
  - A number of systems exist across the organization, yet the integration points are minimal. This results in additional effort, dual data entry, and can be error prone.
- Training
  - Not unlike other organizations, some systems are not being utilized to their full potential; due to lack of training and or lack of documented operational procedures.

- While the FVRD has made investments in technology, digital transformation is not completely about technology and is often more about people and skillsets. To fully leverage the technology, there is a need to build the skill set of the system users. In many cases, this includes investing in training from the system provider, documenting associated internal procedures to ensure new employees are well-equipped and to provide refresher training to existing employees. With full workloads, this is often the first thing to be eliminated from workplans, but often at the greatest long-term opportunity cost.

3. Online presence – Website & GIS

- **Website:** The FVRD's website is dated and in need of replacement or complete modernization. Opportunities exist for improved customer accessibility and greater online presence, which given the FVRD's vast geographic area, would serve the FVRD and its customers well. Additionally, there is a desire for the FVRD to modernize its

services, including the ability to offer open data sharing like many other local governments.

- **Geographic Information Systems (GIS):** more opportunities exist to maximize GIS capabilities to support Emergency Management and / or Emergency Operations Centre and further, the Next Generation 911 system that will soon be upon us.

4. **Operating platform – Office 365; Teams**

   - Employees and customers alike expect modern, effective tools in order to efficiently conduct business. A consistent desire from senior leadership is to move from MS Office 2016, to Office 365, to keep pace with peer organizations and to have access to improved integrated tools.

5. **Investing in systems and processes will improve efficiency and effectiveness**

   - **Asset Management** – the FVRD's Asset Management Program is well underway with many activities ongoing throughout 2023. A number of these processes have historically been manual and managed separately by individual departments. The Finance team bears a large burden annually at year-end to update records for financial reporting; vast opportunities exist to automate and integrate.

   - **Human Resources Information System (HRIS)** – opportunities exist to streamline multiple online tracking tools to improve the management of the FVRD's best assets, its employees.

These findings were carefully considered and have resulted in proposed initiatives in the 2024 Budget. IT Planning will continue to be a collaborative process with leadership from across the organization.

COST

This report is for information about the IT planning processes. Financial impacts of recommendations have been considered and will be proposed in the 2024 Budget.

CONCLUSION

Information Technology (IT) is critical to every aspect of FVRD's services and is fundamental to how business is conducted and our communities are served. Information technology changes rapidly, persistently and often dramatically. As technology advances, opportunities to improve business processes and service delivery become available. These opportunities are typically accompanied by increased costs and security considerations. Staff recently conducted interviews with senior leaders of the FVRD to assess current and future technology requirements to ensure the infrastructure meets and continues to meet the FVRD's collective needs. The main goal of the IT team is to provide stable, reliable, effective and secure technology infrastructure for the FVRD. These consultative planning sessions were worthwhile,

well received, and will continue. Key themes emerged that provided great insight into the development of the IT work plan and associated budget, resulting in new initiatives that will be proposed as part of that process.

COMMENTS BY:

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Michael Neill, Planner II

Date: 2023-06-15
File No: 4300-35

Subject: Dust Suppression Measures on Chehalis Forest Service Road (FSR) Electoral Area C

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to dust suppression on Chehalis FSR. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

Chehalis Forest Service Road (FSR) is an industrial forest service road serving 12 forestry road use permit holders, private residents and recreational users in the Morris Valley Area. One of the road use permit holders is Statlu Gravel Mine; a FVRD commercial gravel permit holder. A small section of Chehalis FSR serves as a shortcut from Morris Valley Road to the Lougheed Highway.

In 2020, the Ministry of Forest Lands Natural Resource Operations and Rural Development (MFLNRORD) resurfaced Chehalis FSR, which has provided a smooth high quality gravel surface. Maintenance of FS Roads is provided by the permit holders when they are active in the area and dust suppression measures are not specified.

During the hot dry summer months, Chehalis FSR becomes very dusty and the community is understandably concerned and looking for solutions.

In 2021, FVRD Staff coordinated an application of dust suppressant on Chehalis FSR from the intersection of Lougheed Highway through the intersection of Morris Valley Road and north a further 1.2 kilometers. The cost of the suppressant was $5,900 and absorbed by FVRD through the Commercial Gravel Operations budget.

The intent was not to do this regularly but to show good will to the stakeholders and work with the 12 road use permit holders to perform a follow-up application of dust suppressant in the same area later in the season and subsequent years.

The suppressant was very effective and positively noted by the road users.

Last year in 2022, Woodbrook Aggregates, the owners of Statlu Gravel Mine, and another user of Chehalis Forest Service Road took the initiative and coordinated the dust suppression. The FVRD was 1 of the 4 participants and an additional 1 kilometre was added to the application of suppressant.

DISCUSSION

This year Wordbook Aggregates the owners of Statlu Gravel Mine took the initiative again and coordinated the dust suppression initiative. The FVRD was 1 of 4 participants and an additional 0.5 kilometres was added to the application of suppressant which now covers almost 3.0 Kilometres.

FVRD staff confirmed the work was completed and were very pleased with the results. The initial investment and effort by staff in 2021 has proven to be very successful and strengthened our relationship with the local area residents and industry.

COST

The total cost of the suppressant application in 2022 was $8,103. The FVRD cost was 25% of that amount being $2,701. The 2023 invoice has not yet been received but is expected to be similar to 2022. The cost will be retrieved from the commercial gravel permit budget, which is fully funded through the annual gravel extraction fees.

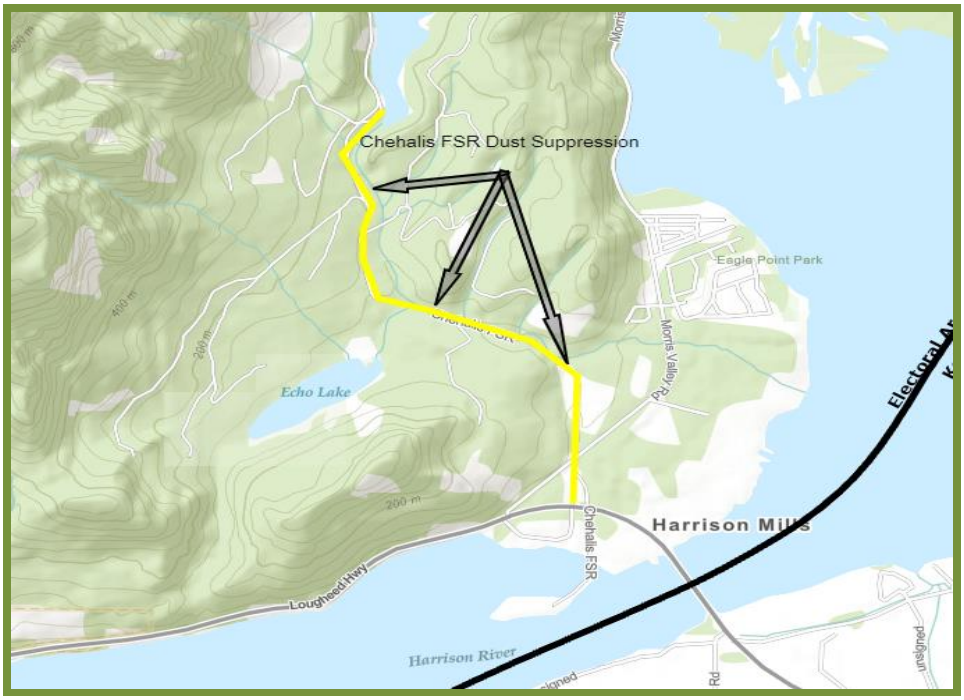
In 2021, the FVRD paid the full amount of $5,900 with considerably less coverage of suppressant.

CONCLUSION

Woodbrook have already indicated they will be working with us and the other road use permit holders to manage the dust on this section of the road in 2024.

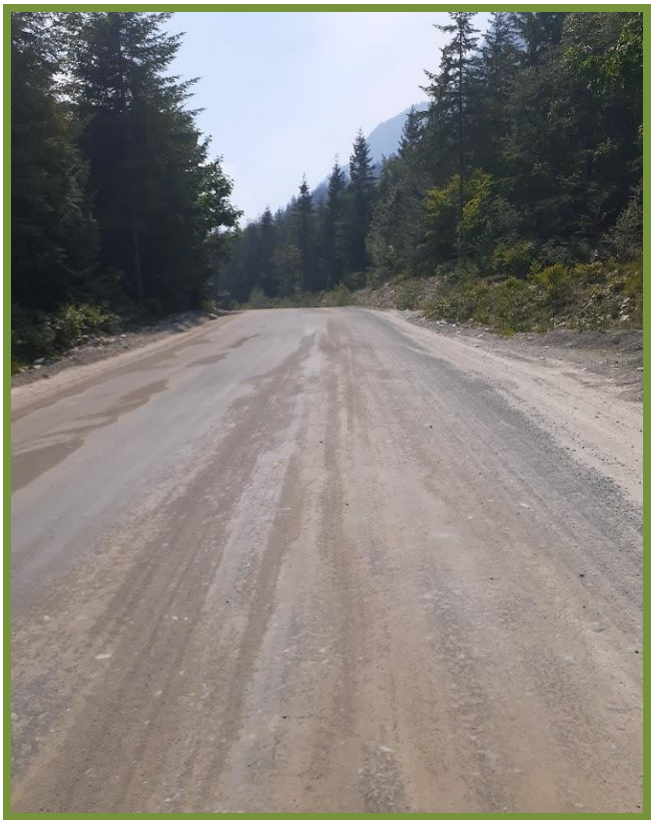
FVRD leadership in this initiative was well received in 2021, quickly adopted by the road users, and very much a success.

Location of Chehalis FSR



Chehalis FSR Looking South from Morris Valley Rd

Chehalis FSR looking south on Morris Valley Rd



COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Elias Ross, Environmental Services Coordinator

Date: 2022-09-01
File No: 9010-25-004

Subject: Local Government Climate Action Program Reporting

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the Local Government Climate Action Program. Staff is not looking for a recommendation and has forwarded this information should members want more clarification or to discuss the item further.

BACKGROUND

The Local Government Climate Action Program (LGCAP)[1] is a three-year provincial program that began in 2022 to replace the previous Climate Action Revenue Incentive Program (CARIP). Under this new program, in exchange for reporting on corporate greenhouse gas (GHG) emissions, local governments receive annual funding to assist with climate action and to help reduce emissions. The Fraser Valley Regional District (FVRD) receives $113,082 per year as part of this three-year program.

GHG emissions are measured in tonnes of carbon dioxide equivalent (tCO_2e). Since some gases, such as methane, have a larger climate impact than CO_2, each tonne released is given a factor to reflect its impact. For example, methane is 28 times more potent a greenhouse gas than CO_2, so 1 tonne of methane is 28 tCO_2e.

DISCUSSION

The FVRD's corporate GHG emissions from 2017-2022 is shown in Figure 1. There has been a general decrease in corporate GHG emissions over the past five years due to facility upgrades and fleet fuel efficiencies, but there was a slight uptick noted in 2022. This uptick is mostly due to the recent inclusion of contractor fuel emissions in the emission inventory. In 2022, the FVRD released 712 tCO_2e of GHG emissions.

Natural gas used for heating and hot water in the FVRD's buildings and gas used for corporate vehicle fleet remain the largest sources of corporate GHG emissions. Diesel, propane, and electricity comprise a smaller portion of total emissions.

[1] Local Government Climate Action Program (LGCAP): https://www2.gov.bc.ca/gov/content/environment/climate-change/local-governments/local-government-climate-action-program

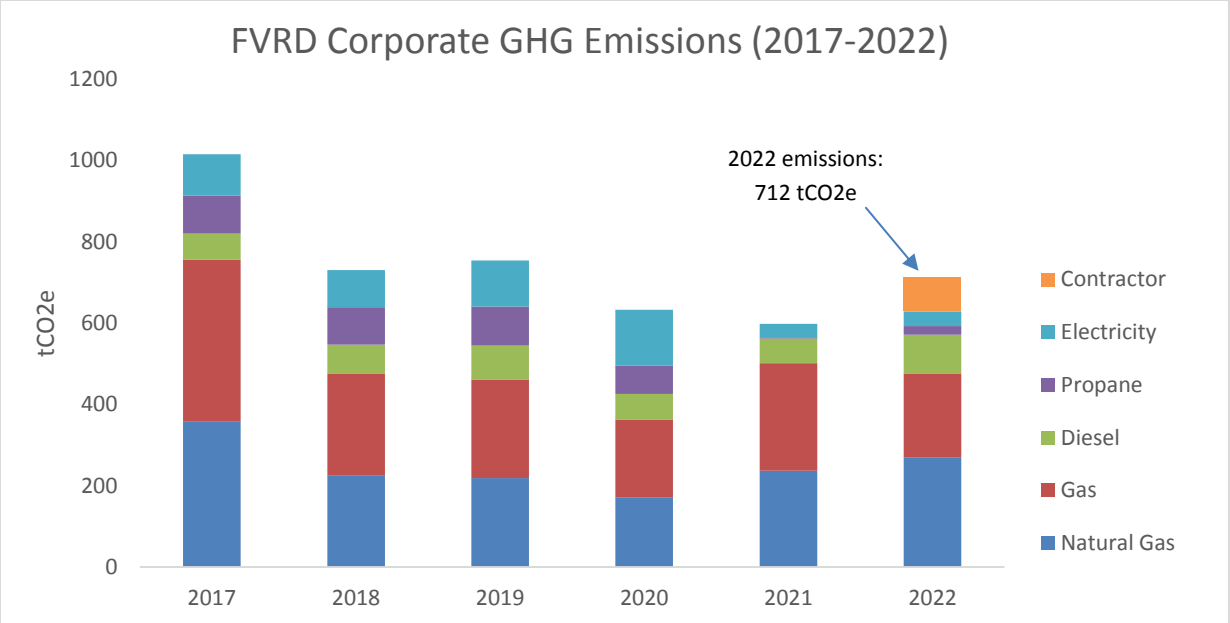


Figure 1: FVRD Corporate GHG Emissions, 2017-2022.

The Hope & Area Recreational Centre is the largest single source of corporate GHG emissions for the FVRD (266 tCO_2e in 2022). The FVRD is in the process of major upgrades to this facility that will recover waste energy from the ice-making process and use it to heat the pools, significantly reducing natural gas consumption. This project is expected to reduce GHG emissions by 55 tCO_2e annually at first, with the opportunity for significant further reductions in the future. The FVRD's LGCAP funding is being utilized to assist with costs of this project. Planning is also underway to update the FVRD's 2009 Corporate Greenhouse Gas Emission Reduction Plan in the coming years to help identify further reduction opportunities.

COST

The FVRD will receive $113,082 through the LGCAP program for 2023, which has been budgeted for the heat recovery initiative at the Hope & Area Recreation Centre.

CONCLUSION

The provincial LGCAP program requires local governments to report on annual corporate greenhouse gas emissions. In 2022, the FVRD was responsible for 712 tCO2e of greenhouse gas emissions. This was up slightly over previous years, largely due to the inclusion of contractor fuel emissions in 2022.

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.

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Rafid Shadman, Planner 1

Date: 2023-09-14
File No: 3015-20 2023-05

Subject: Placement of fill on Agricultural Land Reserve for a non-farm use activity

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RECOMMENDATION

THAT the Fraser Valley Regional District Board refer the non-farm use application for the placement of fill at 36041 Hartley Road, Area F, back to staff.

AND THAT FVRD Board require the applicant to submit the supplementary information needed to address the information gaps outlined in the FVRD staff report dated September 14, 2023.

BACKGROUND

As of April 18, 2023, the Fraser Valley Regional District has received an application from Huckleberry Fin Holdings Inc. for the placement of fill on ALR land for a non-farm use activity at 36041 Hartley Road, Electoral Area F. The purpose of the application is to increase the agricultural capability of a previously forested parcel to grow various crops including blueberries and custom hay crops.

The application referral under consideration is a non-farm use Agricultural Land Commission (ALC) application. ALC has informed staff that once unpermitted fill is placed on a property, regardless of its use (i.e. blueberry production), it is considered to be a non-farm use.

The FVRD Board must determine whether the placement of fill for a non-farm use activity application should proceed to the ALC for a final decision. If forwarded, the Board should consider whether to provide any additional comment beyond this staff report for ALC's consideration. The Board also has the option to not forward the application to the ALC, which would end the application without the ALC's consideration. This staff report outlines three options the Board may wish to consider in relation to this application.

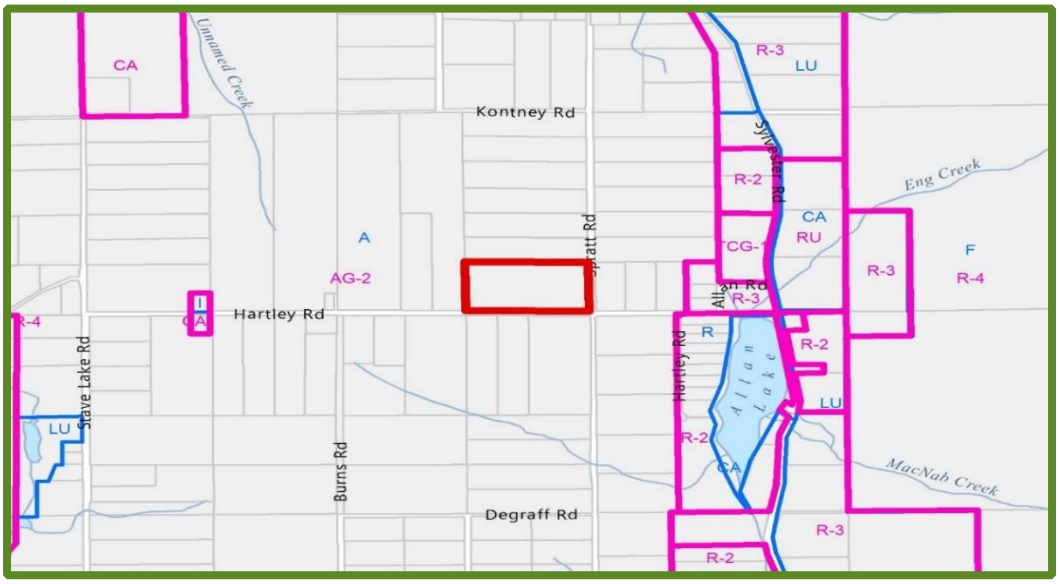
PROPERTY DETAILS			
Address	36041 Hartley Rd	**Area**	F
PID	009-217-240	**Owner**	Huckleberry Fin Holdings Inc
Folio	775.02353.100	**Agent**	Darren Dreihaar
Lot Size	18.86 acres		
Current Zoning	Agricultural 2 (AG-2)	**Proposed Zoning**	No change
Current OCP	Agricultural (A)	**Proposed OCP**	No chance

Current Use	Farming	**Proposed Use**	No change
Development Permit Areas	2-F Riparian Areas		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES

North	^	Agricultural 2 (AG-2); SFD
East	>	Agricultural 2 (AG-2); Spratt Rd, Farm
West	<	Agricultural 2 (AG-2); Stave Lake Road, Farm
South	v	Agricultural 2 (AG-2); Hartley Road, Farm

NEIGHBOURHOOD MAP



PROPERTY MAP

DISCUSSION

In November 2022, during a site visit in Area F the FVRD Bylaw Enforcement staff noticed a significant amount of fill being deposited on the property. Upon discussion with the property owner, it was advised that approximately 5,000 cubic metres of fill had been deposited on the property without obtaining any permits. Since the subject property is within the ALR lands, the matter was then forwarded to the ALC Compliance and Enforcement Department. The property owner was served with a letter of non-compliance from the ALC for failing to acquire a permit prior to bringing in fill to the subject property *(Attachment 1)*.

The property owner then submitted an application to the ALC. As part of the non-farm use application, the applicant commissioned Madrone Environmental Services Ltd. to prepare a Land Capability for Agriculture (LCA) Assessment. Such assessments are conducted by professional agrologists to evaluate the potential for farming on a property. The findings and recommendations from the LCA assessment are described later in this report. *(Attachment 1)*

General Site Topography and Characteristics

The subject property is undeveloped (no past or current agricultural development). It has been cleared of trees and contains stockpiles of trees, vegetation, and debris in multiple locations. The parcel can be accessed via two entrances from Hartley Road at the southeast and southwest property boundaries.

As part of the Land Capability for Agriculture assessment, the applicant provided a topographic survey. The survey indicated that the property has varying elevations:

- Topographic highs and undulating terrain observed in the centre and west-central areas of the property;
- Gentle to moderate slopes observed in the east-central and east areas of the property; and
- Depression areas with standing water and/or saturated soils along the western boundary, north-central areas, and along the eastern property boundaries.

Madrone identified drainage ditches on and around the property. Two ditches were observed running north-south and located to the eastern and western perimeter. A shallow ditch was also observed beyond the southern property boundary which was filled with debris. No natural watercourses were observed during the assessment of the subject property.

Concerns related to unauthorized fill

Over the last few years, there have been significant challenges with the placement of unauthorized fill on ALR properties in Hatzic Valley. On August 9, 2023, the ALC issued a letter informing residents of the area that ALR properties are subject to restrictions on use and subdivision, which are imposed by the Agricultural Land Commission. The letter highlighted sections of the legislation that prohibit the placement and removal of fill without relevant permits.

In this case, since 5,000 m^3 of unauthorized fill was brought to the property, staff require further information from a Qualified Professional to verify whether the existing unauthorized fill is being used

for the purpose of improving the ability to farm the land. During multiple site visits, staff noticed ongoing operations on the property while the ALC application is under consideration. Staff informed the applicant that the ongoing works are part of the non-farm use application and must be on hold until a final decision by the ALC has been made. Despite written and verbal notifications, the applicant has continued ongoing operations of stripping the native topsoil, screening it for rocks/roots and placing fill.

The applicant mentioned that the existing agricultural improvements at this time are limited to some localized stripping and stockpiling of native topsoil for screening. During the process, larger rocks and roots will be removed, and the finely ground wood and organic matter from land clearing will be blended in to increase the organic content. An image of the ongoing operations can be seen in *Figure 1* below.

Figure 1: The fill stockpiles and regarding operations on the eastern portion of the lot (taken during the site visit on August 23, 2023)

To understand the intention behind the fill, staff requested the following information:

- Estimated amount of existing fill on the property,
- The source of the fill and
- whether it meets the BC Contaminated Sites Regulation (CSR) standards for agricultural operations.

Since the fill has been already brought to and applied on the property without professional oversight, it is important to understand if it meets provincial standards to confirm that it does not have a negative impact on the land. The applicant is currently in the process of commissioning a Qualified Professional to provide the requested information for staff's review.

Source of Existing Fill

The applicant has informed FVRD that approximately 5,000m³ fill was brought to the site. Since the fill has been placed on agricultural land, staff had concerns regarding the source of the existing fill and whether it meets the BC Contaminated Site Regulation (CSR) standards. The applicant has provided a fill placement survey which shows that it was primarily applied to depressions on the property identified as Polygon C and parts of Polygon A and B in the Madrone report *(Figure 2)*. In recent correspondence, the applicant advised that the fill came from the following sources:

Source Site	Excavation Company
11907 223 Street, Maple Ridge	DSM Excavating & Contracting Ltd.
22567/22577/22583 Brown Ave, Maple Ridge	Bolognese Brothers Contracting Ltd.
4175 Dawson Street, Burnaby	D&S Bulldozing Ltd.

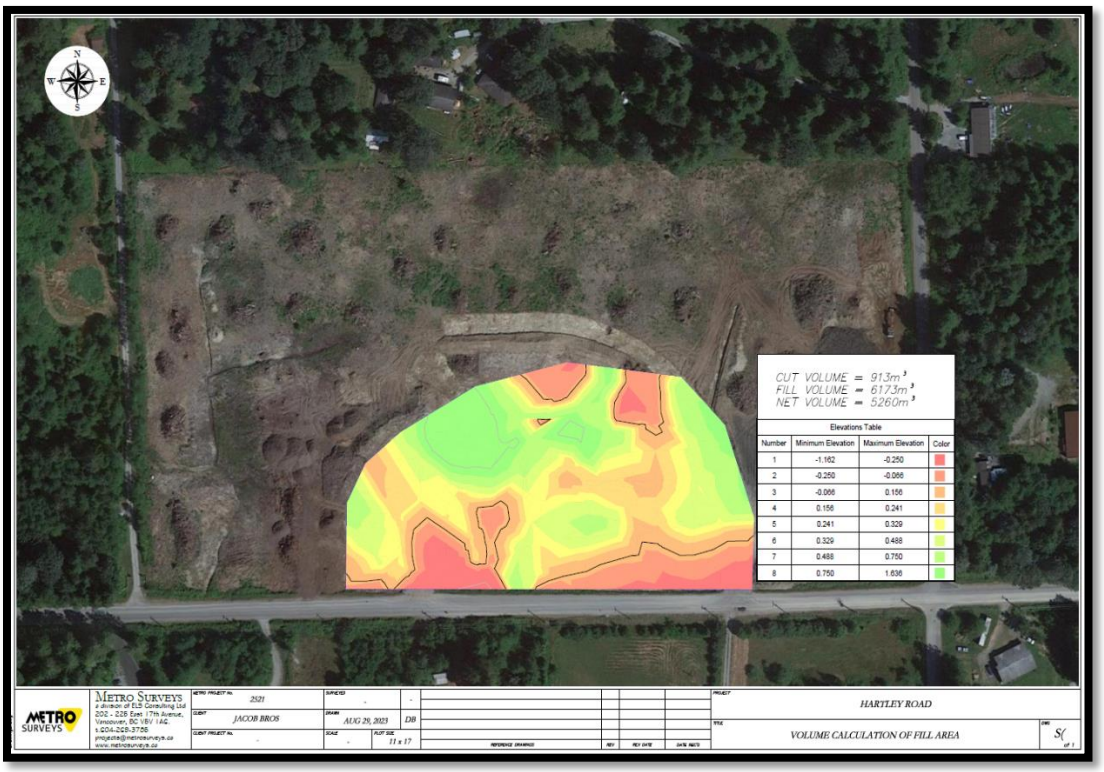


Figure 2: Volume Calculation of Fill Area

In addition to the sources of the fill, the applicant has further provided the Stage 1 Preliminary Site Investigation (PS1) documentation. The PS1 for 11907 223 Street, Maple Ridge was completed by Next

Environmental Inc. and 22567, 22577 & 22583 Brown Avenue, Maple Ridge was completed by Esker Environmental Consulting Ltd. With respect to 4175 Dawson Street, Burnaby, the applicant is currently working with Active Earth Engineering Ltd. to acquire the PS1 for the third site. The summary for PS1 for both lots are as follows:

11907 223 Street Maple Ridge PS1 Summary

Next Environmental Inc. conducted the preliminary site investigation to identify Areas of Potential Environmental Concern (APEC) and Items of Low Potential Environmental Concern. At the time of preparation of this report, there were plans to construct a six-storey residential apartment building at the source site. Based on aerial photographs, the lot was previously used for a single-family dwelling. At the time of site investigation, it was determined that a minor amount of construction grade fill material could have been potentially used for grading during the construction of the former residential building; however, it would not be considered a significant environmental risk for the site. In conclusion, no APEC or Items of Low Potential Environmental Concern were identified.

22567, 22577 & 22583 Brown Avenue PS1 Summary

Esker Environmental Consulting Ltd. was retained to conduct a Phase 1 Environmental Site Assessment (ESA). At the time of preparation of this report, 22567 and 22577 Brown Avenue were used as residential properties, and 22583 was a vacant residential lot with a sea can storage container. The investigation concluded that there is considered to be a low potential for contaminants of concern to be present at the site at concentrations above the BC CSR soil, groundwater and/or vapour standards.

Staff are not able to verify that the fill placed on the subject property in fact came from these sources and no professional assurances have been provided in this respect.

Limitations of the reports

The preliminary site investigation reports forwarded by the applicant discuss potential environmental concerns (APEC's), potential contaminants of concern (PCoCs), and the potential for the PCoCs to be present at the site at concentrations above the BC CSR) soil, groundwater, and/or soil vapour standards.

The Province has guidelines for soil intended for growing blueberries and other crops[1]. With respect to soil, it is important to determine the nutrient status and soil pH before setting out a new planting. Blueberries do best in acidic soil with a pH range of 4.5 to 5.2. A pH outside of this results in poor growth and low yields. Furthermore, the soil must be tested 6 months before planting so that any amendments can be added as the field is being prepared.

The preliminary site investigation reports do not discuss any information pertaining to the quality of the soil in relation to agricultural crops or blueberry farming. The proponent has been informed that a

[1] https://www2.gov.bc.ca/gov/content/industry/agriservice-bc/production-guides/berries/blueberries

Qualified Professional (Professional Agrologist, P.Ag.) must conduct a soil sample and provide the FVRD staff with a report discussing whether it meets the BC CSR standards for agriculture.

Applicant's Rationale for Fill Placement Proposal

Per the applicant's proposal, the goal is to improve the agricultural land that cannot be utilized or cultivated in its current state. The applicant commissioned a professional agrologist (Madrone) to create a plan for growing blueberries and other hay crops on the property. According to the Madrone report, approximately 33% of the property is low-lying, saturated, and contains standing water depending on the seasons.

The following information was provided by the applicant for a better understanding of the project.

Various Components of the Land	Dimensions
Total area for fill placement	2.53 ha (approx. 6.25 acres)
Maximum depth of material to be placed as fill	2.88m (approx. 9.44 ft.)
The volume of material to be placed as fill	22,968 m^3
Estimated duration of the project	1 year and 3 months

In terms of the existing topographical constraints, the applicant mentioned that there are significant challenges with offsite drainage. Existing drainage features such as ditches, have inverts at higher elevations than the soil surface in various locations on the property. Additionally, in some locations, the existing ditch drains onto the property rather than off the property which could have been a product of land modifications made during the public road (i.e. Hartley Road) construction. The applicant further mentioned that other alternative measures were also explored, however such works would require significant changes to public roads which are unlikely to be supported by the Ministry of Transportation and Infrastructure (MoTI).

Land Capability for Agriculture

Lands within the Agricultural Land Reserve are classified according to their ability to produce a range of crops when considering climate and topography. Soils are classified on a scale of 1 through 7; Class 1 is applied to land where the climate and soil allow growth of the widest range of crops and Class 7 is applied to land considered non-arable with no potential for soil-bound agriculture.

Capability classes are designated as unimproved and improved. Unimproved ratings are based on soil characteristics without physical improvement, whereas improved ratings are based on assumptions that improvements can be made.

Additionally, there are also subclasses that indicate various levels of management problems and use limitations. The subclasses are indicated by letters including: C- Adverse Climate (excluding precipitation); D – Undesirable soil structure; and, E – Erosion.

The subject property has the following soil classifications:

Soil Polygon (ha/ % of total assessment area	Unimproved Soil Rating	Best Improved Soil Rating
Polygon A – 2.67 ha (6.60 acres); 35%	4AT 3W	4T 3W
Polygon B – 2.40 ha (5.93 acres); 31%	5T 4A 3W	5T 3W
Polygon C – 2.53 ha (6.25 acres); 33%	4AW 3T	4W 3T
The total area of the property: 7.6 ha (18.78 acres); 100%		

Table 1: Summary of each polygon and soil ratings

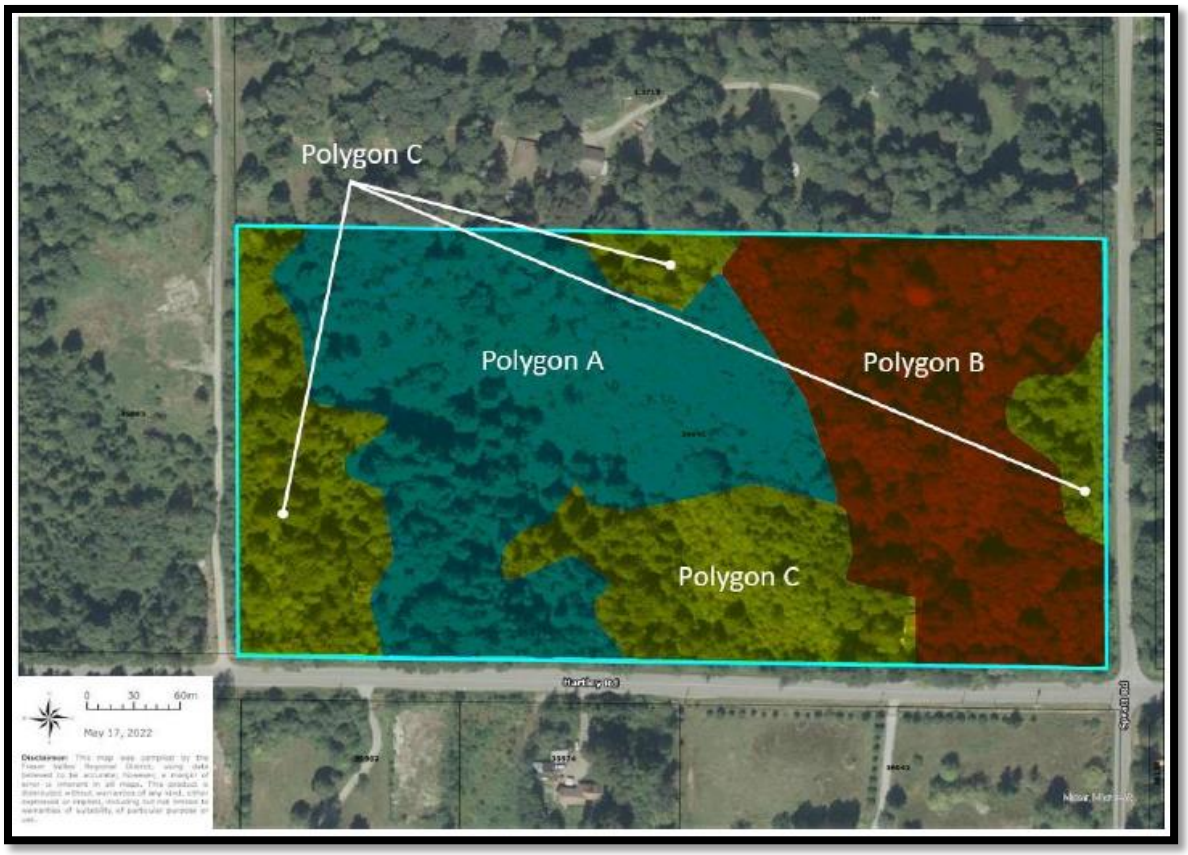


Figure 3: Polygons A, B, and C as per the LCA assessment prepared by Madrone

Recommendations from Madrone:

Madrone identified the existing soil limitations for each polygon within the subject property. Both Polygon A and B have excess water (W) and topography (T) limitations. Standard land management practices to improve an excess water limitation such as installation of drain tiles, more ditching and/or pumping would not be effective because of the inability for excess water to be conveyed off the parcel without re-grading of topographically higher areas in the west. Additionally, due to the

topography (T) limitation, ditching and tiling would be unfeasible. The importation of fill to improve topography (T) limitation for Polygon A and B was also considered; however, it is not practical due to the elevation difference between the two polygons and the volume of fill that will be required to create a less sloped terrain across both areas (and continuing into Area C). Based on the information stated above, Madrone recommends that the soils in Polygon A and B be re-graded through a cut-and-fill approach whereby topsoil is stripped and stockpiled, and subsoils are redistributed from higher elevation areas to the lower elevation areas to create a less sloped with a more consistent grade.

Polygon C is comprised of all the depression areas across the subject property where standing water was also observed. The variable topography restricts the range of crops sensitive to "wet feet" and may suffer during extended periods of heavy rainfall. Additionally, the water table tends to fluctuate for Durieu Soils, with an excess water limitation further exacerbated in low-lying areas relative to the surrounding land. Standard management practices for excess water removal (i.e. drain tiles, and ditches) would not be as effective due to the existing constraints of conveying water off the parcel. Considering this, Madrone recommended the importation of agriculturally suitable 25, 300m^3 of soil for the purpose of excess water management if this is the only option to increase agricultural capability. Madrone further mentioned that with proper irrigation, the soil could reach a capability of Class 1 which has the potential for blueberry production totalling an area of 4.93ha (approx. 12.18 acres), representing more than 65% of the total area on the property.

FVRD Policies and Regulations

Zoning

The subject property is zoned as Agricultural 2 (Ag -2) under the FVRD Zoning Bylaw No. 1638, 2021. The Ag-2 zone allows for farm use and the definition is provided below:

Farm means the use of land, buildings, and structures for the production of agricultural products and livestock. May include the following: Storage and processing of agricultural products produced on that lot; Storage and repair of equipment necessary to farming on that lot; Storage of feeds and fertilizers necessary to farming on that lot.

Based on the definition, the proposed blueberry and custom hay crops are permitted uses on the subject property.

Official Community Plan

The subject property is designated Agricultural (Ag) under the Fraser Valley Regional District (FVRD) Official Community Plan for Hatzic Valley, Area F, Bylaw No. 0999, 2010. The OCP seeks to preserve the Agricultural Land Commission Act regulations, and Orders of the Commission take precedence on matters of land use and subdivision in the ALR. The policies established in the AG designation aim to guide future Regional Board comments on ALC applications.

The following uses are supported by Ag designation:

a. Farm use;
b. Conservation Use;
c. Park and park reserve;
d. Single-Family Residential Use;
e. Recreation;
f. Silviculture;
g. Accessory Residential; and
h. Accessory Rural Residential Uses

The table below intends to highlight the proposal's compliance with the highlighted OCP policies.

Policy #	Policy	Staff Comment
5.1.7	AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act and the regulations and orders of the Agricultural Land Commission. The Act and the regulations generally prohibit or restrict non-farm use, unless otherwise permitted or exempted by the Commission.	The OCP seeks to preserve and protect farmland for long-term agricultural use while supporting the flexibility needed for stable and sustainable farms. The applicant has informed their intention to plant blueberries on the property. Staff recommend a soil assessment report from a Qualified Professional certifying that it meets the BC CSR standards for agricultural land use.
5.1.11	The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken only in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation and, where applicable, FVRD Soil Removal and Deposit Bylaw No. 0729, 2006.	Placing fill or removing soil from a land in the ALR requires the applicant to submit a Notice of Intent (NOI) or apply for a soil or fill-use application. Bringing in fill on-site prior to the approval of the fill-use application is not supported by the OCP policies.
5.1.15	Preservation and enhancement of existing agricultural operations in the AGRICULTURAL designation shall have priority over newly proposed non-farm uses	Due to the recent incidents of illegal placement of fill in Area F, staff have significant concerns regarding the 5,000 m^3 of fill brought to the property prior to the approval of the fill placement application. To ensure that agricultural uses have priority over non-farm uses, staff recommend a Qualified Professional to conduct a soil sample test and confirm whether it meets the BC CSR standards.

ALC Application Process

Soil or Fill-use applications are submitted by the applicant to the ALC portal *(Figure 4).* The portal then forwards the application to the appropriate local government for review.

Local governments that receive a *Soil or Fill Use Application* under Section 34 (4) of the ALCA must

1. Review the application, and

2. Forward to the Commission the application together with the comments and recommendations of the local government

3. Refuse to authorize the application to proceed to the ALC

Local governments must not approve or permit fill placement or removal of soil or aggregate until such time that the Commission has approved the *Soil and Fill Use* Application for the subject property.

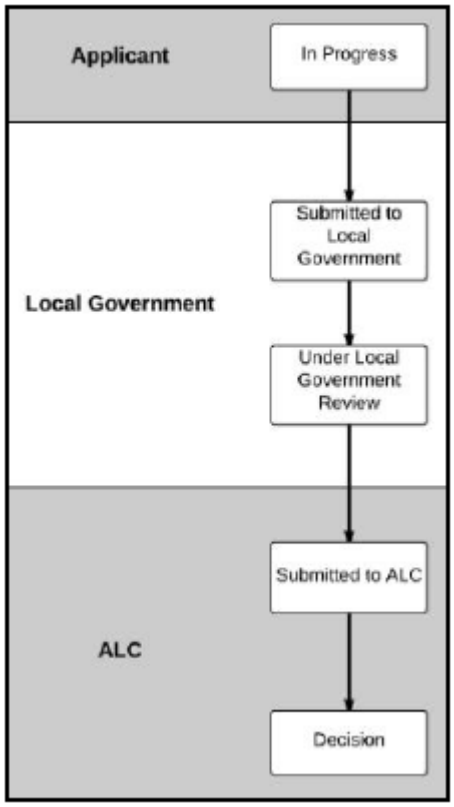


Figure 4: ALC application process flow chart

Staff Recommendation

Based on the documents provided by the applicant, staff do not have adequate information regarding the quality of the existing fill brought to the property in November, 2022. As previously mentioned, site investigations were completed by environmental professionals, however; the reports do not comment on whether it's the best-suited soil for agriculture or if it meets the BC CSR standards for agriculture.

In addition to the existing fill, staff have not received any information pertaining to the source or borrow site of the proposed fill which will be required for blueberry and custom hay crops. There are some additional information gaps on storm drainage, traffic, and dust and odour management which will be required in order to develop an overall understanding of the project.

Due to the information gaps on this application, staff recommend that the FVRD Board direct staff work with the applicant to acquire the required technical reports and develop a better understanding of the project. Depending on the results of the technical reports, staff will bring back a second report with a recommendation to forward/refuse the application.

COST

The $750 FVRD portion of the application fee has been paid. The applicant will pay the Agricultural Land Commission portion of the fee ($750) if the application is forwarded to the Agricultural Land Commission.

CONCLUSION

Placement of fill in the Agricultural Land Reserve (ALR) is regulated to varying degrees depending on the end use of land. In recent years, there have been concerns about how effective fill placement has been both within the regulatory regime and at the onsite management level. With that in mind, staff have identified a lack of information on both the existing and proposed fill. Additionally, the applicant has continued his operations (i.e. recommended by Madrone for farming) despite written/verbal

notifications. Due to the existing information gaps, staff are recommending the FVRD Board to refer the application back to staff to work with the applicant to develop a better understanding of the project before bringing it back in the coming months.

OPTIONS

Option 1 Refer back to staff

If the Board wishes staff to require additional technical documents pertaining to the storm drainage management, source of the proposed fill, traffic management etc. to gain a better understanding of the project, the following recommendation would be appropriate.

MOTION: THAT the Fraser Valley Regional District Board refer the non-farm use application for the placement of fill at 36041 Hartley Road, Area F, back to staff.

AND THAT FVRD Board require the applicant to submit the supplementary information required to address the information gaps outlined in the FVRD staff report dated September 14, 2023.

Option 2 Forward to ALC

If the Board wishes to forward the application to the ALC to make the final decision, the following recommendation will be appropriate:

MOTION: THAT the Fraser Valley Regional District Board forward the application for fill placement for non-farm use activity at 36041 Hartley Road, Area F to the Agricultural Land Commission for consideration.

Option 3 Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District refuse to forward the application for non-farm use activity at 36041 Hartley Road, Area F to the Agricultural Land Commission.

- The Province has sufficient legal authority to impose whatever remediation plan it wishes. All local governments are "creatures of the province," and there are provincial powers that can be used to proceed with an option that is deemed most suitable by the Province. The Board's refusal to forward the non-farm use application to the ALC would not limit the range of remediation orders the Province could impose.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 68122
Application Status: Under LG Review
Applicant: Darren Dreihaar , Huckleberry Fin Holdings Inc.
Local Government: Fraser Valley Regional District
Local Government Date of Receipt: 04/18/2023
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use (Placement of Fill)
Proposal: The purpose of the proposal is to improve agricultural land that cannot be utilized or cultivated in its current state. As identified in the accompanying report, approximately 33% of the property is low lying, saturated, and contains standing water depending on the season.

The site has topographical constraints that do not allow for offsite drainage, as existing drainage features, such as ditches, have inverts at the higher elevation than the soil surface in various locations on the property. It appears that when the municipal road was constructed (Hartley Road), many decades ago, the road area was filled and blocked some of the natural drainage paths. In other cases the drainage issues were natural features.

The project will allow existing topsoil and loam to be salvaged, screened where required, and then re-spread on the surface. The intention is to enhance the existing topsoil by adding the processed (ground-up) residual wood fibre to add organic matter to the soil and to promote better water retention and aeration.

The intention is to complete the transformation of a previously wooded and raw parcel of agricultural land into a parcel of land that is arable and suitable for various crops. It is my intention to plant approximately 60% of the property in blueberries and utilize the other 40% for custom cut hay crops.

Mailing Address :
26208 Lougheed Highway
Maple Ridge, BC
V2W 1M3
Canada
Primary Phone : (604) 809-9574
Email : darren@drakeexcavating.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple
   Parcel Identifier : 009-217-240
   Legal Description : LOT 6, PLAN NWP24965, SECTION 36, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT
   Parcel Area : 7.64 ha

Civic Address : 36041 Hartley Road
Date of Purchase : 10/29/2021
Farm Classification : No
Owners

1. **Name :** Darren Dreihaar
   Address :
   26208 Lougheed Highway
   Maple Ridge, BC
   V2W 1M3
   Canada
   Phone : (604) 809-9574
   Email : darren@drakeexcavating.ca
2. **Name :** Huckleberry Fin Holdings Inc.
   Address :
   26208 Lougheed Highway
   Maple Ridge, BC
   V2W 1M3
   Canada
   Phone : (604) 809-9574
   Email : darren@drakeexcavating.ca

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
Upon purchase of the property in October 2021, the entire parcel was covered in trees and vegetation, and had never been put into agricultural production. An old dilapidated dwelling was removed and disposed of offsite. Many smaller sheds filled with garbage were located throughout the property, and these were also removed. The parcel has since been completely cleared, stumped, roots raked, and much of this debris has now been ground up and piled, waiting to be re-introduced into the native topsoil.

In summary, the site is not currently used for agriculture, and the process to improve the land for agriculture use is underway.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Agricultural improvements at this time are limited to some localized stripping and stockpiling of topsoil for screening. During the process larger rock and roots will be removed, and the finely ground wood and organic matter from land clearing will be blended in to increase organic content.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
The property does not have any structures, dwellings, sheds, or otherwise. The property is undergoing improvement for agricultural purposes only.

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity : Hobby farm with residence and shop. Llamas and other livestock.

East

Land Use Type: Residential
Specify Activity : Residential use only.

South

Land Use Type: Agricultural/Farm
Specify Activity : Hobby farm with pastures for horses and hayfield for personal use only.

West

Land Use Type: Agricultural/Farm
Specify Activity : Small scale farm with 3.5 ha in production for hay, and hobby farming for chickens, pigs, geese, and other.

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?
No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.
The purpose of the proposal is to improve agricultural land that cannot be utilized or cultivated in its current state. As identified in the accompanying report, approximately 33% of the property is low lying, saturated, and contains standing water depending on the season.

The site has topographical constraints that do not allow for offsite drainage, as existing drainage features, such as ditches, have inverts at the higher elevation than the soil surface in various locations on the property. It appears that when the municipal road was constructed (Hartley Road), many decades ago, the road area was filled and blocked some of the natural drainage paths. In other cases the drainage issues were natural features.

The project will allow existing topsoil and loam to be salvaged, screened where required, and then re-spread on the surface. The intention is to enhance the existing topsoil by adding the processed (ground-up) residual wood fibre to add organic matter to the soil and to promote better water retention and aeration.

The intention is to complete the transformation of a previously wooded and raw parcel of agricultural land into a parcel of land that is arable and suitable for various crops. It is my intention to plant approximately 60% of the property in blueberries and utilize the other 40% for custom cut hay crops.

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m^2) *2.53 ha*
Maximum depth of material to be placed as fill *2.88 m*
Volume of material to be placed as fill *22968 m^3*
Estimated duration of the project. *1 Years 3 Months*

4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.
Yes

5. What alternative measures have you attempted before proposing to place fill?
As indicated in the separately attached fill plan, the proposal is to create a shallow and wide drainage swale along the north property line that drains to the existing offsite ditches at the east and west sides of the property. This will help to address drainage issues on the northern portion of the property, conveying water from onsite, and preventing and then conveying offsite water from migrating further into the property.

Regrading portions of the property through a cut-to-fill method has also been proposed, and existing topsoil and loam will be stripped from both the fill and borrow areas, and then re-spread once the cut-to-fill is complete using mineral subsoil.

The topography of the site limits the amount of borrow material available for a cut-to-fill operation, and in our proposal we have not excluded this method for areas where it is feasible.

Ditching is not feasible due to the existing offsite drainage ditches having inverts at higher elevations than the depressed areas of the property. In some locations the existing ditch has opportunity to drain onto the property rather than off the property, and this was a product of land modifications made during public road construction.

For the same reason as above, installing subsoil drainage piping cannot be considered as the existing drainage structure is much too shallow to daylight a pipe into. In order to promote offsite drainage, the municipal ditch on the south side of the property would require the depth to be increased by multiple meters, which would then need to be carried for great distances beyond the east and west limits of the property. Culverts beneath roads and driveways would need to be removed and replaced to suit new ditch grade, and all these modifications would be on public property. I consider this to not be feasible, and it is highly unlikely that such modifications would be supported by the District.

6. Describe the type of fill proposed to be placed.
The proposal is to place suitable and clean (meeting BC CSR standards for agricultural land) mineral soil for bulk fill areas.

The fill areas will be initially stripped of native topsoil and loam, and this material will be stockpiled.

The native topsoil is underlain by relatively impermeable glaciomarine sediments, so depressions need to be filled with mineral soils that can be compacted, and not with organic soils that are prone to saturation. The intention is to avoid creating subsurface ponding and wet or saturated zones that may not dry out, regardless of the season, as this will result in land (or portions of) that are hard or impossible to cultivate.

Mineral or structural soils will be appropriately graded so the subsurface profile matches that of the surface profile (offset by the soil depth) and effective drainage can be achieved to the surrounding offsite ditches.

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.
Soils considered for use on the site will be tested for metals, hydrocarbons, aromatic hydrocarbons, and sodium and chloride ions. Results will be compared to the BC CSR regulation and limits for agricultural use, and only soils meeting the standards will be considered.

A source or borrow site has not yet been selected as the approval process is expected to take time, and as most source sites are construction sites, the excavation scope of work may be completed before an approval is in place.

The target source sites will be bulk excavations for residential or commercial development, where native glacial till or stiff clay is excavated.

Materials that have been previously excavated or disturbed will not be considered. Other examples of unsuitable soils are listed below in point form.
- Excavated surface soils from beneath a parking lot or roadway.
- Excavated surface soils from around an existing dwelling or building.
- Mixed soils from a depot or soil transfer station.
- Soils from sites that are zoned commercial or industrial.

Prior to importing fill material, adequate soils testing results will be shared with a 3rd party environmental consultant that has ample experience with the BC CSR regulations to ensure proposed fill material is compliant.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.
Prior to fill placement, topsoil and loam will be stripped and stockpiled or placed into windrows. Equipment utilized in this process will be hydraulic excavators with smooth-mouthed buckets, and articulated dump trucks for when the soil needs to be transported a distance greater than one or two throws of the excavator. The excavators utilized will be in the 20 to 35 tonne range, and the articulated dump trucks will be in the 25 to 40 tonne capacity range.

A tracked dozer will be used for placing and levelling fill material. This dozer will be roughly a 'D5' size machine and will be equipped with GPS machine control. The proposed fill plan will be converted to a control file for the dozer so that the fill and grading can closely match the proposal. Utilizing the GPS machine control will also allow for the subsurface profile to match the surface profile (offset by the soil depth) to ensure a uniform layer of topsoil is re-spread.

Prior to re-spreading the salvaged native topsoil, it will be screened to remove larger stones, roots, and other deleterious material that could cause damage to cultivating equipment. The screening plant will utilize a 50mm bottom screen to remove particles larger than 50mm. A hydraulic excavator will feed the screening plant, and a stacking conveyor will likely be used to convey material from the outfeed of the screener and into a stockpile.

For re-spreading topsoil, the soil will be pushed from the stockpile by the dozer where practical, and it will also be loaded into articulated dump trucks and 'spotted' in areas where it is required, and then re-spread by the dozer to the final surface profile. Once again, the GPS control will be utilized to ensure a consistent topsoil layer so that future cultivation does not bring up unsuitable subsoil.

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?
It is not anticipated that the proposal will impact surrounding lands. The surrounding land is residential and is poorly utilized in regards to agriculture.

Drainage on the north side of the property will be addressed by creating a shallow swale that runs near the property line, and drains to both the east and west. This swale will prevent surface water from running across the north property line.

The property fronts Spratt Road to the east, and an existing municipal ditch will collect surface water runoff. This ditch drains to the north, and has multiple culverts conveying water beneath the road connecting to other existing drainage features.

The property fronts Hartley Road to the south, and an existing municipal ditch drains to both the east and west. This ditch will collect surface water runoff and convey it to existing drainage features.

An existing ditch can be found along the west property line, on the neighbouring property, and was put in

place to convey surface water to the municipal ditch at the south, and also beneath the neighbouring driveway to convey water to other private drainage features. No changes will be required.

Caution will be taken when working around existing fences, trees, or other structures near the property lines.

Measures will be put in place to prevent dust from travelling across property lines or onto public property. When working with excessively dry material, water from a water truck or other source will be sprayed to help control the dust.

To avoid tracking of mud and soil onto public roadways, appropriate accesses for trucks will be constructed and these accesses will include gravel structure and rip rap aprons to knock dirt from truck tires. Care will be taken to not work in excessively wet conditions.

Local noise bylaws and other construction bylaws will be respected.

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.
The fill operation will be phased and will allow for progressive reclamation. It is envisioned that a 'phase' would be a localized depression.

The native topsoil and loam would first be stripped and stockpiled. The stockpiles would be kept on higher ground, and away from overland drainage. Where water and wind erosion is a concern, piles will be covered with poly or seeded. Bases of piles can also be surrounded by silt fencing. Once the fill is placed and graded, the topsoil can be processed (screened) and re-spread.

The use of GPS control on the dozer will allow for smaller phases to be completed without discontinuity in the grading plan.

During excavation and fill placement, care will be taken to not work in inclement weather as to not generate turbid water. Turbid water or surface runoff will be controlled with silt fencing and temporary detention swales or ponds. If water needs to be pumped, it will be discharged on site and encouraged to infiltrate. Timing of work is the most important factor.

The site was recently cleared, wood grindings from clearing debris are available. These grindings are natural and suitable for use in erosion and sediment control measures.

As described elsewhere in the proposal, the topsoil will be re-spread to a consistent and suitable depth. Once the re-spread is completed, a suitable cover crop will be planted to prevent erosion until final planting can be completed.

Applicant Attachments

- Agrologists Report - 68122
- Proposal Sketch - 68122
- Site Plan / Cross Section - 68122
- Certificate of Title - 009-217-240

ALC Attachments

None.

Decisions

None.

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LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT

36041 Hartley Road, Mission, BC
[PID 009-217-240]

PREPARED FOR:

Huckleberry Fin Holdings Inc.
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26208 Lougheed Highway
Maple Ridge, BC V2W 1M3

PREPARED BY:

MADRONE ENVIRONMENTAL SERVICES LTD.

February 15, 2022

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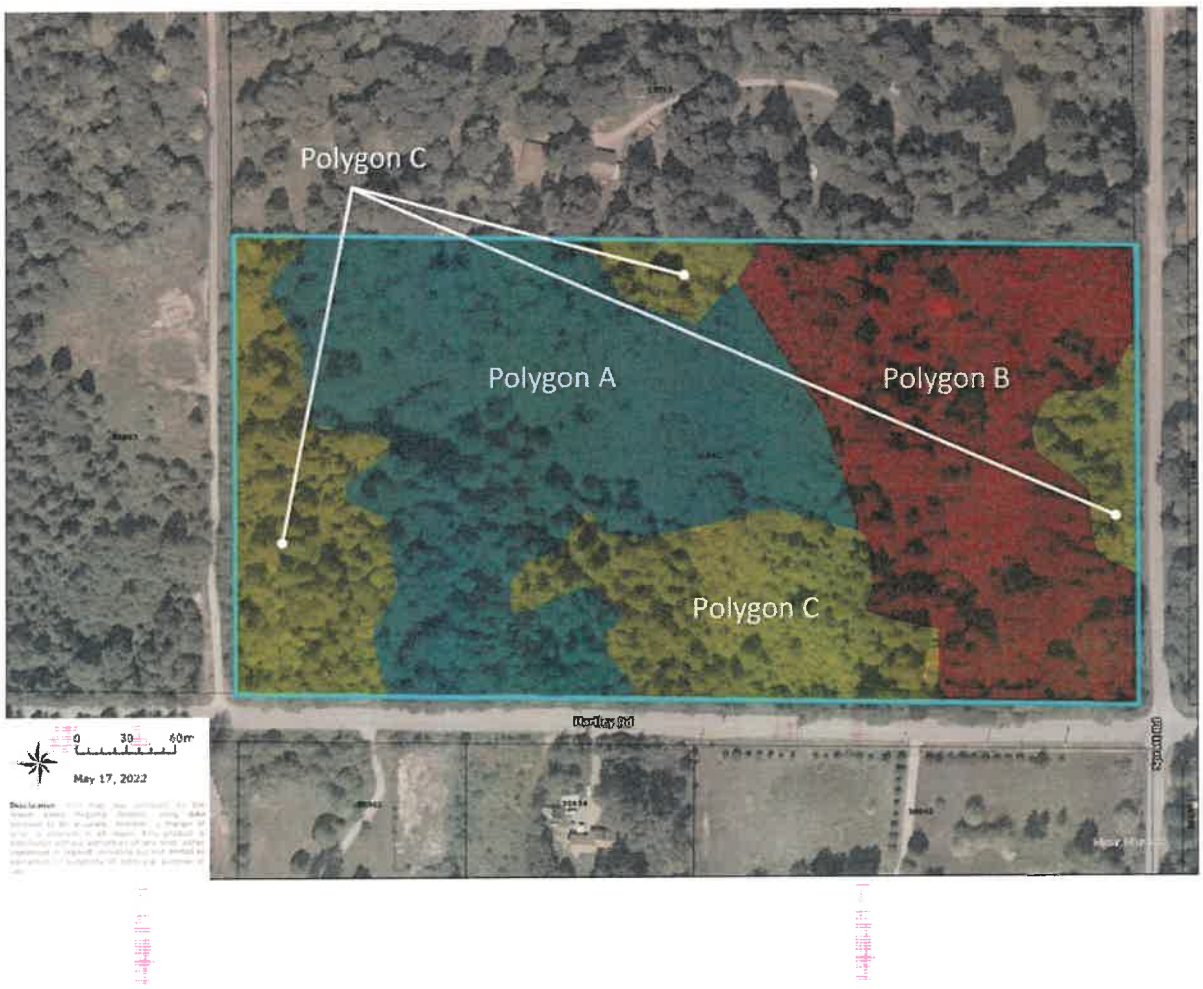
DOSSIER: 22.0086-001

Executive Summary

On April 11, 2022, Madrone Environmental Services Ltd ('Madrone'), conducted a Land Capability for Agriculture (LCA) assessment of 36041 Hartley Road, Mission, BC ('the Property') to facilitate a Soil Use for Placement of Fill application to the Agricultural Land Commission (ALC) by the landowner necessitated by his perceived excess water and topography limitations on the Property. Based on a background review (including review of provincial mapping of soils, available survey information, and recent air photos), four detailed pits (which meets requirements under *ALC Policy P-10* "CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS), two scratch pits, and observations of on-site topography, Madrone has delineated and mapped three polygons on the Property all with the same soil type but each with a different LCA rating (shown in the figure below).



Madrone has determined that the agricultural capability of an approximate area of 25,300 m^2 (shown as Polygon C) would benefit from soil importation to improve drainage due to excess water, and create a more consistent (in terms of grade) and continuous agricultural production area. The importation of fill for Polygon A and B to improve the topography (T) limitation is not practical due to the elevation difference between these two polygons and the volume of fill require to create a less sloped terrain across both areas (and continuing into Polygon C).

Madrone recommends that the soils in Polygon A and B be re-graded through a cut-and-fill approach whereby topsoil is stripped and stockpiled, and subsoils are redistributed from the higher elevation areas to the lower elevation areas to create a less sloped and more consistent grade overall. Following regrading, stockpiled soils are re-applied in preparation for intended agricultural operations (i.e., blueberry farm). Should Polygon C be improved with the importation of soil, there is the potential of establishing an agricultural field for blueberry production totaling an area of ~4.93 ha (12.18 acres), representing more than 65% of the total area on the Property.

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LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT

36041 Hartley Road, Mission, BC
[PID 009-217-240]

1 Introduction

Darren Dreihaar of Huckleberry Fin Holdings Inc. ('the Client'), has retained Madrone Environmental Services Ltd. ('Madrone') to conduct a Land Capability for Agriculture (LCA) Assessment for a parcel located at 36041 Hartley Road, Mission, BC containing the provincial parcel identification (PID) 009-217-240 (hereafter referred to as 'the Property'). The Property is within the provincial Agricultural Land Reserve (ALR), and as such, land in the parcel is within the ALR and subject to the *Agricultural Land Commission (ALC) Act* and *BC Regulation 171/2002* (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), in addition to the bylaws of the Fraser Valley Regional District ('the FVRD').

Madrone understands that this LCA Assessment is necessitated by your intentions to facilitate agriculture on the Property. However, you perceive that conditions on the Property, including poor drainage and uneven grade, present limitations for agriculture and that the placement of fill could resolve these limitations. As per the ALC Act, any intent to place fill on ALR lands for specified farm uses or specified non-farm uses requires authorization from the ALC via application (either as a Notice of Intent (NOI) or Soil Use for Placement of Fill or Removal of Soil). Accordingly, this LCA Assessment will be used to facilitate an application for ALC review, and contains statements of the Property's current viability as agricultural land based on a field assessment, directives for crop suitability, land improvements to improve agricultural suitability, and proposed area for fill placement on the Property.

The lead field investigator and co-author for this LCA Assessment is Jeremy Werbowski, B.Sc., ATAg of Madrone. Jeremy is an Articling Technical Agrologist registered with the British Columbia Institute of Agrologists (BCIA). The senior reviewer for this report is Daniel Lamhonwah, PhD, MES, P.Ag. Dr. Lamhonwah has conducted agricultural assessments on Vancouver Island, the Fraser Valley, and the

Lower Mainland, and has specific experience with developing professional reporting to facilitate client applications to the ALC, including ALR exclusions. Daniel is registered to practice and is in good standing with the BCIA.

2 Background Information

2.1 Location and Property Overview

The Property is situated in the McConnell Creek community of Hatzic Valley (Electoral Area "F"), within the Fraser Valley Regional District, approximately 11 km northeast of the City of Mission. According to mapping provided by the ALC[1], the entirety of the Property is within the ALR. Civic information about the Property provided by the FVRD is presented in **Table 1**; a map showing the Property boundaries and a visualization of the surrounding area is presented in **Figure 1** (*Appendix A*).

Based on the most recent satellite imagery[2] and FVRD mapping (FVRD Web Map)[3], the Property is rectangular-shaped with its long axis oriented east-west, and the entirety of the Property has been forested and undeveloped since at least 2004. Access to the Property appears to be via two entrances from Hartley Road at the southeast and southwest Property boundaries. According to the Client, the Property has been recently cleared of trees and contains stockpiled trees, vegetation, and debris from clearing. Unpaved soil driveways and access roads extend from both entrances of the Property and provide access to the north end of the parcel.

[1] Provincial Agricultural Land Commission. (2021). ALR Property and Map Finder. https://governmentofbc.maps.arcgis.com/apps/webappviewer/index.html?id=87dee902dc5e443fbff8ca7b431ub407. Accessed May 2022.

[2] Google. (2021). Google Earth - 10/9/2021. https://www.google.com/earth/. Accessed May 2022.

[3] Fraser Valley Regional District. (2016). FVRD Web Map https://maps.fvrd.ca/portal/apps/webappviewer/index.html?id=eae55e6da5f14e11a9a5e07a78f339c5. Accessed May 2022.

TABLE 1. CIVIC INFORMATION FOR THE PROPERTY PROVIDED BY THE CITY.

PID	009-217-240
Legal Description	Lot 6 Plan NWP24965 Section 36 Township 18 Land District 36
Zoning	A-1 – Upland Agriculture
OCP land use	A – Agricultural[4]
DPAs	2-F (Riparian Assessment Areas)[5]
Within ALR?	Yes
Area	7.6 hectares (18.86 acres)

2.2 Adjacent Land Use and Zoning

Surrounding land uses are summarized in **Table 2** and were corroborated using satellite imagery and zoning maps from the FVRD[6]. The surrounding land uses are consistent with the subject Property and are characterized by agricultural fields and operations within the ALR, some with primary residences.

TABLE 2. ADJACENT LAND USES AND ZONING.

Adjacent Lot PID	Adjacent Lot Civic Address	Direction	Area	OCP Land Use	Zoning	ALR?
005-034-094	13715 Spratt Road	North	3.83 ha (9.47 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes
001-514-768	13646 Spratt Road	East	1.85 ha (4.56 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes
000-721-999	36042 Hartley Road	South	7.78 ha (19.23 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes
004-944-721	35974 Hartley Road		3.89 ha (9.61 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes
001-964-216	35902 Hartley Road		3.90 ha (9.63 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes
013-423-673	35893 Hartley Road	West	12.21 ha (30.17 acres)	A - Agriculture	A-1 – Upland Agriculture Zone	Yes

[4] Fraser Valley Regional District. (2017). Bylaw No. 0999 - Official Community Plan for Hatzic Valley, Electoral Area "F". https://www.fvrd.ca/assets/Government/Documents/Bylaws/Planning-and-Land-Use/Area%20F%20-%20OCP%20Bylaw%20999%20-%20Hatzic%20Valley.pdf. Accessed May 2022.

[5] Fraser Valley Regional District. (2017). Bylaw No. 0999 – Official Community Plan for Hatzic Valley, Electoral Area "F" – Schedule 5 – Development Permit Area 2-F. https://www.fvrd.ca/assets/Government/Documents/Bylaws/Planning-and-Land-Use/Area%20F%20-%20OCP%20Bylaw%20999%20-%20Hatzic%20Valley.pdf. Accessed May 2022.

[6] Fraser Valley Regional District. (2022). FVRD Web Map tool - Zoning Layer. https://maps.fvrd.ca/portal/apps/webappviewer/index.html?id=eae55e6da5f146f1a9a5e07a78f339c5. Accessed May 2022.

2.3 Climate

The nearest Environment Canada weather station with complete historical weather data[7] (1981 to 2010 Climate Normals; 30-year average) is Stave Falls (ID 1107680; 49°14' N, 122°22' W), located approximately 10.22 km southwest of the nearest Property boundary at an elevation of 110 m above sea level (masl). Weather station reports for this station are summarized below in **Table 3**. Effective growing degree days data was taken from the *Climate Capability Classification for Agriculture in British Columbia*[8] developed by the Ministry of Environment.

TABLE 3. 1981 TO 2010 CLIMATE NORMALS RECORDED AT SURREY NEWTON CLIMATE STATION (ID 1107878).

Parameter	1981 to 2010 Climate Normals
Annual precipitation (mm)	2349.4
Seasonal precipitation (May to September inclusive - mm)	552.4
Frost Free Period (FFP, Average days)	241
Growing Degree Days (GDD, base temperature >5 °C)	2169.5[9]
Effective Growing Degree Days (EGDD, base temperature >5 °C)	1366.8
Growing Degree Days (Base temperature >10 °C)	1010.4[9]
Daily yearly average temperature (°C)	10.3
Days of precipitation (days in the year with >5 mm rain)	120.1

Based on the above information, the Property has been mapped as Climate Capability Class 1c. Climatic Capability Class is a shorthand ranking of specific limitations denoted by letters and preceded by numbers between the ideal (ranking of 1) and untenable (ranking of 7) indicating the severity of the limitation.

- Class 1c definition: Frost free period greater than 150 days; effective growing degree days (EGDD) above 5^{0}C are greater than 825, and the growing degree days accumulated above 5^{0}C is between 2060 and 2225.

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[7] Government of Canada. (2022). Canadian Climate Normals 1981-2010 Station Data. Stave Falls (ID 1107680). https://climate.weather.gc.ca/climate_normals/results_1981_2010_e.html?searchType=stnProx&txtRadius=25&selCity=&selPark=&optProxType=custom&txtCentralLatDeg=49&txtCentralLatMin=15&txtCentralLatSec=00.32&txtCentralLongDeg=122&txtCentralLongMin=13&txtCentralLongSec=41.90&txtLatDecDeg=&txtLongDecDeg=&stnID=867&dispBack=0. Accessed May 2022.

[8] BC Ministry of Environment. (1981). Climate Capability Classification for Agriculture in British Columbia. https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/climatic_capability_for_agriculture_in_bc_1981.pdf. Accessed May 2022.

[9] Taken from Mission West Abbey Climate Station (ID 105192) as Stave Falls Climate Station lacks this data.

- Moisture class: needs to be determined by taking soil samples and evaluating the ratio of clay, silt, and sand (soil texture).
- According to this classification, the general area can grow a wide variety of fruits, berries, grapes, vegetables, nuts, cereal grains, and forage crops.

2.4 Landforms and Geology

Based on recent satellite imagery, elevation profiles in Google Earth[10], and a topographic survey provided by the Client (see *Appendix E*), elevation across the Property is variable and ranges from approximately 135 m above sea level (masl) to 140 masl across the west 2/3 of the Property, and approximately 124 masl to 135 masl across the east-northeast 1/3 of the Property. The west 2/3 of the Property is characterized by undulating (slope gradients up to 25%) or hummocky (slope gradients between 25-70%) topography where the area contains depressions surrounding higher elevations. The east-northeast 1/3 of the Property is characterized by a gentle to moderate slope (unidirectional slope gradient up to 25%) toward the lowest elevation at the northeast corner of the Property where it meets Spratt Road, with local depressions at the northeast corner of the Property and along the eastern boundary.

Geological bedrock mapping[11] indicates that the Property is situated overtop granodioritic bedrock of Mesozoic age which is characterized by variably foliated quartz diorite, tonalite, granodiorite and diorite, and encompasses the majority of the Hatzic Valley and its eastern slopes. The surficial geology of the area has been mapped[12] as mixed units of Pleistocene Fort Langley Formation glaciomarine stony silt to loamy clay (8 m to 100 m thick) and Sumas Drift sandy till and sub-stratified drift (0.5 to 2 m thick); in most places, Sumas Drift deposits overlie Fort Langley Formation glaciomarine sediments.

[10] Google. (2020). Google Earth - 6/12/2019. https://www.google.com/earth/. Accessed May 2022.

[11] Government of British Columbia. (2022). iMapBC. Geological Bedrock Layer. https://maps.gov.bc.ca/ess/hm/imap4m/. Accessed May 2022.

[12] Geological Survey of Canada. (1980). "A" Series Map 1485A - Surficial Geology, Mission, British Columbia.

2.5 Mapped Hydrology

FVRD Web Map[13] and provincial[14] mapping indicate there are no mapped watercourses on the Property. The closest mapped waterbodies are an unnamed stream[15] and Allen Lake[16] situated approximately 285 m west-southwest and approximately 470 m southeast of the nearest Property boundaries, respectively. Municipal ditching exists just beyond the east and south Property boundaries along Spratt Road and Hartley Road, respectively.

Note that there are no waterbodies (lakes or ponds), nor wetlands mapped by the City on the Property, however BC Habitat Wizard contours (20 m interval) and the Client-provided topographic survey indicates that surface water is likely to accumulate in topographically lower pockets throughout the Property.

2.6 Provincial Soils Mapping

Based on provincial mapping[17] (1:20,000 scale), the Durieu soil association is mapped across the entire Property. **Figure 2** (*Appendix A*) visualizes the mapped soil association on the Property while **Table 4** provides the physical characteristics[18] of this association.

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[13] Fraser Valley Regional District. (2022). FVRD Web Map tool - Zoning Layer. https://maps.fvrd.ca/portal/apps/webappviewer/index.html?id=eae55e6da5f14e11a9a5e07a78f339c5. Accessed May 2022.

[14] The BC Ministry of Environment (2022). BC Habitat Wizard. http://maps.gov.bc.ca/ess/hm/habwiz/. Accessed May 2022.

[15] The BC Ministry of Environment. (2022). BC Habitat Wizard – Stream Report 595758. https://a100.gov.bc.ca/pub/reports/rwservlet?habitat_wizard_streams_report&p_title=%22Ministry%20of%20Environment%22&P_STREAM_ID=595758. Accessed May 2022.

[16] The BC Ministry of Environment. (2022). BC Habitat Wizard – Lake Report 341696. https://a100.gov.bc.ca/pub/reports/rwservlet?habitat_wizard_lakes_report&p_title=%22Ministry%20of%20Environment%22&P_LAKE_ID=341696. Accessed May 2022.

[17] Government of British Columbia (2018). BC Soil Information Finder Tool – Soil Survey. https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder. Accessed May, 2022.

[18] British Columbia Ministry of Environment (1985). Soils of the Southeast Vancouver Island Duncan – Nanaimo Area. MOE Technical Report No. 15. http://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc57_report.pdf. Accessed April 28, 2022.

TABLE 4. CHARACTERISTICS OF SOIL ASSOCIATION PROVINCIALLY MAPPED ON THE PROPERTY.

Soil association	Classification	Defining Characteristics
Durieu	Orthic Ferro-Humic Podzol	Loam; moderately well drained; 0% coarse fragment content; glaciomarine parent material

2.7 Provincial Land Capability for Agriculture

The agricultural capability mapped for the Property, as identified by the *BC Agricultural Capability Map*[19], is summarized below in **Table 5** and visualized in **Figure 2**. Provincial mapping delineates four agricultural capability polygons for the Property that do not conform, in terms of boundaries and locations, to the provincially mapped soil associations (*2.7 Provincial Soils Mapping*) polygons; each polygon has been identified as having a unique agricultural class and limitations.

The upper east portion of the Property (approximately 2.8 ha; 37% total surface area) is mapped as having an agricultural capability of **7:4T~3:3TD**. The upper west portion of the Property (approximately 2.0 ha; 26% of total surface area) is mapped as having an agricultural capability of **6:3TDW~4:2TDW**. The remaining polygons in the lower portion of the Property contain similar agricultural capabilities. The excess water (W) limitation applies to soils for which excess free water, other than from inundation (flooding), limits their use for agriculture[20]. The excess water occurs because of imperfect to very poor drainage due to high water tables, seepage, or runoff from surrounding areas. The topography (T) limitation limits agricultural use by affecting the use of farm machinery, decreasing the uniformity of growth and maturity of crops, and increasing the potential for water erosion. The undesirable soil structure and/or low perviousness (D) limitation applies to soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements.

Class 4 land, as defined by the ALC[21], contains limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect

[19] BC Soil Information Finder Tool (2018). BC Soil Information Finder Tool – Agriculture Capability. https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder. Accessed April 28, 2022.

[20] BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf. Accessed May 2022.

[21] Agricultural Land Commission (2013). Agricultural Capability Classification in BC. Land Capability Classes for Mineral Soils. https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture_capability_classification_in_bc_2013.pdf. Accessed May 2022.

one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation. Class 3 lands, as defined by the ALC, contain limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation. Class 2 lands, as defined by the ALC, contain minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. The soils are deep, hold moisture well, and can be managed and cropped with little difficulty.

TABLE 5. PROVINCIALLY MAPPED AGRICULTURAL CAPABILITY CLASSES ON THE PROPERTY.

Approx. area; % of land on the Property	Geographic distribution	Capability Class	Limitations
2.8 ha; 37%	Upper east portion	7:4T~3:3TD	Topography (T), undesirable soil structure/low perviousness (D)
2.0 ha; 26%	Upper west portion	6:3TDW~4:2TDW	Topography (T), undesirable soil structure/low perviousness (D), excess water (W)
1.7 ha; 22%	Lower west portion	6:2WDT~4:3TWD	Topography (T), undesirable soil structure/low perviousness (D), excess water (W)
1.1 ha; 15%	Upper east portion	6:4T~4:3TWD	Topography (T), undesirable soil structure/low perviousness (D), excess water (W)
Total area: 7.6 ha; 100%			

Note that the above information is from soils mapping that was done over a large area (specifically the mapping detailed in *2.7 Provincial Soils Mapping*) and was very likely not field verified. On the other hand, field investigations that involve detailed soil descriptions (such as this project) should always be more accurate than generalized mapping products. The broad interpretation of soils and agricultural capability as recorded on the 1:20,000 maps do not take precedence over the site-specific assessment in this report.

3 Field Investigation

Jeremy Werbowski, Articling Technical Agrologist of Madrone, visited the Property for the LCA assessment on April 11, 2022. Weather conditions at the time of assessment were sunny and windy with an air surface temperature of 12°C. ~0.2 mm of precipitation was recorded in the Hatzic area 24 hours prior to Madrone's assessment. During the duration of the assessment, Mr. Werbowski was accompanied by an excavator operator and had full access to the parcel for observation. Most of the Property was accessible for Madrone's ground assessment with the exception of areas where inundation was present, and soils were too saturated for a physical investigation.

Where assessment of the Property was not possible either by foot or excavator due to poor drainage, available mapping (including high-resolution topographic mapping and recent satellite imagery) was used to inform our understand of site conditions. Photos taken during the field assessment of the landscape and current land-use on and adjacent to the Property are presented in *Appendix C*.

The LCA assessment of the Property included the detailed characterization of soils from four soil test pits (TP1 to TP4 shown in **Figure 3**; *Appendix A*) dug by excavator. The LCA assessment, including the density and depths of soil pits, and observation of soil characteristics, met requirements under *ALC Policy P-10* "CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS"[22]. Moreover, two shallow scratch pits (SP1 and SP2 shown in **Figure 3**; *Appendix A*) were dug by shovel to a depth of 40 cm (or to water) to further characterize soil properties for this LCA. The locations of the detailed soil pits and scratch pits (i.e., the sampling strategy) was based on provincial soil mapping, recent air photos, on-site assessment of topography and surface drainage, current and planned land-use by the Clients, and accessibility.

3.1 General Site Characteristics

The terrain and current land-use on the Property generally conforms to the latest available satellite imagery (10/19/2019) and the Client-provided topographic survey. Madrone's field assessment confirms the entire Property is undeveloped (no past or current agricultural development), has been cleared of trees, and contains stockpiles of trees, vegetation, and debris in multiple locations across the Property. Access to the Property is via two entrances from Hartley Road at the southeast and southwest Property boundary. Elevations across the Property are variable and consistent with the topographic survey with: (1) topographic highs and undulating terrain observed in the centre and west-central areas of the Property; (2) gentle to moderate slopes observed in the east-central and east areas of the Property; (3) and depressional areas with standing water and/or saturated soils along the western boundary, north-central, south-central areas, and along the eastern Property boundary. No access roads were present beyond the crushed gravel entrances. Standing water and saturated soils were present in depressional areas throughout the Property and were therefore not accessible during Madrone's field assessment.

A shallow ditch system was observed beyond the southern Property boundary; it is not apparent or known if this is a municipal ditch system and is currently filled with debris in many areas. A municipal ditch was observed running north-south along the eastern perimeter. An additional ditch running north-south along the western perimeter is reportedly present but was not able to be field-verified due to access issues related to standing water at low elevations on the west side of the Property. No natural watercourses were observed during the assessment.

[22] ALC Policy P-10: https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf. Accessed April 2022.

Photographs of the Property and of observed conditions are available in *Appendix C*.

3.2 Climate Capability and Soil Moisture Balance

Site-specific climatic capability for agriculture was determined using field observations from two of the four test pits (one in the western half and one in the eastern half of the Property) as representative of the climatic influence on soils distributed throughout the Property (**Figure 3**; *Appendix A*).

Estimates for coarse fragment content and soil moisture class were used in conjunction with regional climate data to calculate the available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm of each of these soil profiles. The results were used to determine Site-specific climatic and soil capability ratings for agriculture in the Property which have been summarized in **Table 6**. A description of agricultural/climatic capability classifications are found in *Appendix D*.

3.3 Revised Land Capability for Agriculture

The revised LCA for the Property was determined by information collected from all four soil test pits (TP1 to TP4) (**Figure 3**; refer to *Appendix B* for full soil pit descriptions), the assessment of local landforms, drainage, and vegetation, and the topographic survey. Where physical access to the Property was not possible for physical assessment (e.g., inundated areas), available contour mapping, and recent air photos were used to inform Madrone's professional opinion on LCA classes.

In total, ***three LCA polygons have been delineated for the Property*** (**Figure 4**) with each being assigned an unimproved and improved LCA rating (**Table 7**). These three LCA polygons (including associated soils) loosely conform to what has been previously mapped in the area by the province (**Figure 2**).

Based on our observations and conclusions pertaining to the soils and LCA ratings determined for the Property, the suitability of agricultural activities and crop types (where crop production is feasible) is divided between three areas. Approximately 35% of the total land area of the Property (2.67 ha; 6.60 acres) contains an unimproved **Class 4AT** LCA rating; this area has been delineated and labelled as Polygon A. Polygon A covers over 1/3 of the Property in the topographically higher, undulating central and west-central areas and is associated with the moderately well to imperfectly drained Durieu soil series, which is documented to typically have high water-holding capacity and moderate to low surface runoff. Class 4T land is characterized by simple slopes varying from 16 to 20% or complex slopes varying from 11 to 15%. A less severe **Class 3W** excess water (W) limitation also exists for this polygon based on the variable topography and the depth of the confining layer causing excess water to accumulate in relative depressional areas during heavy rains; however, typical to land capability classification procedure, the lower relative degree of this limitation is not represented in the final class rating.

Polygon B (approximately 31% of the total land area of the Property; 2.40 ha; 5.93 acres) contains an unimproved **Class 5T** LCA rating and covers over 1/3 of the Property in the east-central and eastern areas where gentle to moderate unidirectional slopes and considerable grade differences exist. This polygon is associated with the moderately well to imperfectly drained Durieu soil series. Class 5T land is characterized by simple slopes varying from 21 to 30% or complex slopes varying from 16 to 30%. A less severe Class 4A aridity (A) and Class 3W excess water (W) limitation also exists for this polygon based on the climate and grade differences across the polygon causing excess water to accumulate in lower elevation areas in the northeast and along the eastern perimeter during heavy rains.

Polygon C (approximately 33% of the total land area of the Property; 2.53 ha; 6.25 acres) contains a **Class 3TW** LCA rating and covers roughly a 1/3 of the Property in depressional or wetland-like areas containing standing water or saturated soils. This polygon is associated with the Durieu soil series except with poor drainage due to depressional terrain, high water table, and tree clearing causing excess water to accumulate in depressional areas during heavy rains. Class 3T land is characterized by simple slopes varying from 11 to 15% or complex slopes varying from 6 to 10%.

3.4 Improvement of Existing Limitations

Polygon A comprises the upland, but undulating areas of the Property. Typically, an excess water (W) limitation on an agricultural parcel is generally improvable by at least one class through water control (i.e., basic ditching and tiling) depending on the landscape position, but the undulating topography and gentle to moderate slopes observed in this polygon of the Property would make ditching and tilling unfeasible. Improvement of the topography (T) limitation from the gentle to moderately sloping, undulating terrain (5-20% slopes) observed in this polygon is generally not considered practical or improvable with in-situ farming improvements (i.e., re-grading or terracing) in situations with bedrock-controlled topography (i.e., near-surface bedrock whereby surface expression and slope is controlled by the bedrock, and soils are atop bedrock are shallow). Near-surface bedrock and shallow soils is not the case for the Property based on Madrone's assessment. ***As such, the topography (T) limitation for Polygon A can be improved by at least one class with mechanical re-grading of the land in areas intended for agricultural operations.***

Polygon B contains unidirectional gentle to moderate slopes with a maximum grade difference of approximately 10 m from the western polygon boundary to the east-northeast. Municipal ditching already exists running north-south along the eastern polygon boundary. Standard land management practices to improve an excess water limitation such as the installation of drain tiles, more ditching and/or pumping would not be effective because of the inability for excess water to be conveyed off parcel without re-grading of topographically higher areas in the west. ***Similar to Polygon A, the topography (T) limitation for Polygon B can be improved by at least one class with mechanical re-grading of the land in areas intended for agricultural operations.***

Polygon C comprises all depressional areas across the Property where standing water was observed and where depressions are bordered on all or one side by higher elevation areas within the Property. This undulating to gently topography is typical of Durieu soils of which Polygon C is characterized as. The variable topography restricts the range of crops and crops sensitive to "wet-feet" may suffer during extended periods of heavy rainfall[23]. A fluctuating water table is also common for Durieu soils[24], with an excess water limitation further exacerbated in low lying areas relative to the surrounding land (which is the case for Polygon C). Standard land management practices to improve an excess water limitation such as the installation of drain tiles, ditching and/or pumping would prove marginally effective because of the inability for excess water to be conveyed off parcel. ***Typically, Madrone only recommends the importation of agriculturally suitable soil for the purpose of excess water management if it is the only option to increase agricultural capability; this is the case for Polygon C on the Property whereby soil importation would substantially and permanently increase capability to Class 1 following proper irrigation.***

4 Discussion

4.1 Intended Agricultural Operation

The Client has communicated to Madrone that he intends to develop a blueberry farm on the Property. The Client intends to act as the primary agricultural operator, managing all farm-related tasks including, but not limited to, the hiring of farm workers, land preparation (e.g., soil testing, addition of soil amendments, row preparation), crop planting, irrigation application, crop harvesting, distribution of crop to market, and other operational tasks required for continual commercial success of the farm. Madrone recognizes that the climate of the region is suitable for blueberry production. Moreover, there is good access to market through direct product sales and sales to retailers. Berry farm operation in the Mission area (including blueberries and honeyberries) is demonstrated to be feasible due to the numerous farms in the area. With the improvement of current limitations (detailed in the next section of this report) and committed agricultural management from the proposed primary agricultural operator, there is potential for a successful blueberry farm operation on the Property.

[23] BC Ministry of the Environment (1981). Soils of the Langley-Vancouver Map Area. RAB Area 18. https://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/BC15/bc15-v3_report.pdf. Accessed June 2022.

[24] BC Ministry of Agriculture, Fisheries and Food (1991). Soil Management Handbook for the Lower Fraser Valley, 2nd Edition. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/soil-nutrients/610000-1_soil_mgmt_handbook_fraservalley.pdf. Accessed June 2022.

4.2 Land Preparations to Improve Agricultural Capability

Based on the LCA assessment and potential improvements to existing limitations (*3.4 Improvements to Existing Limitations*), ***Madrone has determined that the agricultural capability of an approximate area of 25,300 m² (consistent with the total area of Polygon C) would benefit from soil importation to improve drainage due to excess water and create a more consistent (in terms of grade) and continuous agricultural production area.*** The importation of fill for Polygon A and B to improve the topography (T) limitation is not practical due to the elevation difference between these two polygons and the volume of fill require to create a less sloped terrain across both areas (and continuing into Polygon C). ***Madrone recommends that the soils in Polygon A and B be re-graded through a cut-and-fill approach whereby topsoil is stripped and stockpiled, and subsoils are redistributed from the higher elevation areas to the lower elevation areas to create a less sloped and more consistent grade overall.*** Following regrading, stockpiled soils are re-applied in preparation for intended agricultural operations (i.e., blueberry farm). Should Polygon C be improved with the importation of soil, there is the potential of establishing an agricultural field for blueberry production totaling an area of ~4.93 ha (12.18 acres), representing more than 65% of the total area on the Property.

Due to the recommended fill placement area required to alleviate topographic and excess water limitations in Polygon C, Madrone recommends that the Client submit a *Soil or Fill Use Application* under *Section 25* of the *ALCA* to request ALC authorization for imported soil onto the Property. If the Client wishes to forego the importation of soil estimated by Madrone to alleviate agricultural limitations in Polygon C (and regrade the land in Polygon A and B), then the Client can pursue an NOI for the driveway or farm road provided the conditions in *Section 4.3* are met.

Note that although Madrone identified the approximate area on the Property where imported soil would directly improve agricultural capability (Polygon C; 25,300 m^2) Madrone is unable to estimate an accurate volume of soil required for filling in the depressions and to create a consistent grade with the surrounding area (Polygons A and B) without cross-section and high-resolution contour information. A high-level estimate of required imported soil ranges between 25,300 to 28,625 m^3.

If the FVRD and/or ALC require a more detailed soil importation volume estimate to facilitate an approval decision for the Property (including cross-section designs and modelling), Madrone recommends that the Client consult with the Professional Land Surveyor who prepared the survey for the Property to provide an accurate volumetric estimate. Moreover, Madrone recommends that the Client consult the Professional Land Surveyor to develop a volumetric estimate for soils moved and relocated on-site as part of the recommended land regrading (cut-and-fill) for Polygons A and B.

5 Conclusions and Closure

Madrone's LCA Assessment for the Property has resulted in the following key recommendations to improve agricultural suitability towards the development of a blueberry farm:

- Soils mostly in the northern and north-central areas of the Property (delineated as Polygon A; 2.67 ha [6.60 acres]) and soils in the eastern areas (delineated as Polygon B; 2.40 ha [5.93 acres]) should be re-graded through a cut-and-fill approach to improve the existing topographic (T) limitation by creating a less sloped and more consistent grade overall;
- Soils in the southern areas of the Property (delineated as Polygon C; 2.53 ha [6.25 acres]) should be filled with clean, imported soil of suitable texture to improve the topographic limitation (T) caused by undulating terrain. Imported soil would also improve the excess water (W) limitation in this area; and
- Once the agricultural suitability has been approved on Polygons A, B and C, the lands be graded to create a contiguous agricultural field (i.e., blueberry field).

Please contact the undersigned if there are any questions about this report.

Sincerely,

MADRONE ENVIRONMENTAL SERVICES LTD.

Assessed and prepared by:

**This is a digitally signed duplicate of the official manually signed and sealed document*

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Reviewed by:

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Daniel Lamhonwah PhD MES P.Ag
Professional Agrologist

TABLE 6. SOIL MOISTURE BALANCE AND CLIMATIC CAPABILITY RATINGS (UPPER 50 CM).

	SOIL MOISTURE BALANCE								CLIMATE CAPABILITY RATING	
SITE & SOIL HORIZON	TOTAL DEPTH	MATRIX TEXTURE	MATRIX AWSC[1]	MATRIX FRACTION[2]	CF ADJUSTED AWSC[3]	INTERVAL AWSC[4]	CLIMATE MOISTURE DEFICIT[5]	SOIL MOISTURE BALANCE[6]	UNIMPROVED MOISTURE SUBCLASS[7]	IMPROVED MOISTURE SUBCLASS[7]
TP1	cm	FIELD	mm/cm	FIELD	mm/cm	mm	mm	mm		
A	8	Silt loam	2.1	0.98	2.06	16.48				
B_1	42	Silt loam	2.1	1.00	2.10	88.20				
						104.68	-381.00	-276.32	4A	1
TP3										
A	15	Silt loam	2.1	1.00	2.10	31.50				
B_1	5	Silt loam	2.1	1.00	2.10	10.50				
B_2	30	Silt loam	2.1	1.00	2.10	63.00				
						105.00	-381.00	-276.00	4A	1

lab/field Lab Data or Field Estimate
CF Coarse Fragments > 2.0 mm
1 Based on MOE *Manual 1 Land Capability Classification for Agriculture in British Columbia*, Section 9.4, pp. 46
2 Based on Field Estimation of Coarse Frags (%) (100%-Estimated% = Amount capable of storing H_2O)
3 AWSC of fraction <2.0 mm = Matrix AWSC x Matrix Fraction
4 AWSC of horizon/interval = Depth x Adjusted AWSC
5 From the Farmwest ET Calculator based on the Historical Average Moisture Deficit (mm) data from Richmond South Station, May 1, 2021 to October 1, 2022
6 Upper 50 cm soil texture based AWSC (Climate Moisture Balance) + (Interval AWSC) = Deficit (negative) or Surplus (positive)
7 Based on Land Capability Classification for Agriculture, MOE Manual 1

TABLE 7. OBSERVED SOIL CHARACTERISTICS AND REVISED LCA RATINGS BASED ON FIELD AND DESKTOP ASSESSSMENT.

Soil polygon (~ha/% of total assessment area)	Predominant soil association	Soil classification (subgroup)	Texture and coarse fragment content* in upper 25 cm	Distinguishing characteristics and drainage	Unimproved LCA rating**	Best improved LCA rating †
Polygon A 2.67 ha (6.60 acres); 35%	Durieu	Orthic Ferro-Humic Podzol	Silt loam texture with spherical concretions throughout in the upper horizon; 0-2% coarse fragment content	Moderately well to imperfectly drained; few faint, fine mottles in lower horizon; high organic matter content in upper horizon; situated on topographically high areas with undulating terrain	**4AT** 3W	**4T** 3W
Polygon B 2.40 ha (5.93 acres); 31%			Silt loam texture with spherical concretions throughout in the upper horizon; 0-2% coarse fragment content	Moderately well to imperfectly drained; few faint, medium mottles in lower horizon; situated on simple, unidirectional gentle to moderate slopes	**5T** 4A 3W	**5T** 3W
Polygon C 2.53 ha (6.25 acres); 33%			Silt loam texture with spherical concretions throughout in the upper horizon; 0-2% coarse fragment content	Imperfectly to poorly drained; situated in depressional areas with standing water or saturated soils throughout the Property	**4AW** 3T	**4W** 3T
Total area of the Property: 7.6 ha (18.78 acres) 100%						

* Coarse fragment content, as defined by the for the purpose of the BC Ministry of the Environment for LCA assessments, include coarse gravels, cobbles, and stones
** When reporting LCA ratings, the syntax only includes the most severe limitation reported which is **bolded** in this table for the purposes of the report.
Source: MOE Manual 1 https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf
† The improved LCA Class ratings account for improvements that **do not** involve the importation of fill or soil, or the re-grading of land which are considered atypical land management practices according to MOE Manual 1.

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APPENDIX A

Maps and Figures

FIGURE 1. AERIAL VIEW OF THE PROPERTY HIGHLIGHTED IN BLUE. IMAGERY PROVIDED BY THE FRASER VALLEY REGIONAL DISTRICT. IMAGERY DATED 2016.

FIGURE 2. SOIL ASSOCIATION AND LAND CAPABILITY FOR AGRICULTURE CLASSES ON THE PROPERTY AS MAPPED BY THE PROVINCE OF BRITISH COLUMBIA VIA THE SOIL INFORMATION FINDER TOOL. THE PROPERTY BOUNDARY IS SHOWN IN BLUE. BASE IMAGERY PROVIDED BY THE FRASER VALLEY REGIONAL DISTRICT. IMAGERY DATED 2016.

FIGURE 3. LOCATIONS OF DETAILED SOIL PITS (TP1 TO TP4) AND SHALLOW SCRATCH PITS (SP1 AND SP2) ASSESSED AS PART OF MADRONE ENVIRONMENTAL SERVICES' LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT OF THE PROPERTY. THE PROPERTY BOUNDARY IS SHOWN IN BLUE. BASE IMAGERY PROVIDED BY THE FRASER VALLEY REGIONAL DISTRICT. IMAGERY DATED 2016.

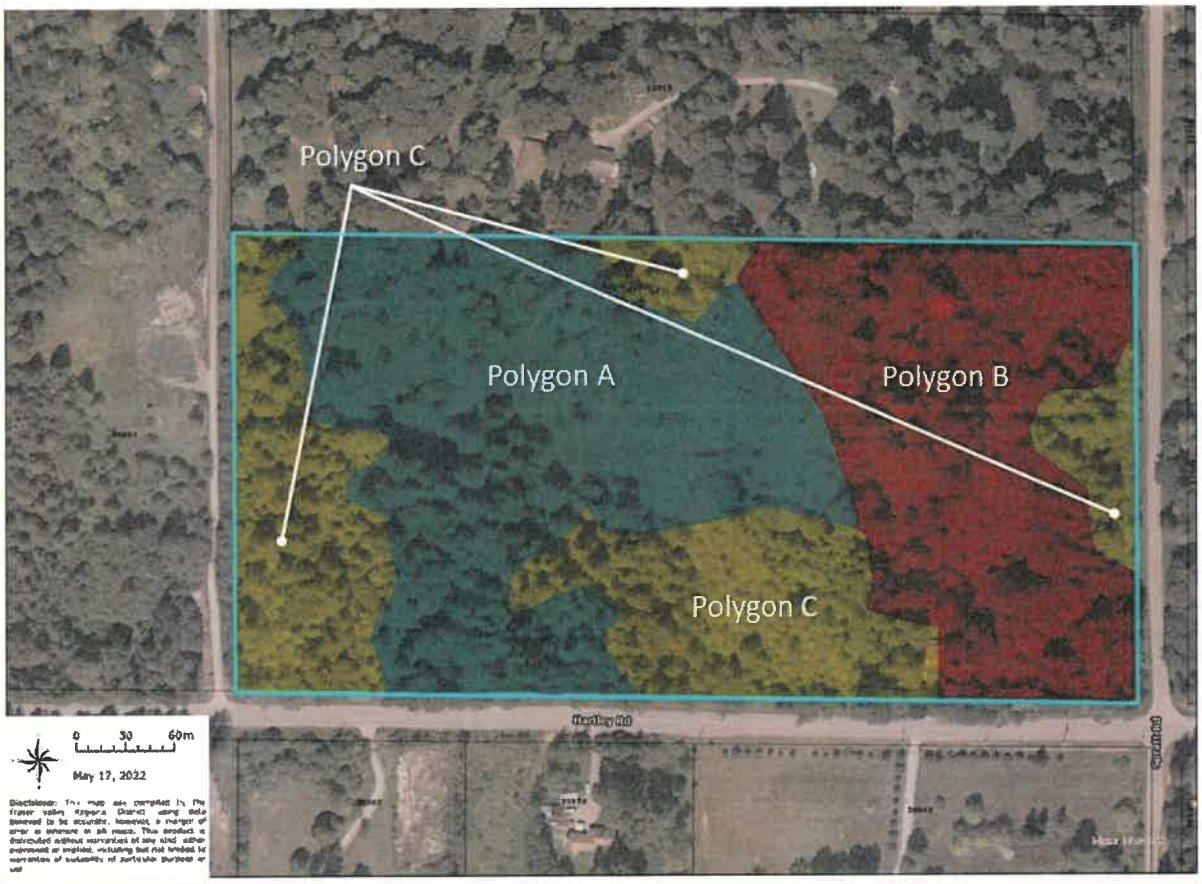

FIGURE 4. DELINEATED LAND CAPABILITY POLYGONS ON THE PROPERTY BASED ON THE LAND CAPABILITY FOR AGRICULTURE ASSESSMENT CONDUCTED BY MADRONE ENVIRONMENTAL SERVICES. BASE IMAGERY PROVIDED BY THE FRASER VALLEY REGIONAL DISTRICT. IMAGERY DATED 2016.

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APPENDIX B

Soil Profile Descriptions

Test Pit 1 (TP1)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 8	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; 2% coarse fragments; moderately well to well drained; common fine to medium roots; 2.5YR 5/4 (moist). Upper 5 cm highly disturbed - mixed topsoil with debris from clearing. Lower 3 cm eluviated.
B_1	8 to 60	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; no coarse fragments; moderately well drained; plentiful medium roots; 10YR 4/6 (moist). High organic matter content in upper 30 cm. Buried wood fragment from 8 to 10 cm and smaller fragments throughout.
B_2	60 to 90	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; 2% coarse fragments; imperfectly drained; few medium to coarse roots; few faint, fine mottles; 10YR 5/4 (moist).
C	90 to 110	Very firm glaciomarine sediments – silty clay loam.
Notes: Southwest quadrant of Property, approximately 70 m north of southwest entrance – bare ground with tree debris and litter from clearing. Eluviated A and organic-rich upper B horizons are diagnostic of Durieu soil association for this area.		

Test Pit 2 (TP2)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 7	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; no coarse fragments; well drained; abundant fine to very coarse roots; 7.5YR 2.5/2 (moist). High organic matter content throughout. Upper 5 cm highly disturbed - mixed topsoil with debris from clearing.
B_1	7 to 70	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; no coarse fragments; moderately well to well drained; abundant medium to very coarse roots; 10YR 4/6 (moist). High organic matter content in upper 20 cm. Fine concretions present throughout.
B_2	70 to 85	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; 2% coarse fragments; imperfectly drained; few medium to coarse roots; few faint, fine mottles; 10YR 5/4 (moist). Seepage at 85 cm.
C	85 to 120	Very firm glaciomarine sediments – silty clay loam, many prominent medium to coarse mottles throughout.
Notes: Northwest quadrant of Property in wet lower elevation area proximal to large tree stumps – bare ground with tree debris and litter from clearing. Organic-rich upper B horizon is diagnostic of Durieu soil association for this area.		

Test Pit 3 (TP3)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 15	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; 2% coarse fragments; moderately well to well drained; common fine to medium roots; 2.5YR 5/4 (moist). Upper 10 cm highly disturbed - mixed topsoil with debris from clearing. Lower 5 cm eluviated.
B_1	15 to 20	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; no coarse fragments; moderately well drained; few very fine to fine roots; 10YR 3/6 (moist). High organic matter content in upper 5 cm. Fine concretions present throughout.
B_2	20 to 65	Silt loam texture; weak, fine to medium subangular blocky; moist, moderately firm, non-plastic; 2% coarse fragments; imperfectly drained; few medium to coarse roots; few faint, medium mottles in lower 20 cm; 2.5YR 3/3 (moist). Many buried wood fragments throughout.
C	65 to 130	Extremely firm glaciomarine sediments – silty clay loam.
Notes: Northeast quadrant of Property in far northeast corner on gentle slope – bare ground with tree debris and litter from clearing. Eluviated A and organic-rich upper B horizons are diagnostic of Durieu soil association for this area.		

Test Pit 4 (TP4)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 20	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; no coarse fragments; well drained; abundant very fine to coarse roots; 10YR 3/3 (moist). Upper 10 cm highly disturbed - mixed topsoil with debris from clearing.
B_1	20 to 40	Silt loam texture; weak, fine to medium subangular blocky; moist, firm, non-plastic; no coarse fragments; moderately well drained; few very fine to fine roots; 10YR 3/6 (moist). High organic matter content in upper 5 cm. Fine concretions present throughout.
B_2	40 to 110	Silt loam texture; weak, fine to medium subangular blocky; moist, friable in upper 40 cm, moderately firm in lower 30 cm, non-plastic; 2% coarse fragments; imperfectly drained; few medium to coarse roots; few faint, medium mottles in lower 20 cm; 10YR 4/4 (moist) in upper 40 cm, 2.5Y 3/3 in lower 30 cm.
C	110 to 140	Extremely firm glaciomarine sediments – silty clay loam.
Notes: Northeast quadrant of Property on dry slope of topographic high in west end of quadrant– bare ground with tree debris and litter from clearing. Organic-rich upper B horizon is diagnostic of Durieu soil association for this area.		

Scratch Pit 1 (SP1)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 25	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; 2% coarse fragments; moderately well to well drained; common fine to medium roots; 2.5YR 5/4 (moist). Upper 15 cm highly disturbed - mixed topsoil with debris from clearing.
B_1	25 to 40	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; no coarse fragments; moderately well drained; few very fine to fine roots; 10YR 3/6 (moist). High organic matter content in upper 15 cm.
Notes: Southeast quadrant south of TP4 on dry ground surrounded by depressional areas with inundation– bare ground with tree debris and litter from clearing. Organic-rich upper B horizon is diagnostic of Durieu soil association for this area.		

Scratch Pit 2 (SP2)		
Soil Association: Durieu **Classification: Orthic Ferro-Humic Podzol**		
Horizon	**Depth (cm)**	**Description**
A	0 to 12	Silt loam texture; weak, fine subangular blocky; moist, friable, non-plastic; 2% coarse fragments; moderately well to well drained; common fine to coarse roots; 2.5YR 5/4 (moist). Upper 5 cm highly disturbed - mixed topsoil with debris from clearing. Lower 7 cm eluviated.
B_1	12 to 30	Silt loam texture; weak, fine to medium subangular blocky; moist, friable, non-plastic; no coarse fragments; moderately well drained; few very fine to fine roots; 10YR 3/6 (moist). High organic matter content in upper 5 cm.
Notes: Southeast quadrant south of TP3 on dry gentle slope – bare ground with tree debris and litter from clearing. Eluviated A and organic-rich upper B horizons are diagnostic of Durieu soil association for this area.		

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APPENDIX C

Site Photos

PHOTO 1. VIEW FACING NORTHEAST FROM THE SOUTHEAST ENTRANCE OF THE PROPERTY ALONG HARTLEY ROAD. A LOG HARVESTER AND STOCKPILES OF CLEARED TREES AND VEGETATION CAN BE SEEN IN THE BACKGROUND, WHILE THE CRUSHED GRAVEL DRIVEWAY IS IN THE FOREGROUND. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 2. VIEW FACING NORTHWEST FROM THE SOUTHEAST ENTRANCE OF THE PROPERTY ALONG HARTLEY ROAD. NOTE THAT THE ENTIRE PROPERTY HAS BEEN CLEARED OF TREES. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 3. VIEW FACING NORTHWEST FROM THE SOUTHWEST ENTRANCE OF THE PROPERTY ALONG HARTLEY ROAD. NOTE THE UNEVEN TERRAIN AND HIGHLY DISTURBED SOILS DUE TO TREE CLEARING. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 4. VIEW OF THE PROPERTY FACING WEST FROM A TOPOGRAPHIC HIGH EAST OF TP1, SHOWING DEPRESSIONAL AREAS DOWNSLOPE WITH STANDING WATER AND SATURATED SURFACE CONDITIONS. THE EXCAVATOR COULD NOT ACCESS AREAS BEYOND THESE AREAS OF STANDING WATER. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 5. VIEW OF THE PROPERTY LOOKING WEST IN THE NORTHWEST QUADRANT OF THE PROPERTY, SHOWING STANDING WATER AND SATURATED SURFACE CONDITIONS IN DEPRESSIONAL AREAS THAT EXTEND FROM THE SOUTH TO NORTH END OF THE SITE. A MODERATE SLOPE EXISTS BETWEEN THE CREST IN THE FOREGROUND AND THE DEPRESSIONAL AREAS IN THE BACKGROUND OF THE PHOTO. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 6. VIEW OF THE PROPERTY LOOKING SOUTHEAST FROM TP2, SHOWING HIGHLY DISTURBED SURFACE SOIL MIXED WITH CLEARED VEGETATION AND TREE DEBRIS. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 7. VIEW FACING SOUTH UPSLOPE FROM TP3, SHOWING A MODERATE SLOPE AND A STOCKPILE OF CLEARED TRESS UPSLOPE IN THE BACKGROUND. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 8. VIEW FACING NORTHEAST TO TP3 FROM A TOPOGRAPHIC HIGH IN THE CENTRE OF THE PROPERTY. A GENTLE TO MODERATE SLOPE CHARACTERISTIC OF THE TERRAIN IN THE NORTHEAST QUADRANT OF THE PROPERTY EXISTS BEYOND THE CREST IN THE BACKGROUND OF THE PHOTO. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022

PHOTO 9. VIEW OF THE PROPERTY FACING NORTHEAST FROM THE SOUTHWEST QUADRANT SHOWING LARGE AREAS OF STANDING WATER PRESENT AT LOWER ELEVATIONS ALONG THE SOUTHERN PROPERTY BOUNDARY. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

PHOTO 10. EXAMPLE OF STANDING WATER AND SATURATED SOILS OBSERVED IN DEPRESSIONAL AREAS IN THE SOUTHEAST QUADRANT OF THE PROPERTY WHERE THE EXCAVATOR COULD NOT ACCESS. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED APRIL 11, 2022.

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APPENDIX D

Land Capability for Agriculture, Soil Associations and Soil Types

Land Capability for Agriculture Overview

The *Land Capability Classification for Agriculture in BC*[25] is a classification system that groups agricultural land into classes that reflect potential and limitations to agriculture. The classes are differentiated based on soil properties and climate conditions. The system considers the range of possible crops and the type and intensity of management practices required to maintain soil resources, but it does not consider suitability of land for specific crops, crop productivity, specific management inputs or the feasibility of implementing improvements. There are two land capability hierarchies, one for mineral soils and one for organic soils. Each hierarchy groups the land into seven classes that describe the range of suited crops and required management inputs. The organic soil class definitions are equivalent in relative capabilities and limitations for agricultural use to those defined for mineral soils.

The range of suited crops decreases from Class 1 to Class 7 and/or the management inputs increase from Class 1 to Class 7. For example, Class 1 lands can support the broadest range of crops with minimal management units. Lands in Classes 1 to 4 are considered capable of sustained agricultural production of common crops. Class 5 lands are considered good for perennial forage or specially-adapted crops. Class 6 lands are good for grazing livestock and Class 7 lands are not considered capable of supporting agricultural production.

LCA Classes are subdivided into subclasses based on the degree and kind of limitation to agriculture. Subclasses indicate the type and intensity of management input required to maintain sustained agricultural production and specify the limitation. For example, lands rated Class 2W have an excess water limitation that can be improved by managing water on the site. There are fewer subclasses for organic soils than for mineral soils (see below).

Most lands are rated for unimproved and improved conditions. Unimproved ratings are calculated based on site conditions at the time of the assessments, without irrigation. Past improvements are assessed as part of the unimproved rating. Forested lands are assessed assuming they are cleared. Improved ratings are assigned assuming that existing limitations have been alleviated. Generally, improvement practices taken into account are drainage, irrigation, diking, stone removal, salinity alleviation, intensive fertilization and adding soil amendments.

[25] BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf. Accessed October 25, 2021.

LCA Classes and Characteristics for Mineral and Organic Soils

Class	Description	Characteristics
1	No or very slight limitations that restrict agricultural use	• Level or nearly level • Deep soils are well to imperfectly drained and hold moisture well • Managed and cropped easily • Productive
2	Minor limitations that require ongoing management or slightly restrict the range of crops, or both	• Require minor continuous management • Have lower crop yields or support a slightly smaller range of crops that Class 1 lands • Deep soils that hold moisture well • Managed and cropped easily
3	Limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	• More severe limitations than Class 2 land • Management practices more difficult to apply and maintain • Limitations may: o Restrict choice of suitable crops o Affect timing and ease of tilling, planting or harvesting o Affect methods of soil conservation
4	Limitations that require special management practices or severely restrict the range of crops, or both	• May be suitable for only a few crops or may have low yield or a high risk of crop failure • Soil conditions are such that special development and management conditions are required • Limitations may: o Affect timing and ease of tilling, planting or harvesting o Affect methods of soil conservation
5	Limitations that restrict capability to produce perennial forage crops or other specially adapted crops (e.g., cranberries)	• Can be cultivated, provided intensive management is employed or crop is adapted to the particular conditions of the land • Cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions
6	Not arable, but capable of producing native and/or uncultivated perennial forage crops	• Provides sustained natural grazing for domestic livestock • Not arable in present condition • Limitations include severe climate, unsuitable terrain or poor soil • Difficult to improve, although draining, dyking and/or irrigation can remove some limitations
7	No capability for arable culture or sustained natural grazing	• All lands not in Class 1 to 6 • Includes rockland, non-soil areas, small water-bodies

LCA Subclasses

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils and nine LCA subclasses to describe organic soils, as summarized below. Mineral soils contain less than 17% organic carbon; except for an organic surface layer[26].

LCA Subclasses for Mineral Soils

LCA Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	Crops are adversely affected by drought either through insufficient precipitation or low water holding capacity of the soil.	Improvable through irrigation.
Adverse climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Undesirable soil structure and/or low perviousness.	D	This subclass is used for soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements. Also included are soils which have insufficient aeration, absorb and distribute water slowly, or have the depth of rooting zone restricted by conditions other than wetness (high water table) or consolidated bedrock or permafrost.	Can be improved to varying degrees by amelioration of soil texture, deep ploughing or blading to break-up root restricting layers. Soil can also be amended with compost to improve structure.
Erosion	E	Includes soils on which past damage from erosion limits agricultural use of the land because of the loss in productivity and the difficulty in farming land with gullies.	N/A; usually a continuing limitation.
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high number of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Stoniness	P	Applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting.	Remove cobbles and stones
Depth to bedrock and rockiness	R	Used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use.	N/A
Topography	T	Applies to soils where topography limits agricultural use, by slope steepness and/or complexity.	N/A

[26] Agriculture and Agri-Food Canada (1998). Canadian System of Soil Classification. http://sis.agr.gc.ca/cansis/publications/manuals/1998-cssc-ed3/cssc3_manual.pdf. Accessed October 25, 2021.

LCA Subclass	Map Symbol	Description	Improvement
Excess Water	W	Applies to soils for which excess free water limits agricultural use.	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A

LCA Subclasses for Organic Soils

LCA Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	Layers of wood in the form of trunks, stumps, and branches occur in many organic soils; wood located within 50 cm of the surface can interfere with cultivation; buried wood may be well-decomposed or solid and large.	The amount of wood present is variable and difficult to remove or manage. Therefore, the improved rating is equivalent to the unimproved rating
Climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Depth of organic soil over bedrock and/or rockiness	H	The presence of bedrock near the surface restricts the depth of rooting and the feasibility of subsurface drainage, and / or the presence of rock outcrops restricts agricultural use.	Improvement of limitations due to bedrock near the surface and/or rockiness is not considered practical; therefore, the improved rating is equivalent to the unimproved rating
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high number of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Degree of decomposition - permeability	L	Degree of decomposition of the rooting zone probably of less importance to the overall capability than the lower part of the soil. The degree of decomposition of lower layers is important because of its effect on drainage, permeability, capillary rise of water and rate of subsidence.	Improvement of this limitation is not considered practical; therefore, the improved rating is equivalent to the unimproved rating
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Excess Water	W	Applies to soils for which excess free water limits agricultural use (applicable to both mineral and organic soil).	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A

Soil Associations

Soils in British Columbia (where soil mapping has taken place) are grouped into distinct soil associations based on typical characteristics associated with particular pedogenic (soil-forming) factors. These associations are typically spatially limited to certain areas of the province. In this report, using the collected soil data, the main soil association for the Property has been identified from, *Soils of the Langley-Vancouver Map Area*[27], as follows:

DURIEU SOILS (DU)

Location and Extent: Durieu soils are almost exclusively restricted to the uplands in the northern part of Hatzic Valley. There are about 850 ha of pure map units and a further 290 ha of soil complexes dominated by Durieu soils. The complexes are mainly with Scat soils.

Topography and Elevation: Durieu soils occupy the slopes and ridge tops of the undulating to gently rolling topography. Slope gradients vary between 5 and 15 percent. Elevations range between 50 and 100 m above sea level.

Parent Material and Texture: The parent material of Durieu soils is moderately fine textured glaciomarine deposits (a few, small areas of glacial till are also included). A shallow capping (up to 20 cm thick) of medium-textured, eolian material usually occurs on, or is mixed into the surface. Surface and subsurface textures are mostly silt loam but sometimes vary to loam. These grade to compact, weakly stratified silty clay loam or clay loam in the subsoil. Occasional stones and gravel and a few boulders are usually present.

Soil Moisture Characteristics: Durieu soils are moderately well drained. They are moderately pervious in the surface and subsurface but become slowly pervious in the compact subsoil. Water holding capacity is high and surface runoff is moderate to slow. Variable amounts of lateral seepage develop along the surface of the dense subsoil during periods of heavy prolonged precipitation.

General Soil Description: Durieu soils generally have about 5 to 10 cm of organic forest litter on the soil surface, the lower half of which is black, well-decomposed (humic) and friable. This is underlain by a thin (less than 2 cm), grayish, discontinuous, leached, silty layer which, in turn, is underlain by about 15 cm of friable, weakly structured, dark reddish brown, silty material usually containing between 10 and 15 percent organic matter. Under this is about 50 cm of friable, weakly structured, silty material which grades in colour from reddish-brown in the upper part to yellow-brown near the bottom. Below about 70 cm, unweathered, olive or olive-gray, clayey glaciomarine sediments occur which are massive, hard, and contain common, dark brown or dark yellowish brown mottles. Soil reaction varies from extremely acid near the surface to strongly acid in the upper part of the soil parent material. Soil classification is *Orthic Ferro-Humic Podzol*.

Commonly Associated Soils: Scat and Judson soils usually occur in close association with Durieu soils. They generally occupy the depressional landscape positions in the areas of Durieu soils and are poorly drained. Additionally, the Judson soils are organic in the upper 50 to 150 cm.

Vegetation: Small areas of Durieu soils have been cleared for pasture or building sites. The majority, however is in second-growth forest, mostly coast Douglas-fir, western hemlock, western red cedar, red alder, and vine maple. Rooting depth is generally restricted by the dense, compact subsoil to the upper 80 cm or so of soil.

General Land Use Comments: (1) Durieu soils are moderately suited for a variety of agricultural crops although presently cleared areas are mainly used only for hay and pasture. The variable topography restricts the range of crops and crops sensitive to "wet-feet" may suffer during extended periods of heavy rainfall. (2) Variable bearing strengths may cause differential subsidence if heavy structures are erected. Septic tank effluent disposal is limited by the slowly permeable subsoil; lateral seepage is likely to occur along the surface of this zone and accumulate in depressional areas. (3) Durieu soils are well suited for growth of coniferous forest. Coast Douglas-fir is estimated to have the potential of producing between 9 and 12 m^3 of wood/ha/yr.

[27] British Columbia Ministry of Environment (1981). Soils of the Langley-Vancouver Map Area, Vol. 3. British Columbia Soil Survey Report No. 15. https://sis.agr.gc.ca/cansis/publications/surveys/bc/bc15/bc15-v3_report.pdf. Accessed May 3, 2022.

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APPENDIX E

Topographic Survey Plan

TOPOGRAPHIC SURVEY PLAN OF LOT 6
SECTION 36 TOWNSHIP 18
NEW WESTMINSTER DISTRICT PLAN 24965

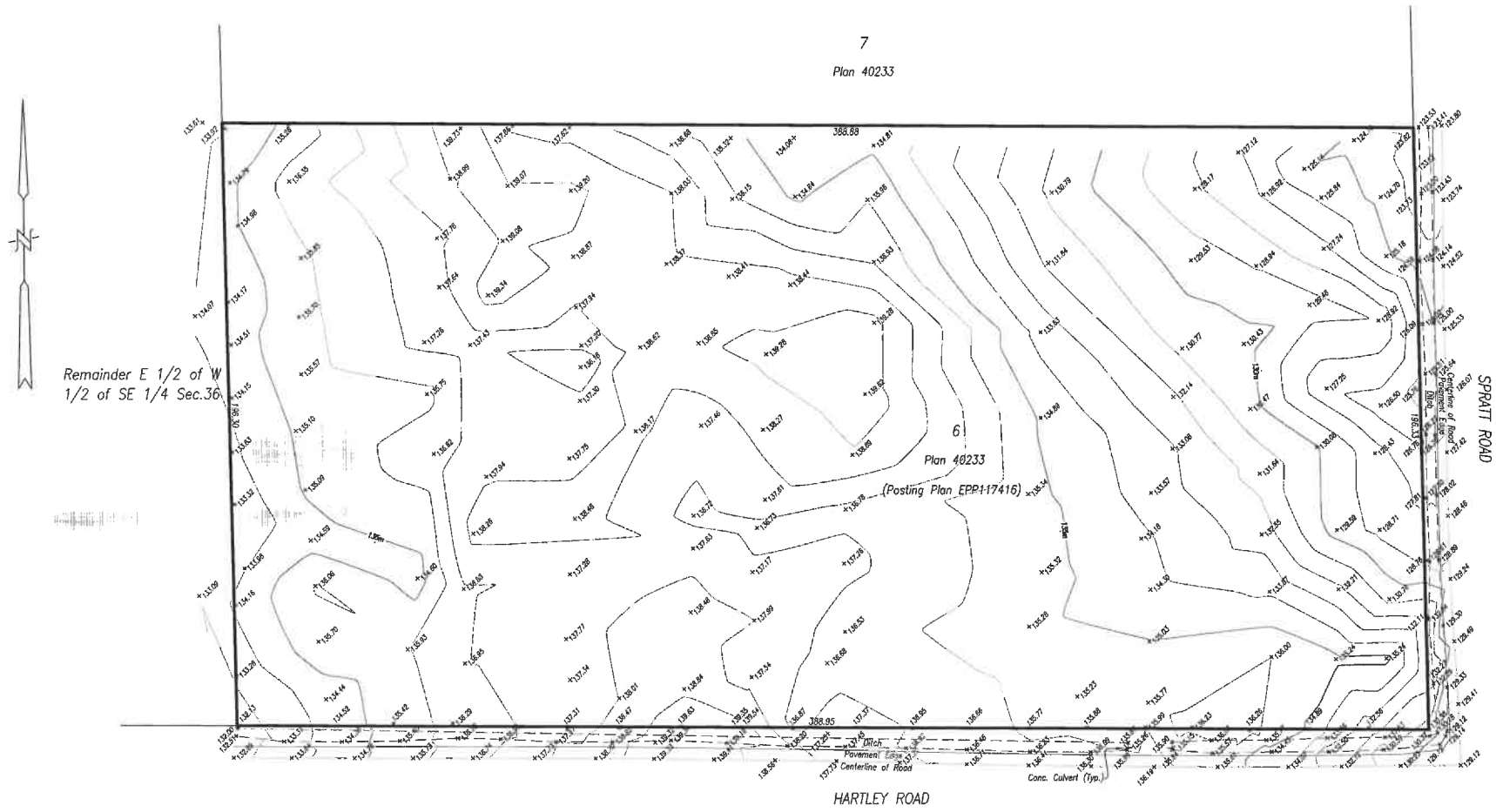
SCALE 1 : 1000

ALL DISTANCES ARE IN METRES

10 5 0 25 50

CIVIC ADDRESS: 36041 HARTLEY ROAD, FVRD

PARCEL IDENTIFIER: 009-217-240



LOT DIMENSIONS DERIVED FROM POSTING PLAN EPP117416

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO CONTROL POINT #15140
ELEVATION: 132.335m
DATUM: CGVD2013(CGG2013a)

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

N/A

LEGAL NOTATION(S) ON TITLE THAT MAY AFFECT IMPROVEMENTS:

AGRICULTURAL LAND RESERVE PLAN NO. 17

SURVEYED:

MARCH 3, 2022
MARCH 16, 2022

CERTIFIED CORRECT
DATED THIS 1st DAY OF APRIL, 2022

G.D. WADE, BCLS

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: M4119-03

PREPARED FOR: HUCKLEBERRY FIN HOLDINGS INC.

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

August 9, 2023 File: NRIS 211067

Attention: Owners of Parcels located in Area F of the Fraser Valley Regional District (i.e. Hatzic Lake Area)

Dear Property Owner,

In an effort to stop the placement of unauthorized fill in the agricultural land reserve ("ALR") being observed in Area F of the Fraser Valley Regional District (i.e. Hatzic Lake Area), the Agricultural Land Commission ("ALC") is writing to residents in the area to remind you that property located in the ALR (including the ALR portions of parcels which are only partially located in the ALR) are subject to certain restrictions on use and subdivision imposed by the *Agricultural Land Commission Act* (the "Act") and the Agricultural Land Reserve Use Regulation (the "Use Regulation").

In particular, the placement of fill on ALR property is prohibited by the Act except where (a) the property owner has applied to the ALC and been given permission for the placement of fill, (b) the placement of fill is permitted by the Use Regulation, or (c) the property owner submits a notice of intent to the ALC's chief executive officer and receives written approval for the placement of fill or no response within 60 days after submission.

This prohibition on the placement of fill (which also applies to the removal of soil) is set out in section 20.3 of the Act. The ALC also has policies and interpretation bulletins available on its website to assist property owners and others in interpreting and applying the Act and Use Regulation. Specifically, ALC Information Bulletin 07 – Soil or Fill Uses in the ALR provides information explaining soil or fill use in more detail. A copy of the ALC Act and its regulations, and the ALC polices and bulletins on Soil or Fill Use can be found on the ALC's homepage under the "Resources" tab at www.alc.gov.bc.ca.

Contravention of the Act or Use Regulation or an order of the ALC can lead to compliance and enforcement actions including the issuance of a stop work order, a remediation order requiring the contravention be remedied and/or a penalty order of up to $100,000 per contravention.

Please help the ALC to preserve agricultural land for farm use by getting to know and fully complying with the Act and Use Regulation. If you have questions with respect to this letter or want to report a violation, please contact ALC's Compliance and Enforcement Advisor at (236) 468-3340 or ALRlanduseconcern@gov.bc.ca.

Sincerely,

Avtar S. Sundher
Director of Operations

cc: Fraser Valley Regional District

ESKER
ENVIRONMENTAL CONSULTING LTD.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

22567, 22577 & 22583 BROWN AVENUE
MAPLE RIDGE, BC

REPORT PREPARED FOR:

Maclean Homes Ltd.
2415 Marine Drive,
West Vancouver, BC V7V 1L3

REPORT PREPARED BY:

Esker Environmental Consulting Ltd.
412 – 260 Newport Dr., Port Moody, BC, V3H 5C6
Job #: JPSI1-2101.041

January 20, 2021

EXECUTIVE SUMMARY

Esker Environmental Consulting Ltd. (EEC) was retained by Maclean Homes Ltd. (Client) to complete a Phase I Environmental Site Assessment (ESA) of three contiguous residential properties located at 22567, 22577 & 22583 Brown Avenue, Maple Ridge, BC (Site). The Site, encompassing 23,496 ft.^{2} in property lot area, is located along the north side of Brown Avenue approximately 50 m east of the intersection to Brown Avenue and Edge Street in Maple Ridge, BC.

The objective of this Phase I ESA was to determine the current environmental liability of the Site by identifying onsite and/or offsite areas of potential environmental concern (APECs), potential contaminants of concern (PCoCs) associated with the APECs and the potential for the PCoCs to be present at the Site at concentrations above the BC Contaminated Sites Regulation (CSR) soil, groundwater and/or soil vapour standards.

The scope of work consisted of a review of relevant historical records, visual-based inspection of the Site and adjacent/neighbouring properties and interviews with people knowledgeable of the current and recent land use activities at the Site.

Based on the findings of this investigation, no onsite and/or offsite APECs and associated PCoCs with potential to impact the Site at concentrations above the BC CSR soil, groundwater and/or soil vapour standards applicable to the Site were identified.

This investigation has concluded that there is considered to be a low potential for contaminants of concern to be present at the Site at concentrations above the BC CSR soil, groundwater and/or soil vapour standards. No further investigation is warranted and recommended at this time.

As a standard precaution, should any buried/lost residential oil underground storage tanks (USTs) and/or suspect or deleterious materials be discovered during future site development works, EEC should be retained to re-assess these findings and provide the appropriate recommendations based on the new information brought to our attention.

An abandoned underground septic tank system(s) may still be present at the Site. Therefore, it is recommended that as part of future Site development works, abandoned septic tank system(s), when encountered should be decommissioned in accordance with the requirements of the local BC Health Authority and BC Sewerage System Regulation.

Abandoned groundwater well(s) discovered during future site development works should be decommissioned and abandoned by a qualified professional or certified well driller in accordance with the BC Groundwater Protection Regulation.

Household hazardous wastes, if no longer needed for use, should be taken to a recycling depot or waste transfer station licensed to accept such materials for proper disposal/recycling in accordance with BC environmental regulations.

It is advised that BC Worksafe regulated hazardous building materials are likely to be present in the SFD residences at Site lots 22567 & 22577 Brown Avenue. These materials may include asbestos containing materials (ACMs), lead containing materials (LCMs), polycyclic aromatic hydrocarbons (PCBs), mercury etc. in older and/or original building and construction materials and products. Prior to any future building renovations and/or demolition activities at the Site buildings, it is recommended that a hazardous building materials (HBM) survey be conducted to confirm and quantify the presence of these materials in accordance with Worksafe BC Occupational Health and Safety regulations.

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1.0 INTRODUCTION

Esker Environmental Consulting Ltd. (EEC) was retained by Maclean Homes Ltd. (Client) to complete a Phase I Environmental Site Assessment (ESA) of three contiguous residential properties located at 22567, 22577 & 22583 Brown Avenue, Maple Ridge, BC (Site). The Site, encompassing 23,496 ft.^{2} in property lot area, is located along the north side of Brown Avenue approximately 50 m east of the intersection to Brown Avenue and Edge Street in Maple Ridge, BC. Relevant details describing the Site are provided in Table A.

Table A: Site Information

Lot No.:	7	6	5
Civic Address:	22567 Brown Ave., Maple Ridge, BC	22577 Brown Ave., Maple Ridge, BC	22583 Brown Ave., Maple Ridge, BC
Legal Description:	LT 7 SEC 20 TWSP 12 NWD PL 8081	LT 6 SEC 20 TWSP 12 NWD PL 8843	LT 5 SEC 20 TWSP 12 NWD PL 8843
PID No.:	001-150-421	002-081-512	001-844-695
Registered Owner(s):	Maclean Homes (Edge 3) Ltd.		
Lot Area:	10,560 ft.^{2}	6,468 ft.^{2}	6,468 ft.^{2}
Land Use Zoning:	RS-1 – One Family Urban Residential		
Latitude / Longitude:	49° 13' 17.9" North / 122° 35' 47.5" West		

1.1 Objective

The objective of this Phase I ESA was to determine the current environmental liability of the Site by identifying onsite and/or offsite areas of potential environmental concern (APECs), potential contaminants of concern (PCoCs) associated with the APECs and the potential for the PCoCs to be present at the Site at concentrations above the BC Contaminated Sites Regulation (CSR) soil, groundwater and/or soil vapour standards.

1.2 Scope of Work

The scope of work for this Phase I ESA consisted of the following:

- Review Site physical setting information sources including surficial geology, topography, hydrogeology, registered water wells, BC licensed water rights etc.;
- Records review including the following:
  - Previous environmental investigations completed at the Site, if available;
  - Chain of property titles, aerial photographs, city directories, fire insurance maps;
  - Municipal records including zoning maps, underground utility services, building plans and building permit records;

  - Search of the Site Registry maintained by the Ministry of Environment and Climate Change Strategy (BC ENV) under Section 43 of the BC *Environmental Management Act* (EMA) and Part 3 of the BC Contaminated Sites Regulation (CSR); and,
  - Search of the Federal Contaminated Sites Inventory, if applicable to the Site area.
- Visual based reconnaissance of the Site and adjacent and neighbouring properties to identify current potential environmental concerns and signs/evidence of past potential environmental concerns;
- Interviews with persons knowledgeable of the current and recent activities, facilities and conditions at the Site; and,
- Compile the findings of this investigation and prepare a Phase I ESA report with our final conclusion on the need for further Site investigation and recommendations.

1.3 Guidelines/Standards

This Phase I ESA was conducted in accordance with the Canadian Standards Association (CSA) national standard Z768-01 (R2016) - *Phase I Environmental Site Assessment* and relevant requirements of the BC EMA and CSR and BC ENV guidelines.

As per the CSA Standard for a Phase I ESA, this investigation did not include the intrusive sampling of subsurface media (i.e. soil, groundwater and soil vapour) and/or building materials at the Site. A detailed survey for the potential presence of regulated hazardous building materials such as asbestos containing materials (ACMs), lead based materials (LBMs), polychlorinated biphenyls (PCBs), mercury etc. was beyond the scope of this Phase I ESA.

2.0 SITE PHYSICAL SETTING

Relevant Site physical setting details are provided in Table B.

Table B: Site Physical Setting

Site Setting Information	Physical Setting Description
Site Location:	North side of Brown Ave. approximately 50 m east of the intersection to Brown Ave. and Edge St., Maple Ridge, BC
Site Land Use:	- Residential lots with single family dwelling residences at 22567 & 22577 Brown Ave. under RS-1 – One Family Urban Residential zoning - Vacant residential lot at 22583 Brown Ave. under RS-1 zoning - Owner of the Site lots intends to consolidated the lots into one lot and change land use to multi-family residential
Neighbouring Land Use (Brown Ave., 121 Ave. & Edge St. within 1 block of Site):	- Primarily SFD residential and vacant residential lots under RS-1 zoning and a multi-residential building at 22562 – 121 Street under RM-3 – High Density Apartment Residential zoning - Parking lot for U-Haul moving vans at 22576 Brown Ave. under C-3 – Town Centre Commercial zoning

Site Setting Information	Physical Setting Description
Surficial Geology:	Post glacial and Pleistocene Fort Langley Formation (FD) – Marine silty clay to fine sand, commonly containing marine shells
Topography:	- Site is mainly level at approximately 40 m above sea level (masl) in elevation - Neighbouring properties slope down slightly mainly to the west and northwest
Inferred Groundwater Gradient:	Mainly to the west and northwest
Surface Water Use/Receptors:	Unnamed creek located approximately 265 m northwest and mainly down-gradient of Site
Irrigation & Livestock Watering Use/Receptors:	No BC Agricultural Land Reserve (ALR) designated lands and/or agricultural zoned lands within 500 m of the Site
Current Groundwater Use/Receptors:	- According to iMap BC, no BC ENV registered groundwater wells are located within 500 m cross and down-gradient and 100 m upgradient of the Site - Therefore, no current groundwater use/receptors are present
Future Groundwater Use/Receptors:	Future groundwater use may apply as the Site is underlain by Aquifer 19 – Grant Hill where the productivity is low, vulnerability is moderate, aquifer materials are bedrock and lithostratigraphic unit is Tertiary bedrock

Based on the information provided in the above table and reference to current BC ENV guidelines, the BC CSR standards expected to be applicable to the Site are as follows:

- CSR low density residential land use (RL_{LD}) or high density residential land use (RL_{HD}) standards in Schedule 3.1, Part 1, 2 & 3 for soil;
- CSR freshwater aquatic life (AWf) and drinking water (DW) standards in Schedule 3.2 for groundwater; and;
- CSR residential land use (RL) standards in Schedule 3.3 for soil vapour.

3.0 RECORDS REVIEW

Various historical and archival records and government sources were reviewed for historical information on the past land use of the Site and neighbouring properties. Relevant records are appended to this report including city directories in Appendix A, historical aerial photographs in Appendix B, BC ENV Site Registry search results in Appendix C. The records reviewed and records review findings are provided in Table C.

Table C: Records Review Findings

Records Reviewed	Findings	Potential Environmental Concerns
Previous Environmental Reports:	Previous environmental report(s) completed at the Site have not been brought to our attention by the Client	N/A
Chain of Titles:	- Current titles to Site lots 22567 Brown Ave. & 22577 Brown Ave. were registered Maclean Homes (Edge 3) Ltd. on 2018-10-03 - Current title to Site lot 22583 Brown Ave. was registered Maclean Homes (Edge 3) Ltd. on 2018-03-26 - Cancelled titles for the Site lots were registered to a holding company or to individuals	No
City Directories:		
Site (22567, 22577 & 22583 Brown Ave.):	Listings for the Site from 1977 to 2000 were either residential or not listed/no return	No
Neighbouring Properties (within one to two blocks Site):	- Listings for Brown Ave. from 1977 to 2001 were mainly residential or not listed/no return or vacant - Listings on 121 Ave. from 1977 to 2000 were mainly residential and included a Roman Catholic church, school and convent listing which changed to a school annex in 1990 and church offices in 2000 - Listings for Edge Street were mainly residential and included an elementary school from 1977 to 2000 and a restaurant at 12018 Edge Street from 1980 to 2000	No
Aerial Photographs:		
Site:	- 1938: Appeared to be agricultural - 1949 & 1954: Appeared to be SFD residential on three contiguous lots with ancillary garage and shed buildings - 1963: Appeared to be similar to 1954 other than more ancillary garage and shed buildings were present - 1969 to 2016: Appeared to be mainly unchanged from 1963	No
Neighbouring Properties (within one to two blocks Site):	- 1938: Appeared to be mainly agricultural with most of the farm buildings located near Dewdney Trunk Rd. - 1949: Appeared to be SFD residential with ancillary garage and shed buildings or vacant residential lots along Brown Ave., 121 Ave. & Edge St. - 1954: Appeared to be similar to 1949 other than there were fewer vacant residential lots - 1963 & 1969: Appeared to be mainly SFD residential with ancillary garage and shed buildings - 1974 to 1991: Appeared to be mainly unchanged from 1969	No

Records Reviewed	Findings	Potential Environmental Concerns
	- 1996 to 2008: Appeared to be mainly unchanged other than the lot at 22576 Brown Ave. was changed to a parking lot - 2016: Appeared to be mainly unchanged from 2008 other than a few of the residential lots on Brown Ave. were vacant	
Fire Insurance Maps:	Not available for Site and neighbouring properties	N/A
BC ENV Site Registry:	- 0.5 km area search of the BC ENV Site Registry at the latitude and longitude coordinates of the Site highlighted no record(s) registered to the Site and nine offsite records - Offsite records were for properties located far enough away and/or cross and downgradient of Site - Low potential for contaminants of concern from any of these offsite properties to adversely impact the Site at concentrations above the BC CSR soil, groundwater and/or soil vapour standards	No
Historical Waterways:	No historical or lost waterway(s) are located within and adjacent to the Site	No
Municipal Records (City of Maple Ridge):	- Maple Ridge Fire Department reported no records of residential tank permits issued at the Site lots - City of Maple Ridge Building Department records were requested but not available within the time limits of this investigation	No
CSR Schedule 2 Activities:	Records review highlighted no past CSR Schedule 2 commercial and/or industrial activities at Site	No

N/A – Not Applicable

4.0 SITE INSPECTION

An inspection of the Site was conducted by David Graham of EEC on January 13, 2021 under mostly sunny weather conditions. Access to the Site was limited to the building exterior areas (i.e. front, side and back yards of Site lots). The interiors of SFD residences and ancillary carport garage and shed buildings were not accessible and not inspected.

For the discussion below, Figure 1: Site Location and Neighbouring Land Use is provided for reference. Pertinent site photographs highlighting the site reconnaissance findings are presented in Appendix D.

4.1 Site Reconnaissance

Site reconnaissance key findings are provided in Table D.

Table D: Site Reconnaissance Details

Reconnaissance Item		Site (22567, 22577 & 22583 Brown Ave.)
Site Operations:		- Site lot 22567 Brown Ave.: 1-storey, 3-bedroom SFD residence with basement and detached garage/shed - Site lot 22577 Brown Ave.: 1-storey, 2-bedroom SFD residence with detached shed - Site lot 22583 Brown Ave.: Vacant residential lot with a sea can storage container - No commercial or industrial operations present
Waste Generation and Storage:	Solid Wastes:	Limited to domestic refuse and recycling picked up by the City of Maple Ridge or private waste pickup service
	Liquid Wastes	Not observed
	Drains, Sumps/Pits:	Not observed
	Interceptors	Not observed
	Septic Tanks:	- Not observed, but may have been installed at the Site lots prior to connection to City of Maple Ridge sanitary sewer
	Air Discharges and Odours:	Not observed
Fuel and Chemical Storage:	Underground Storage Tanks (USTs):	Not observed
	Aboveground Storage Tanks (ASTs):	Not observed
	Other Storage Containers:	Not observed
Building Mechanical Systems:	Interior Heating and Air Conditioning (AC)	- SFD residences at Site lots 22567 & 22577 have natural gas meters and are likely heated with individual natural gas furnaces - No central AC systems observed
	Hydraulic Equipment:	Not observed
Site Lots Exterior:	Exterior Features:	Asphalt paved and gravel driveways at Site lots 22567 & 22577 Brown Ave., grassed yards with trees/shrubs at all Site lots
	Imported Fill:	Not observed – Site is generally level with adjacent and neighbouring properties
	Drinking Water and/or Monitoring Wells:	Not observed

Reconnaissance Item		Site (22567, 22577 & 22583 Brown Ave.)
Regulated Hazardous Building Materials:		
	Building Description	- Site lot 22567 Brown Ave.: 1,265 ft^2, 1-storey, 3-bedroom, wood frame, SFD residence built in 1954 and detached garage/shed - Site lot 22577 Brown Ave.: 816 ft^2, 1-storey, 2-bedroom, wood frame, SFD residence built in 1947and shed - Site lot 22583 Brown Ave.: No buildings present
	Asbestos Containing Materials (ACMs):	Expected to be present in various building materials
	Polychlorinated Biphenyls (PCBs):	May be present in older fluorescent lighting fixtures from the 1970s and older
	Lead Based Materials (LBMs):	Expected to be present in various building materials
	Urea Formaldehyde Foam Insulation (UFFI):	Not expected in buildings
	Ozone Depleting Substances (ODSs):	May be present in older household refrigerators from the late 1990s and older
	Mercury:	May be present in lighting products, thermostats etc.
	Mould	Expected to be present in buildings based on building ages and condition

4.2 Neighbouring Properties Reconnaissance

The reconnaissance of the neighbouring properties within approximately one block of the Site along Brown Avenue, 121 Avenue and Edge Street highlighted residential lots with SFDs and ancillary garage and shed buildings, a few vacant residential lots mainly along Brown Avenue, a parking lot for U-Haul moving vans at 22576 Brown Avenue and a multi-residential condo-apartment building at 22562 – 121 Avenue. Monitoring wells likely installed for environmental or hydrogeological study purpose(s) were observed in the southern portion the vacant residential lot at 22588 Brown Avenue and in the southern portion of the U-Haul parking lot at 22576 Brown Avenue. The neighbouring properties reconnaissance did not highlight any other commercial and/or industrial activities and no other current and/or evidence of past potential environmental concerns.

4.3 Interviews

An interview with Josh Maclean of Maclean Homes Ltd. (Client), registered owner of the Site lots since 2018 did not highlight any current and/or recent past Site environmental concerns and/or activities with the potential to impact or contaminate the Site at concentrations above the BC CSR soil, groundwater and soil vapour standards.

5.0 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The following is an assessment of the onsite and offsite areas of potential environmental concern (APECs), the potential contaminants of concern (PCoCs) associated with the APECs and an evaluation on the potential for the associated PCOCs to be at concentrations at the Site above the BC CSR soil, groundwater and soil vapour standards.

Based on the findings of this investigation, no onsite and/or offsite APECs and associated PCoCs with potential to impact the Site at concentrations above the BC CSR soil, groundwater and/or soil vapour standards applicable to the Site were identified.

6.0 CONCLUSION AND RECOMMENDATIONS

This investigation has concluded that there is considered to be a low potential for contaminants of concern to be present at the Site at concentrations above the BC CSR soil, groundwater and/or soil vapour standards. No further investigation is warranted and recommended at this time.

As a standard precaution, should any buried/lost residential oil underground storage tanks (USTs) and/or suspect or deleterious materials be discovered during future site development works, EEC should be retained to re-assess these findings and provide the appropriate recommendations based on the new information brought to our attention.

An abandoned underground septic tank system(s) may still be present at the Site. Therefore, it is recommended that as part of future Site development works, abandoned septic tank system(s), when encountered should be decommissioned in accordance with the requirements of the local BC Health Authority and BC Sewerage System Regulation.

Abandoned groundwater well(s) discovered during future site development works should be decommissioned and abandoned by a qualified professional or certified well driller in accordance with the BC Groundwater Protection Regulation.

Household hazardous wastes, if no longer needed for use, should be taken to a recycling depot or waste transfer station licensed to accept such materials for proper disposal/recycling in accordance with BC environmental regulations.

It is advised that BC Worksafe regulated hazardous building materials are likely to be present in the SFD residences at Site lots 22567 & 22577 Brown Avenue. These materials may include asbestos containing materials (ACMs), lead containing materials (LCMs), polycyclic aromatic hydrocarbons (PCBs), mercury etc. in older and/or original building and construction materials and products. Prior to any future building renovations and/or demolition activities at the Site buildings, it is recommended that a hazardous building materials (HBM) survey be conducted to confirm and quantify the presence of these materials in accordance with Worksafe BC Occupational Health and Safety regulations.

7.0 REPORT LIMITATIONS

Findings presented in this report are based upon a limited visual review of accessible areas of the Site and adjacent/neighbouring properties and a review of Site, environmental agency and historical archive records. Sampling and analysis of wastes, water, soil, groundwater or air was not conducted as part of this review. Consequently, while findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by members of the environmental science and engineering profession practising under similar circumstances in the area at the time of the performance of the work, this report is not intended nor is it able to provide a totally comprehensive review of past or present Site environmental conditions. This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property. Where this potential has been identified, the further reduction of uncertainty requires the completion of a Phase II ESA.

This report has been prepared solely for the internal use of Maclean Homes Ltd. (Client). By using the report, the Client agrees that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on or decisions made based on it, are the responsibility of such parties. Esker Environmental Consulting Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

8.0 QUALIFICATIONS OF ASSESSOR

David Graham, AScT, EP is a Senior Environmental Scientist and Principal of Esker Environmental Consulting Ltd. (EEC) with more than 25 years of experience in contaminated sites assessment and remediation in BC and elsewhere in Canada. This experience has included the completion of more than 500 Phase I ESAs at a wide range of industrial, commercial, residential and agricultural properties. He is registered as an Environmental Professional (EP) with the Canadian Environmental Certification Approvals Board and as an Applied Science Technologist (AScT) with the Applied Science Technologists and Technicians of BC.

9.0 CLOSURE

We trust this report will meet your requirements at this time. If you have any questions, please contact us at 604-218-6410.

Yours truly,

Esker Environmental Consulting Ltd.

2021-01-20

David Graham, AScT, EP
Senior Environmental Scientist & Principal

10.0 REFERENCES

British Columbia Ministry of Environment and Climate Change Strategy (BC ENV), *Environmental Management Act*, Contaminated Sites Regulation.

BC ENV, Guidance Document 10 – Guidance for a Stage 1 *Preliminary Site Investigation,* August 2016.

American Society of Testing Materials (ASTM), *Standard Practice for Environmental Site Assessments E-1527-00.*

Canadian Standards Association, *CSA Standard Z768-01 (R2016), Environmental Site Assessment*.

WorkSafe BC, *Occupational Health and Safety (OH&S) Regulations and Guidelines*.

BC Online *Site Registry* and *BC Land Title and Survey Databases.*

Data BC, iMap website (https://maps.gov.bc.ca/ess/hm/imap4m/).

Geological Survey of Canada, *Map 1484A – Surficial Geology of New Westminster, BC.*

City of Maple Ridge, *RidgeView* mapping website (https://gis.mapleridge.ca/ridgeview/).

City of Maple Ridge Building Department, Records search request, 22567, 22577 & 22583 Brown Avenue, Maple Ridge, BC

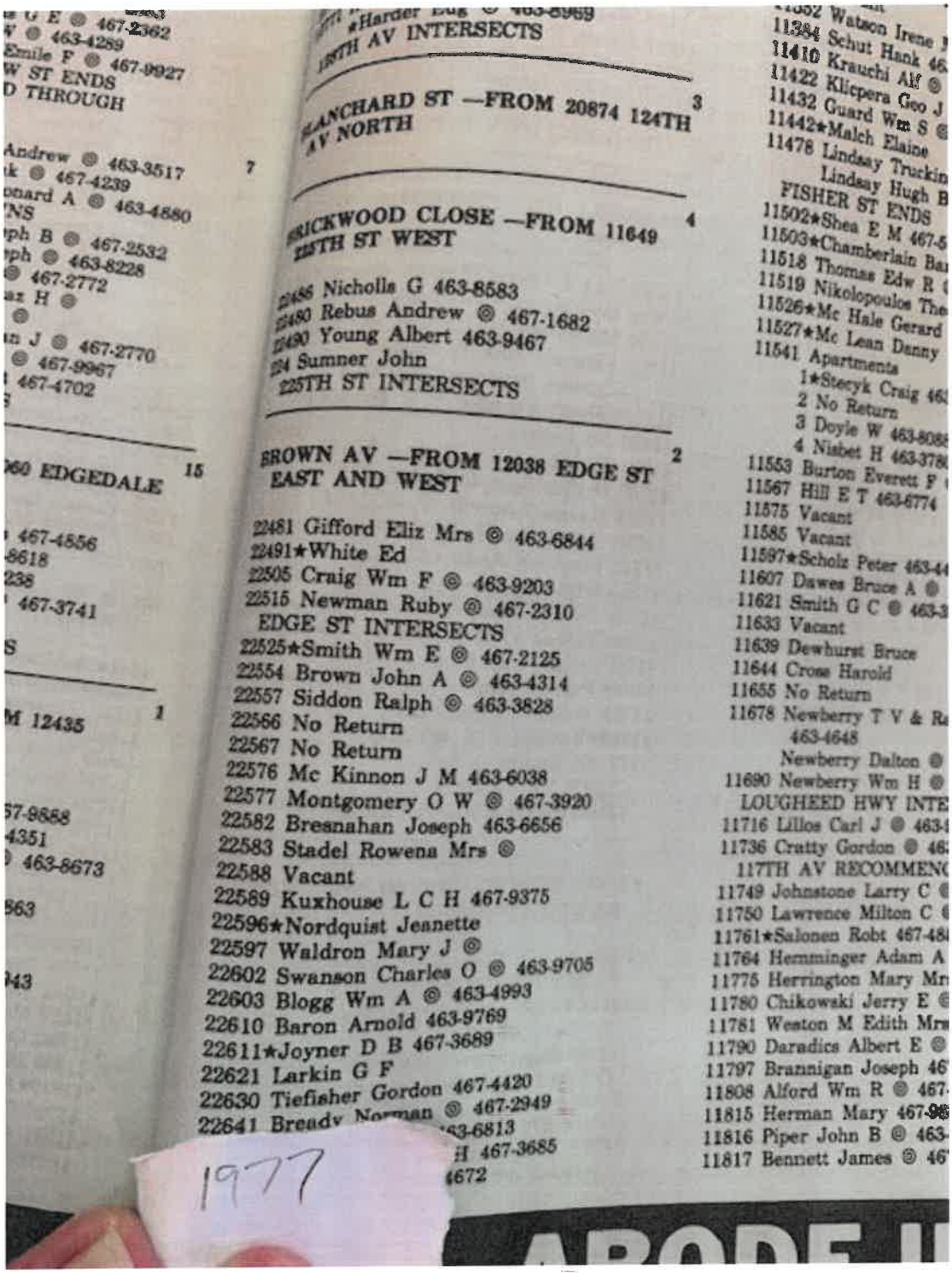
Maple Ridge City Directories, 1977 to 2001, Maple Ridge Public Library Archives.

FIGURES

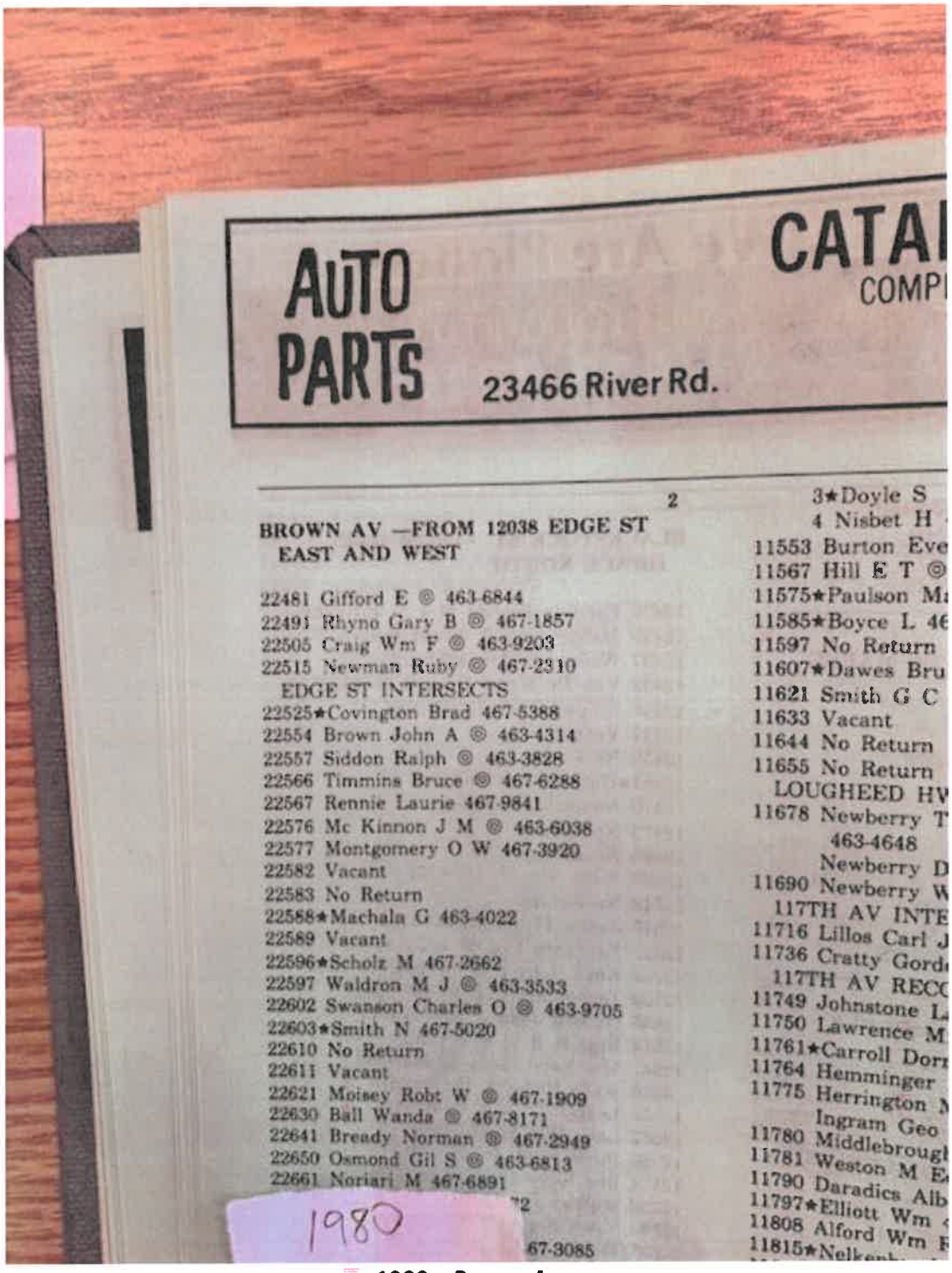
ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	**FIGURE 1: SITE PLAN**
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** 1:750 (Approx.)

APPENDIX A

CITY DIRECTORIES



1977 – Brown Ave.



AUTO PARTS 23466 River Rd.

CATAL
COMPL

2

BROWN AV —FROM 12038 EDGE ST
EAST AND WEST

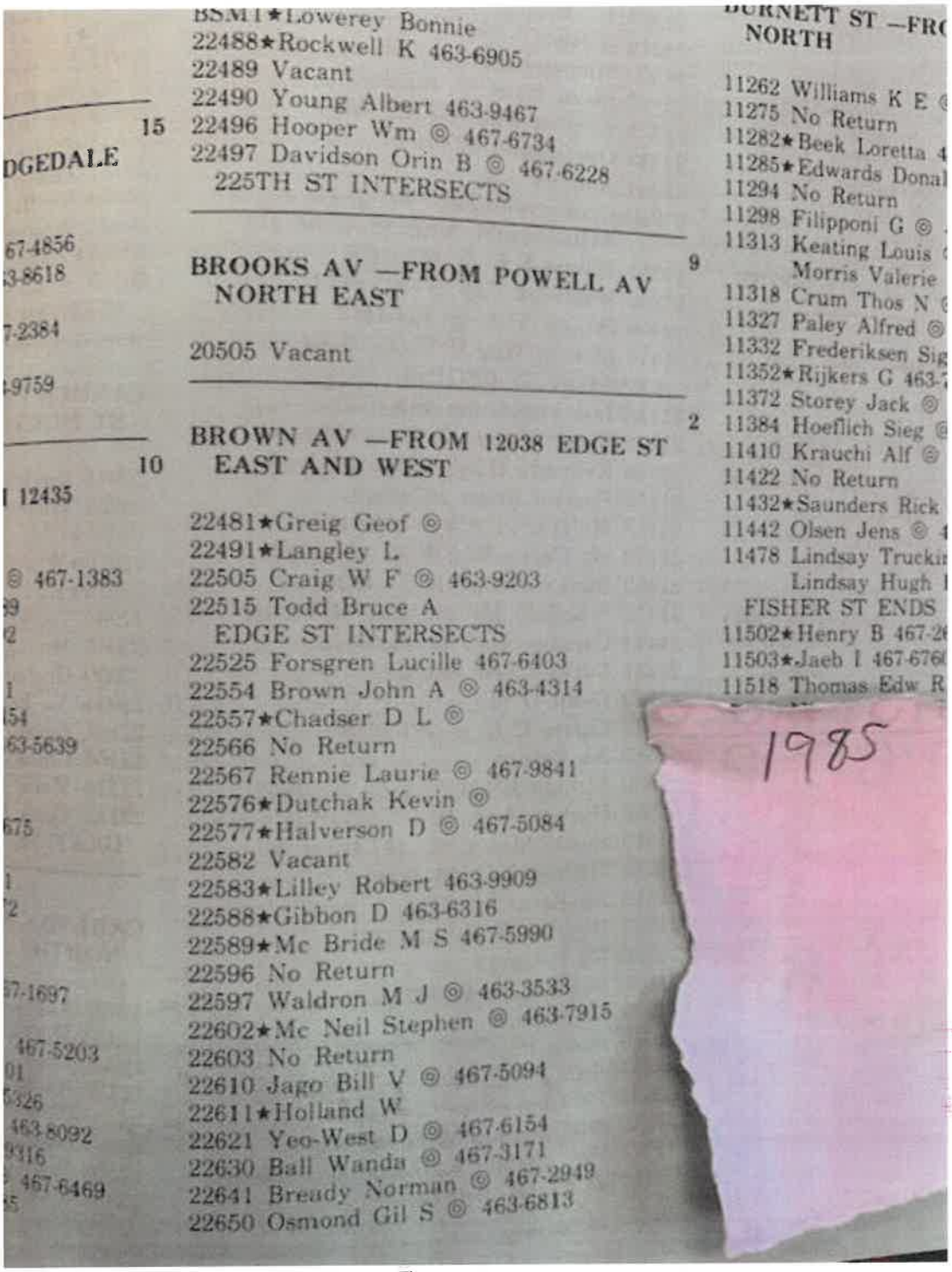
22481 Gifford E ◎ 463-6844
22491 Rhyno Gary B ◎ 467-1857
22505 Craig Wm F ◎ 463-9203
22515 Newman Ruby ◎ 467-2310
EDGE ST INTERSECTS
22525★Covington Brad 467-5388
22554 Brown John A ◎ 463-4314
22557 Siddon Ralph ◎ 463-3828
22566 Timmins Bruce ◎ 467-6288
22567 Rennie Laurie 467-9841
22576 Mc Kinnon J M ◎ 463-6038
22577 Montgomery O W 467-3920
22582 Vacant
22583 No Return
22588★Machala G 463-4022
22589 Vacant
22596★Scholz M 467-2662
22597 Waldron M J ◎ 463-3533
22602 Swanson Charles O ◎ 463-9705
22603★Smith N 467-5020
22610 No Return
22611 Vacant
22621 Moisey Robt W ◎ 467-1909
22630 Ball Wanda ◎ 467-8171
22641 Bready Norman ◎ 467-2949
22650 Osmond Gil S ◎ 463-6813
22661 Noriari M 467-6891

1980

67-3085

3★Doyle S
4 Nisbet H
11553 Burton Eve
11567 Hill E T ◎
11575★Paulson Ma
11585★Boyce L 46
11597 No Return
11607★Dawes Bru
11621 Smith G C
11633 Vacant
11644 No Return
11655 No Return
LOUGHEED HW
11678 Newberry T
463-4648
Newberry D
11690 Newberry W
117TH AV INTE
11716 Lillos Carl J
11736 Cratty Gord
117TH AV RECC
11749 Johnstone La
11750 Lawrence M
11761★Carroll Dorr
11764 Hemminger
11775 Herrington M
Ingram Geo
11780 Middlebrough
11781 Weston M E
11790 Daradics Alb
11797★Elliott Wm
11808 Alford Wm F
11815★Nelken

1980 – Brown Ave.



BSM1★Lowerey Bonnie
22488★Rockwell K 463-6905
22489 Vacant
22490 Young Albert 463-9467
22496 Hooper Wm ◎ 467-6734
22497 Davidson Orin B ◎ 467-6228
225TH ST INTERSECTS

15

DGEDALE

67-4856
3-8618

7-2384

-9759

10

12435

◎ 467-1383
9
2

1
54
63-5639

675

1
2

7-1697

467-5203
01
5326
463-8092
9316
467-6469
5

9

BROOKS AV —FROM POWELL AV NORTH EAST

20505 Vacant

2

BROWN AV —FROM 12038 EDGE ST EAST AND WEST

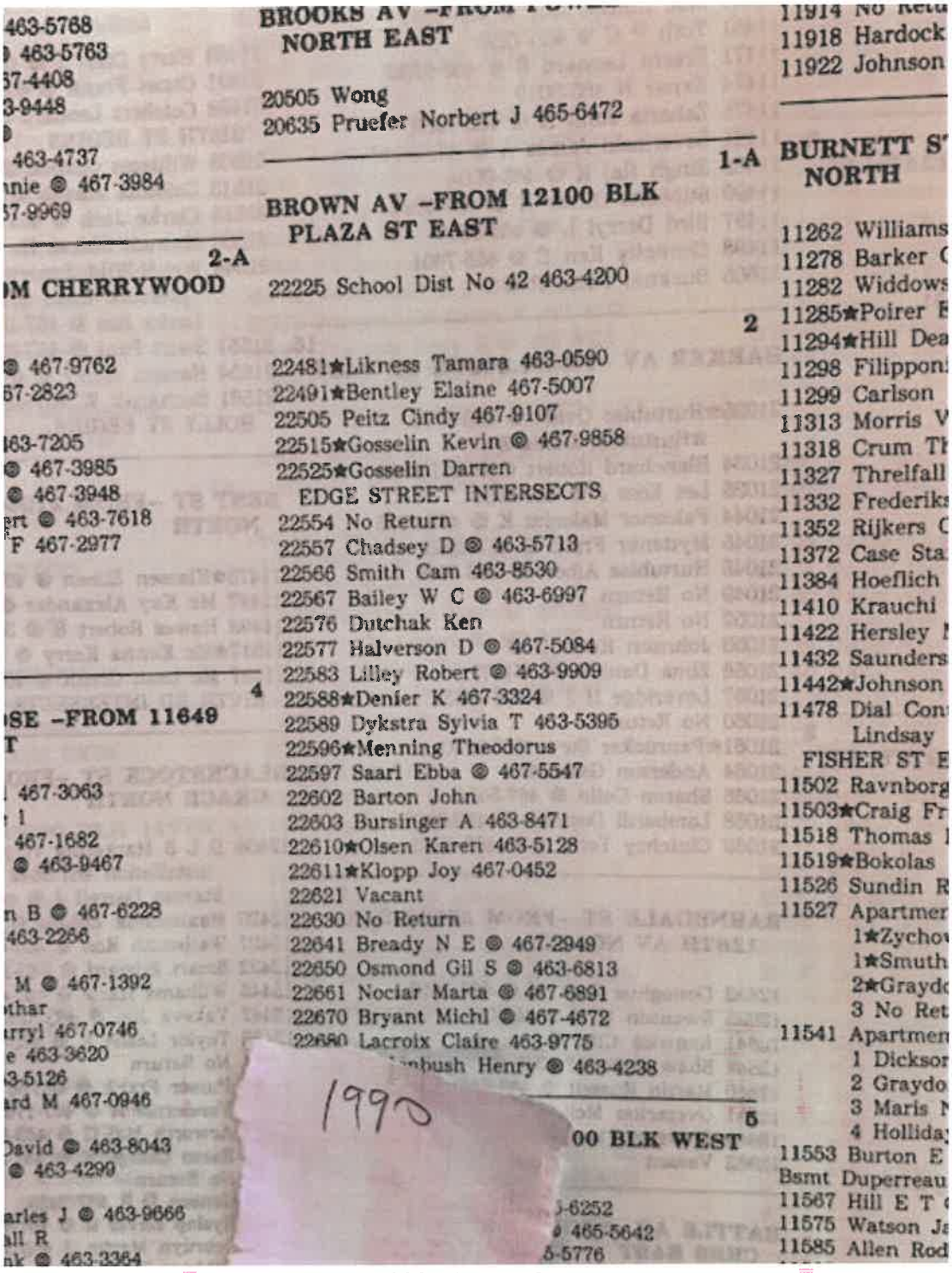
22481★Greig Geof ◎
22491★Langley L
22505 Craig W F ◎ 463-9203
22515 Todd Bruce A
EDGE ST INTERSECTS
22525 Forsgren Lucille 467-6403
22554 Brown John A ◎ 463-4314
22557★Chadser D L ◎
22566 No Return
22567 Rennie Laurie ◎ 467-9841
22576★Dutchak Kevin ◎
22577★Halverson D ◎ 467-5084
22582 Vacant
22583★Lilley Robert 463-9909
22588★Gibbon D 463-6316
22589★Mc Bride M S 467-5990
22596 No Return
22597 Waldron M J ◎ 463-3533
22602★Mc Neil Stephen ◎ 463-7915
22603 No Return
22610 Jago Bill V ◎ 467-5094
22611★Holland W
22621 Yeo-West D ◎ 467-6154
22630 Ball Wanda ◎ 467-3171
22641 Bready Norman ◎ 467-2949
22650 Osmond Gil S ◎ 463-6813

BURNETT ST —FRO
NORTH

11262 Williams K E ◎
11275 No Return
11282★Beek Loretta 4
11285★Edwards Donal
11294 No Return
11298 Filipponi G ◎
11313 Keating Louis
Morris Valerie
11318 Crum Thos N
11327 Paley Alfred ◎
11332 Frederiksen Sig
11352★Rijkers G 463-7
11372 Storey Jack ◎
11384 Hoeflich Sieg
11410 Krauchi Alf ◎
11422 No Return
11432★Saunders Rick
11442 Olsen Jens ◎
11478 Lindsay Truckin
Lindsay Hugh
FISHER ST ENDS
11502★Henry B 467-2
11503★Jaeb I 467-676
11518 Thomas Edw R

1985

1985 – Brown Ave.



463-5768
463-5763
57-4408
3-9448
463-4737
nnie @ 467-3984
57-9969

2-A

M CHERRYWOOD

@ 467-9762
57-2823
463-7205
@ 467-3985
@ 467-3948
ert @ 463-7618
F 467-2977

4

SE –FROM 11649
T

467-3063
1
467-1682
@ 463-9467
n B @ 467-6228
463-2266
M @ 467-1392
thar
rryl 467-0746
e 463-3620
3-5126
ard M 467-0946
David @ 463-8043
@ 463-4299
arles J @ 463-9666
all R
nk @ 463-3364

BROOKS AV –FROM
NORTH EAST

20505 Wong
20635 Pruefer Norbert J 465-6472

1-A

BROWN AV –FROM 12100 BLK
PLAZA ST EAST

22225 School Dist No 42 463-4200

2

22481★Likness Tamara 463-0590
22491★Bentley Elaine 467-5007
22505 Peitz Cindy 467-9107
22515★Gosselin Kevin @ 467-9858
22525★Gosselin Darren
EDGE STREET INTERSECTS
22554 No Return
22557 Chadsey D @ 463-5713
22566 Smith Cam 463-8530
22567 Bailey W C @ 463-6997
22576 Dutchak Ken
22577 Halverson D @ 467-5084
22583 Lilley Robert @ 463-9909
22588★Denier K 467-3324
22589 Dykstra Sylvia T 463-5395
22596★Menning Theodorus
22597 Saari Ebba @ 467-5547
22602 Barton John
22603 Bursinger A 463-8471
22610★Olsen Karen 463-5128
22611★Klopp Joy 467-0452
22621 Vacant
22630 No Return
22641 Bready N E @ 467-2949
22650 Osmond Gil S @ 463-6813
22661 Nociar Marta @ 467-6891
22670 Bryant Michl @ 467-4672
22680 Lacroix Claire 463-9775
Bush Henry @ 463-4238

1990

5

00 BLK WEST

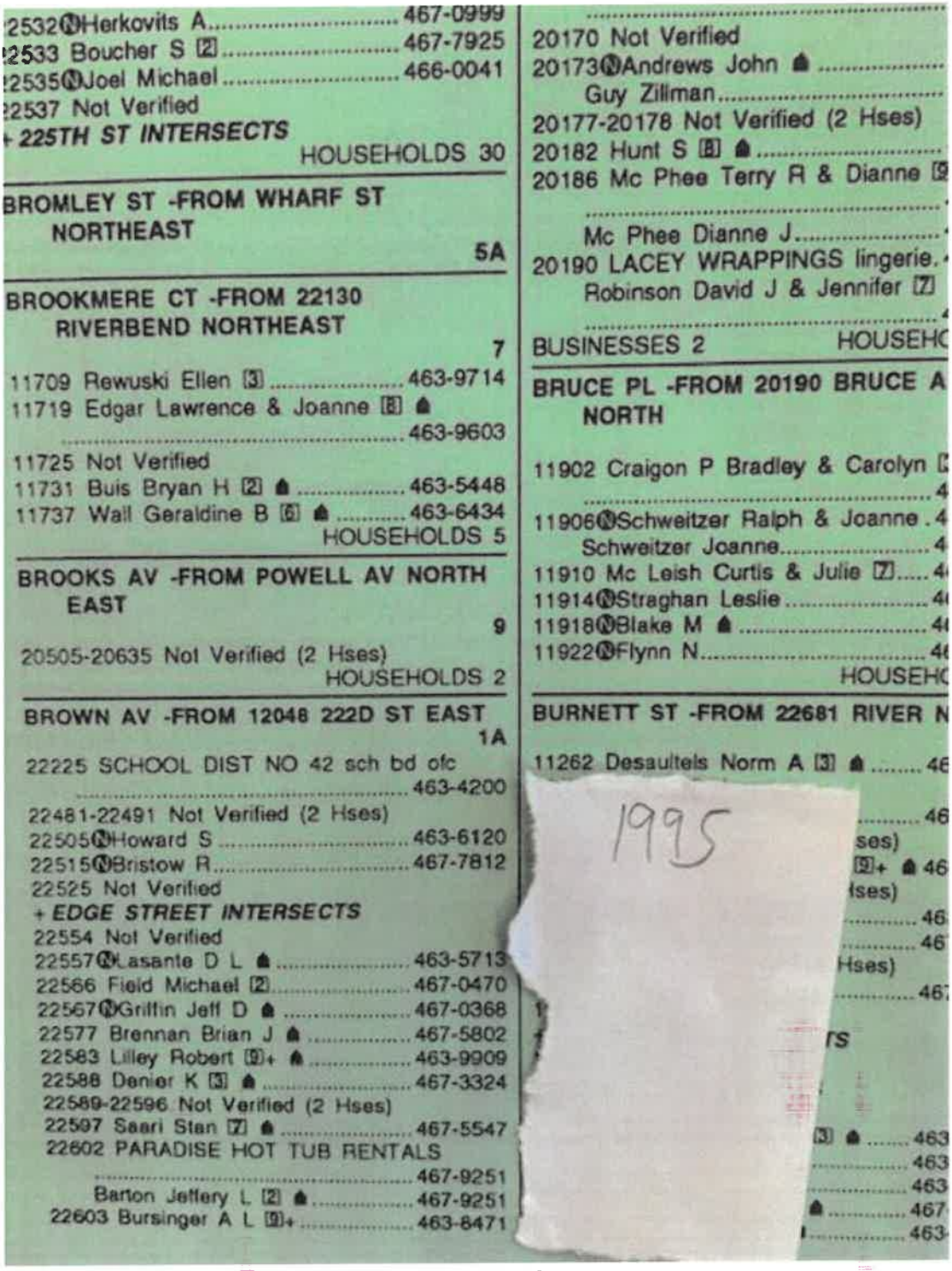
6252
465-5642
5-5776

11914 No Reta
11918 Hardock
11922 Johnson

BURNETT S
NORTH

11262 Williams
11278 Barker
11282 Widdows
11285★Poirer
11294★Hill Dea
11298 Filippon
11299 Carlson
11313 Morris V
11318 Crum Th
11327 Threlfall
11332 Frederiks
11352 Rijkers
11372 Case Sta
11384 Hoeflich
11410 Krauchi
11422 Hersley
11432 Saunders
11442★Johnson
11478 Dial Con
Lindsay
FISHER ST E
11502 Ravnborg
11503★Craig Fr
11518 Thomas
11519★Bokolas
11526 Sundin R
11527 Apartmer
1★Zychov
1★Smuth
2★Graydo
3 No Ret
11541 Apartmen
1 Dickson
2 Graydo
3 Maris
4 Hollida
11553 Burton E
Bsmt Duperreau
11567 Hill E T
11575 Watson Ja
11585 Allen Rod

1990 – Brown Ave.



2532 Ⓝ Herkovits A 467-0999
2533 Boucher S [2] 467-7925
2535 Ⓝ Joel Michael 466-0041
2537 Not Verified
+ 225TH ST INTERSECTS
HOUSEHOLDS 30

BROMLEY ST -FROM WHARF ST NORTHEAST
5A

BROOKMERE CT -FROM 22130 RIVERBEND NORTHEAST
7

11709 Rewuski Ellen [3] 463-9714
11719 Edgar Lawrence & Joanne [8] ☗ 463-9603
11725 Not Verified
11731 Buis Bryan H [2] ☗ 463-5448
11737 Wall Geraldine B [6] ☗ 463-6434
HOUSEHOLDS 5

BROOKS AV -FROM POWELL AV NORTH EAST
9

20505-20635 Not Verified (2 Hses)
HOUSEHOLDS 2

BROWN AV -FROM 12048 222D ST EAST
1A

22225 SCHOOL DIST NO 42 sch bd ofc 463-4200
22481-22491 Not Verified (2 Hses)
22505 Ⓝ Howard S 463-6120
22515 Ⓝ Bristow R 467-7812
22525 Not Verified
+ EDGE STREET INTERSECTS
22554 Not Verified
22557 Ⓝ Lasante D L ☗ 463-5713
22566 Field Michael [2] 467-0470
22567 Ⓝ Griffin Jeff D ☗ 467-0368
22577 Brennan Brian J ☗ 467-5802
22583 Lilley Robert [9]+ ☗ 463-9909
22588 Denier K [3] ☗ 467-3324
22589-22596 Not Verified (2 Hses)
22597 Saari Stan [7] ☗ 467-5547
22602 PARADISE HOT TUB RENTALS 467-9251
Barton Jeffery L [2] ☗ 467-9251
22603 Bursinger A L [9]+ 463-8471

20170 Not Verified
20173 Ⓝ Andrews John ☗ .....
Guy Zilliman .....
20177-20178 Not Verified (2 Hses)
20182 Hunt S [8] ☗ .....
20186 Mc Phee Terry R & Dianne [9] .....
Mc Phee Dianne J .....
20190 LACEY WRAPPINGS lingerie.
Robinson David J & Jennifer [7] .....
BUSINESSES 2 HOUSEHO

BRUCE PL -FROM 20190 BRUCE A NORTH

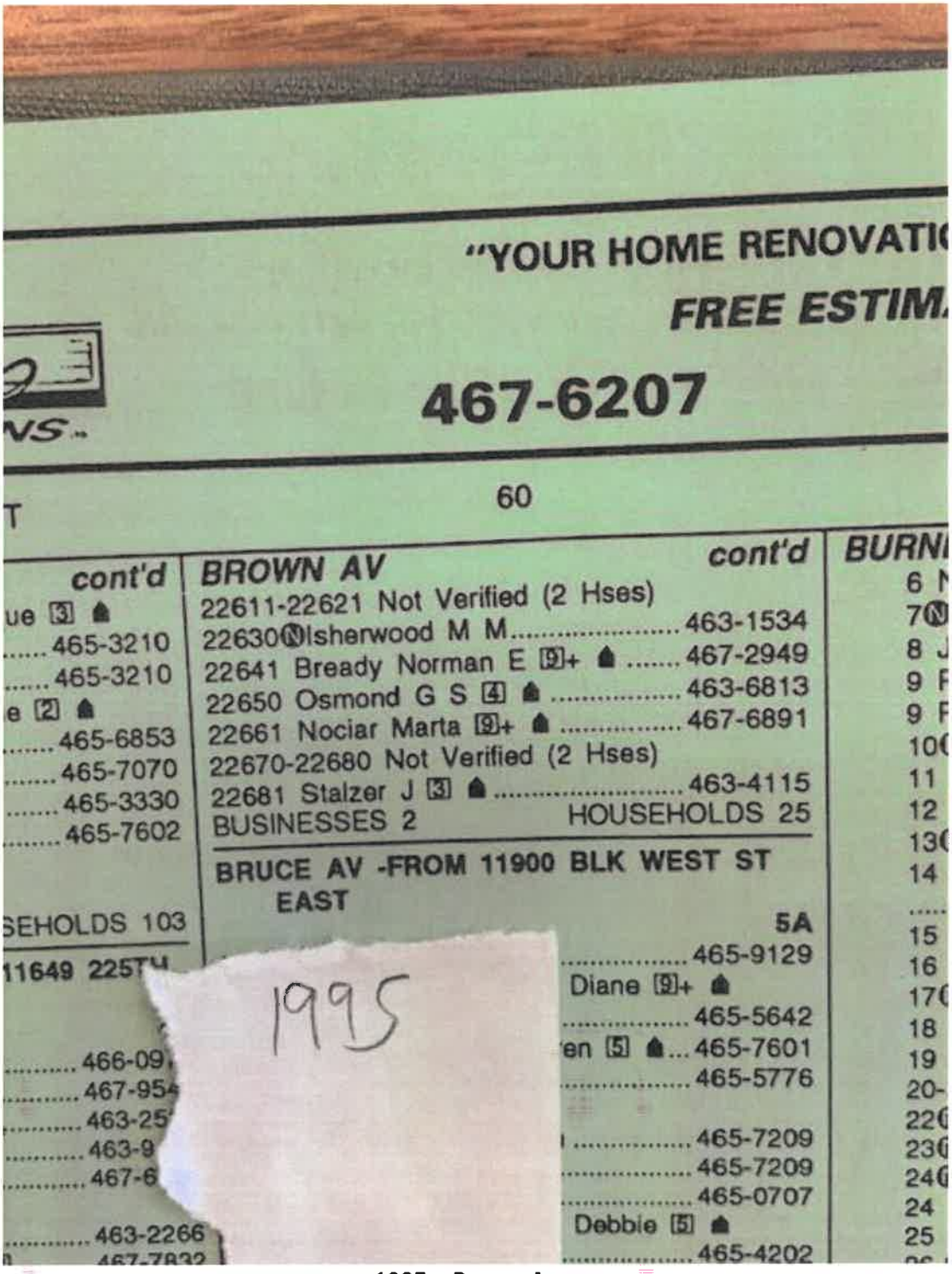
11902 Craigon P Bradley & Carolyn [.....
11906 Ⓝ Schweitzer Ralph & Joanne . 4
Schweitzer Joanne .....
11910 Mc Leish Curtis & Julie [7] .....
11914 Ⓝ Straghan Leslie .....
11918 Ⓝ Blake M ☗ .....
11922 Ⓝ Flynn N .....
HOUSEHO

BURNETT ST -FROM 22681 RIVER N

11262 Desaultels Norm A [3] ☗ .....

1995

1995 – Brown Ave.



1995 – Brown Ave.

11737 Bois Bryan H [6] 463-6465
11737 Wall G B [9]+ 463-5448
463-6434
HOUSEHOLDS 7

BROOKS AVE -FROM POWELL AV NORTH EAST

20505 Not Verified
20635 (N) Burgess C J 460-0213
HOUSEHOLDS 2

BROWN AVE -FROM 12048 222D ST EAST

+ PLAZA ST INTERSECTS 1A
22225 SCHOOL DIST NO 42 sch bd ofc 463-4200
22320 ALOUETTE OPTOMETRY CLINIC 463-7127
+ 224TH ST INTERSECTS
+ FRASER ST INTERSECTS
22481 Not Verified
22491 Vacant
22515 (N) Mc Muldroch H 466-8357
22525 Not Verified
+ EDGE STREET INTERSECTS
22554 (N) Silleva Darcy & Cheryl 466-9454
Palmer Cheryl 466-9454
22557 La Croix Curtis [4] 467-9056
22566 Kehoe D S [2] 467-1071
22567 Griffin Jeff [4] 467-0368
22577 Brennan Brian [6] 467-5802
22583 Lilley Robert [9]+ 463-9909
22588 Vacant
22589-22596 Not Verified (2 Hses)
22597 Saari Stan E [9]+ 467-8304
22602 Barton J [2] 466-3404
22603 Not Verified
22610 Pigeau Kevin D & Deborah [2] 466-1642
22611 Klopp J W [2] 463-0344
22621 (N) Zanatta Steve 467-9611
22630 Not Verified
22641 Bready Norman E & Loraine [9]+ 467-2949
22650 Osmond G S [5] 463-6813
22661 Grant Jackquie [4] 467-7238
22670 Johnson W [4] 463-1398
22680 Chatt D [2] 463-1652
463-0523
463-4115

2001

USEHOLDS 25

NORTH

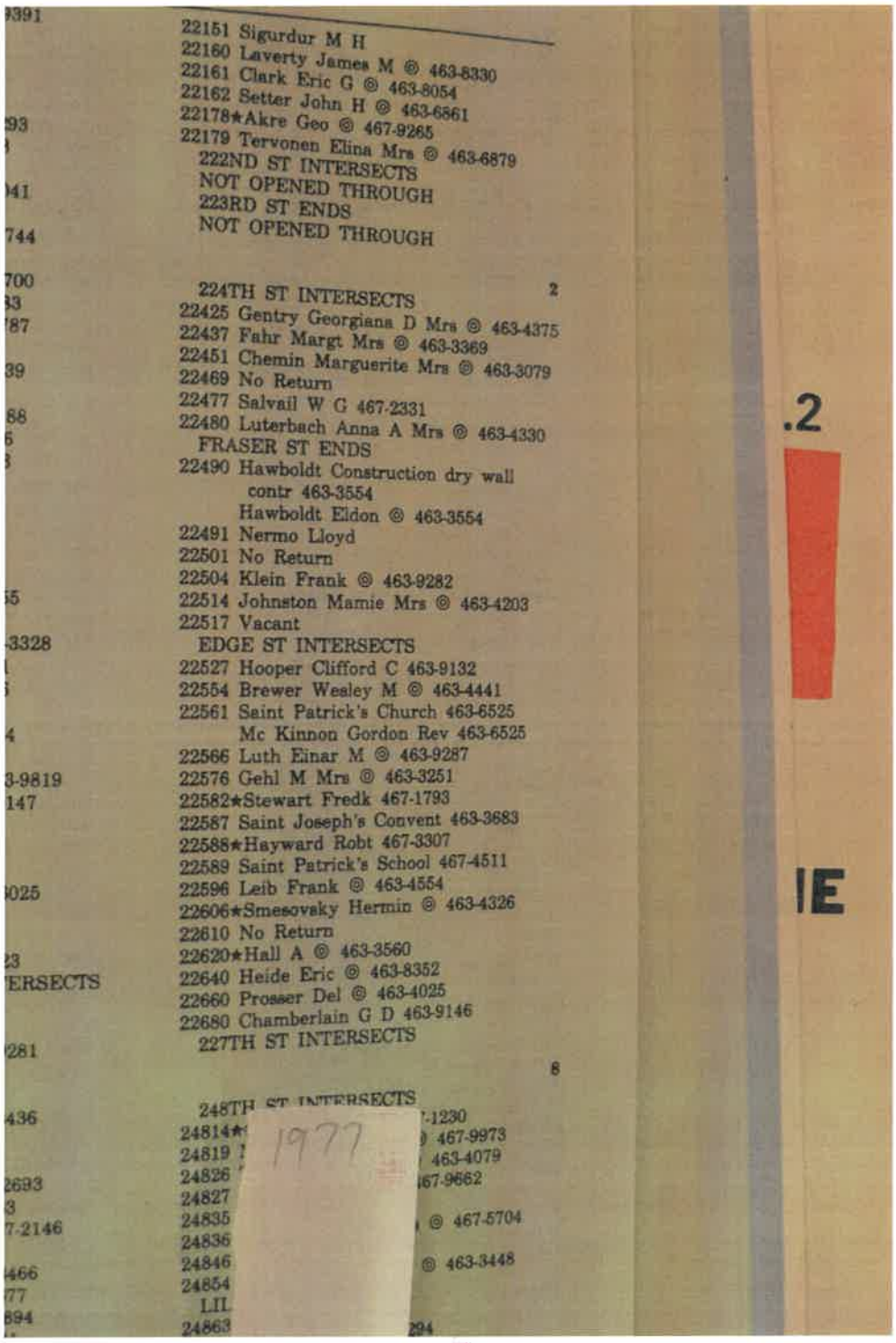
FROM 20190 BRUCE AV

11902 Craigon P Bradley & Carolyn [7] 5A
Werren Joel 465-9463
Ritthaler Philip 465-9463
11906 Schweitzer Ralph [4] 465-9463
11910 Mc Leish C J [9]+ 465-5340
11914 Straghan Leslie [4] 465-4324
11918-11922 Not Verified (2 Hses) 465-1595
+ BRUCE AV INTERSECTS
HOUSEHOLDS 6

BURNETT ST -FROM HANEY BYPASS NORTH

11262 Mc Mahon Chris & Cathy [2] 11
11278 (N) Singh B. 467-0741
11282 Innes Gary [2] 466-550
11284 Merlo David [2] 466-517
11285 (N) Vanderwal Russell & Tracy 466-885
11294 Cooper Jean [4] 467-053
Cooper M I 467-053
11298 Filipponi G D [9]+ 463-637
11299 Cardno Shaun [2] 466-927
11313-11318 Not Verified (2 Hses)
11327 Mc Gaw Larry [4] 467-12
11332 Not Verified
11352 Rijkers G [9]+ 463-73
11372 JERICHO CONSTRUCTION 463-82
11384 Bennett Ron [4] 463-43
11410 Not Verified
11422 Mc Nally Douglas J [4] 467-04
11432 Boudreau J [2] 466-28
+ TELOSKY AV INTERSECTS
11502 TELOSKY VILLAGE townhouses
1 Edwards S [2] 467-4
2 Ross D [7] 463-8
3 Not Verified
4 Schomachuk Troy [2] 467-8
5 Doerksen M B [7] 463-
6 Martin D [2] 463-
7 Griffin D R [4] 463-
8 Stelmack Richard E & June [2] 467-
9 Walton G D [2] 467-
10 Dyke J A [4] 463-
11 Little William L & Jean [7] 463
12 Brown Walter W [2] 46
13 Murphy T D [2] 46
14 Cleland Ernest R [7] 46
15 Mc Cuaig Ken C [2] 46
16 Nordby S [7] 46

2001 – Brown Ave.



22151 Sigurdur M H
22160 Laverty James M © 463-8330
22161 Clark Eric G © 463-8054
22162 Setter John H © 463-6561
22178★Akre Geo © 467-9265
22179 Tervonen Elina Mrs © 463-6879
222ND ST INTERSECTS
NOT OPENED THROUGH
223RD ST ENDS
NOT OPENED THROUGH

224TH ST INTERSECTS 2
22425 Gentry Georgiana D Mrs © 463-4375
22437 Fahr Margt Mrs © 463-3369
22451 Chemin Marguerite Mrs © 463-3079
22469 No Return
22477 Salvail W G 467-2331
22480 Luterbach Anna A Mrs © 463-4330
FRASER ST ENDS
22490 Hawboldt Construction dry wall contr 463-3554
Hawboldt Eldon © 463-3554
22491 Nermo Lloyd
22501 No Return
22504 Klein Frank © 463-9282
22514 Johnston Mamie Mrs © 463-4203
22517 Vacant
EDGE ST INTERSECTS
22527 Hooper Clifford C 463-9132
22554 Brewer Wesley M © 463-4441
22561 Saint Patrick's Church 463-6525
Mc Kinnon Gordon Rev 463-6525
22566 Luth Einar M © 463-9287
22576 Gehl M Mrs © 463-3251
22582★Stewart Fredk 467-1793
22587 Saint Joseph's Convent 463-3683
22588★Hayward Robt 467-3307
22589 Saint Patrick's School 467-4511
22596 Leib Frank © 463-4554
22606★Smesovsky Hermin © 463-4326
22610 No Return
22620★Hall A © 463-3560
22640 Heide Eric © 463-8352
22660 Prosser Del © 463-4025
22680 Chamberlain G D 463-9146
227TH ST INTERSECTS

8

248TH ST INTERSECTS

1977

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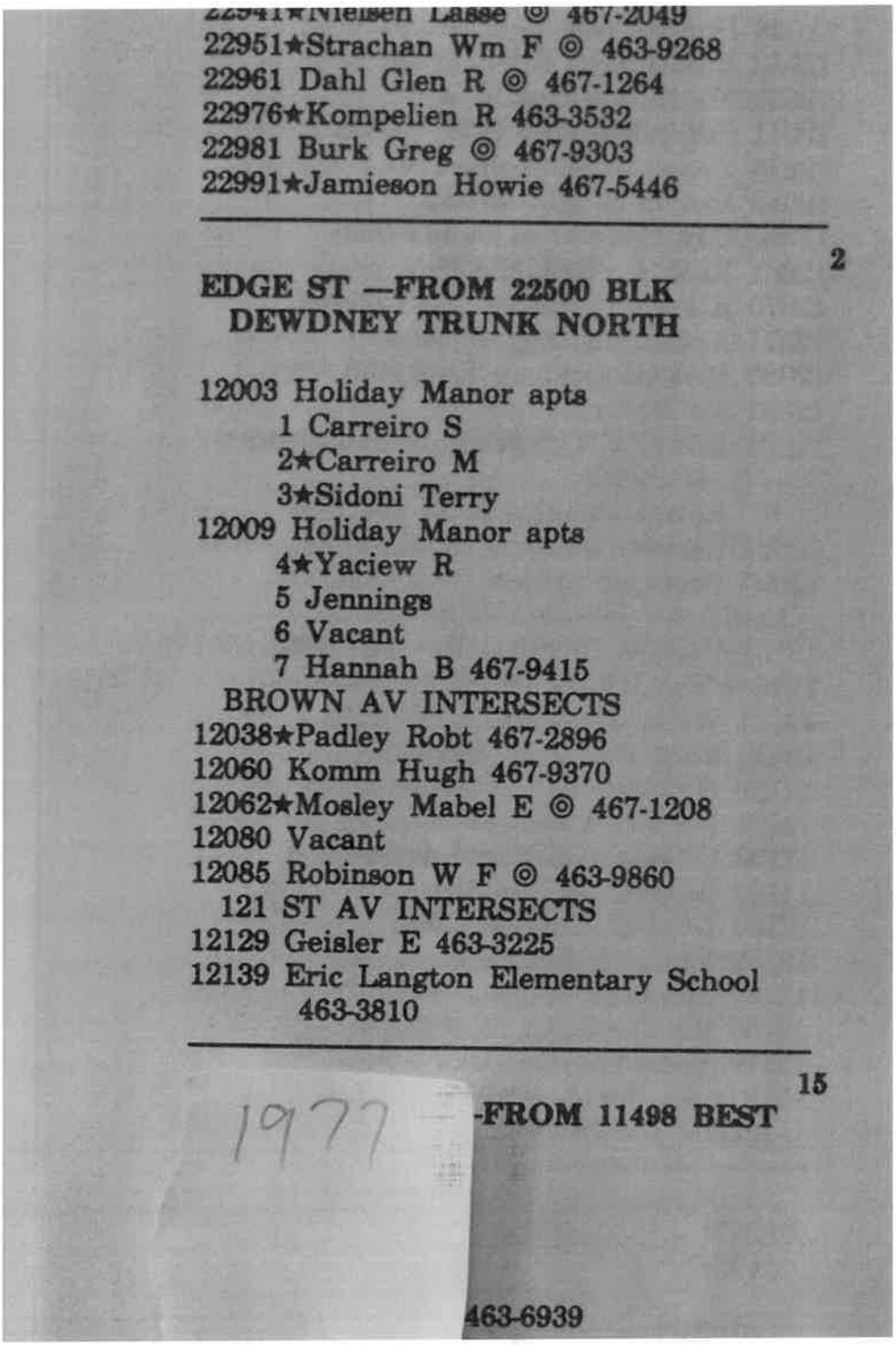
IE

1977 – 121 Ave.



22941★Nielsen Lasse ◎ 467-2049
22951★Strachan Wm F ◎ 463-9268
22961 Dahl Glen R ◎ 467-1264
22976★Kompelien R 463-3532
22981 Burk Greg ◎ 467-9303
22991★Jamieson Howie 467-5446

2

EDGE ST —FROM 22500 BLK
DEWDNEY TRUNK NORTH

12003 Holiday Manor apts
1 Carreiro S
2★Carreiro M
3★Sidoni Terry
12009 Holiday Manor apts
4★Yaciew R
5 Jennings
6 Vacant
7 Hannah B 467-9415
BROWN AV INTERSECTS
12038★Padley Robt 467-2896
12060 Komm Hugh 467-9370
12062★Mosley Mabel E ◎ 467-1208
12080 Vacant
12085 Robinson W F ◎ 463-9860
121 ST AV INTERSECTS
12129 Geisler E 463-3225
12139 Eric Langton Elementary School
463-3810

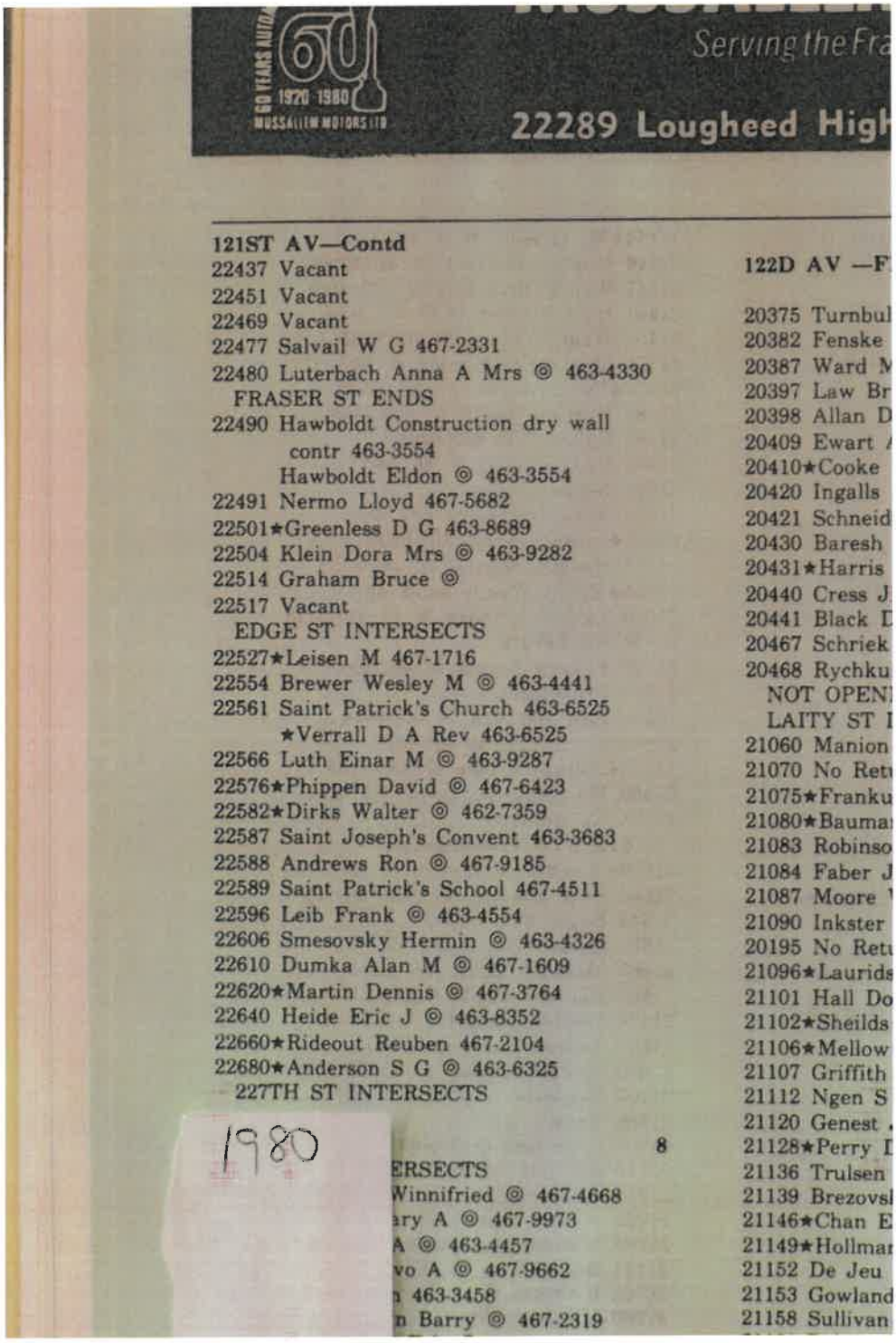
15

1977

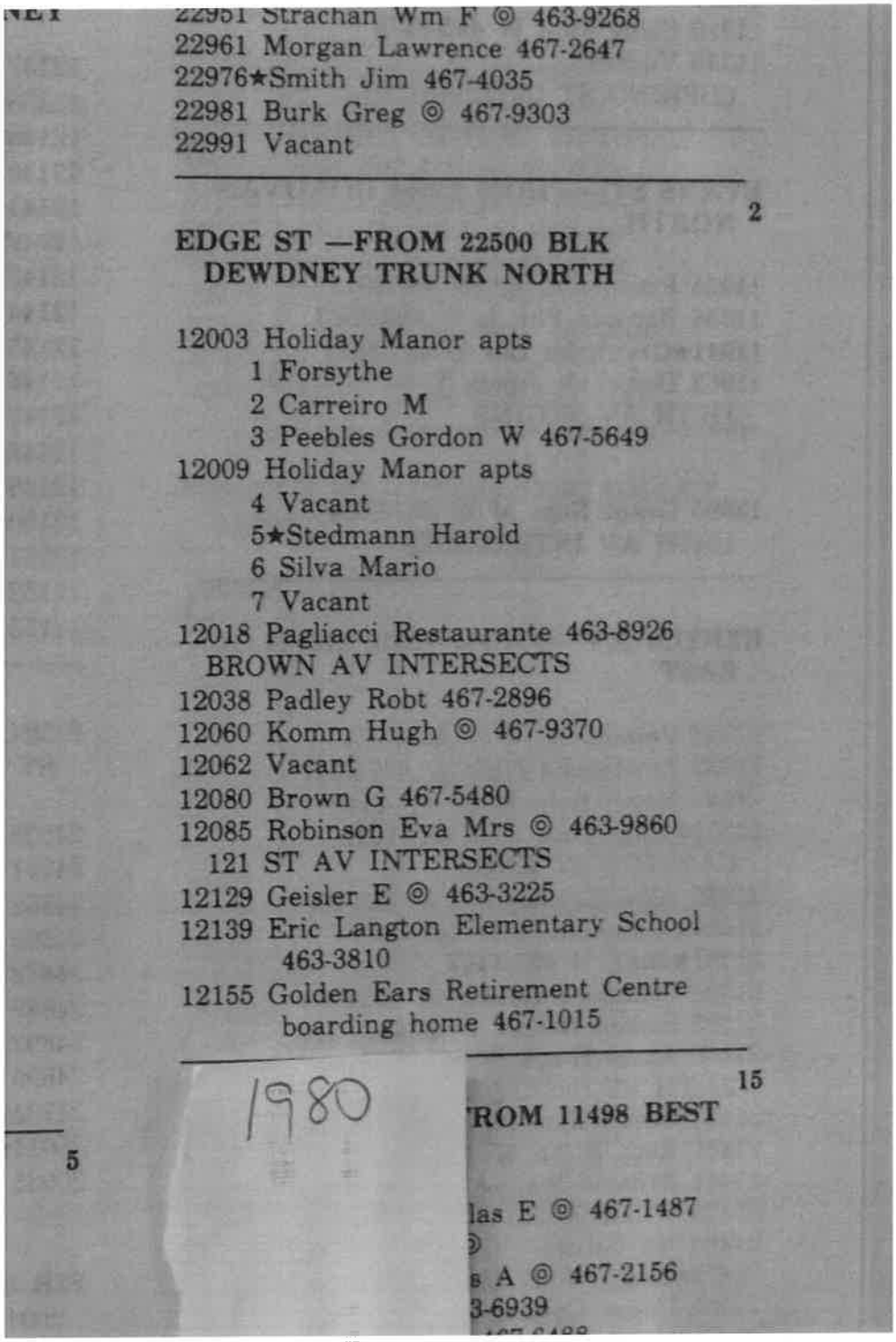
-FROM 11498 BEST

463-6939

1977 – Edge St.


60 YEARS
1920 1980
MUSSALLEM MOTORS LTD
Serving the Fra
22289 Lougheed High
121ST AV—Contd
22437 Vacant
22451 Vacant
22469 Vacant
22477 Salvail W G 467-2331
22480 Luterbach Anna A Mrs ◎ 463-4330
FRASER ST ENDS
22490 Hawboldt Construction dry wall contr 463-3554
Hawboldt Eldon ◎ 463-3554
22491 Nermo Lloyd 467-5682
22501★Greenless D G 463-8689
22504 Klein Dora Mrs ◎ 463-9282
22514 Graham Bruce ◎
22517 Vacant
EDGE ST INTERSECTS
22527★Leisen M 467-1716
22554 Brewer Wesley M ◎ 463-4441
22561 Saint Patrick's Church 463-6525
★Verrall D A Rev 463-6525
22566 Luth Einar M ◎ 463-9287
22576★Phippen David ◎ 467-6423
22582★Dirks Walter ◎ 462-7359
22587 Saint Joseph's Convent 463-3683
22588 Andrews Ron ◎ 467-9185
22589 Saint Patrick's School 467-4511
22596 Leib Frank ◎ 463-4554
22606 Smesovsky Hermin ◎ 463-4326
22610 Dumka Alan M ◎ 467-1609
22620★Martin Dennis ◎ 467-3764
22640 Heide Eric J ◎ 463-8352
22660★Rideout Reuben 467-2104
22680★Anderson S G ◎ 463-6325
227TH ST INTERSECTS
1980
8
ERSECTS
Winnifried ◎ 467-4668
ary A ◎ 467-9973
A ◎ 463-4457
vo A ◎ 467-9662
463-3458
n Barry ◎ 467-2319
122D AV —F
20375 Turnbul
20382 Fenske
20387 Ward M
20397 Law Br
20398 Allan D
20409 Ewart
20410★Cooke
20420 Ingalls
20421 Schneid
20430 Baresh
20431★Harris
20440 Cress J
20441 Black D
20467 Schriek
20468 Rychku
NOT OPEN
LAITY ST
21060 Manion
21070 No Retu
21075★Franku
21080★Bauma
21083 Robinso
21084 Faber J
21087 Moore
21090 Inkster
20195 No Retu
21096★Laurids
21101 Hall Do
21102★Sheilds
21106★Mellow
21107 Griffith
21112 Ngen S
21120 Genest
21128★Perry D
21136 Trulsen
21139 Brezovsk
21146★Chan E
21149★Hollma
21152 De Jeu
21153 Gowland
21158 Sullivan

1980 – 121 Ave.



22951 Strachan Wm F ◎ 463-9268
22961 Morgan Lawrence 467-2647
22976★Smith Jim 467-4035
22981 Burk Greg ◎ 467-9303
22991 Vacant

2

EDGE ST —FROM 22500 BLK
DEWDNEY TRUNK NORTH

12003 Holiday Manor apts
1 Forsythe
2 Carreiro M
3 Peebles Gordon W 467-5649
12009 Holiday Manor apts
4 Vacant
5★Stedmann Harold
6 Silva Mario
7 Vacant
12018 Pagliacci Restaurante 463-8926
BROWN AV INTERSECTS
12038 Padley Robt 467-2896
12060 Komm Hugh ◎ 467-9370
12062 Vacant
12080 Brown G 467-5480
12085 Robinson Eva Mrs ◎ 463-9860
121 ST AV INTERSECTS
12129 Geisler E ◎ 463-3225
12139 Eric Langton Elementary School
463-3810
12155 Golden Ears Retirement Centre
boarding home 467-1015

1980

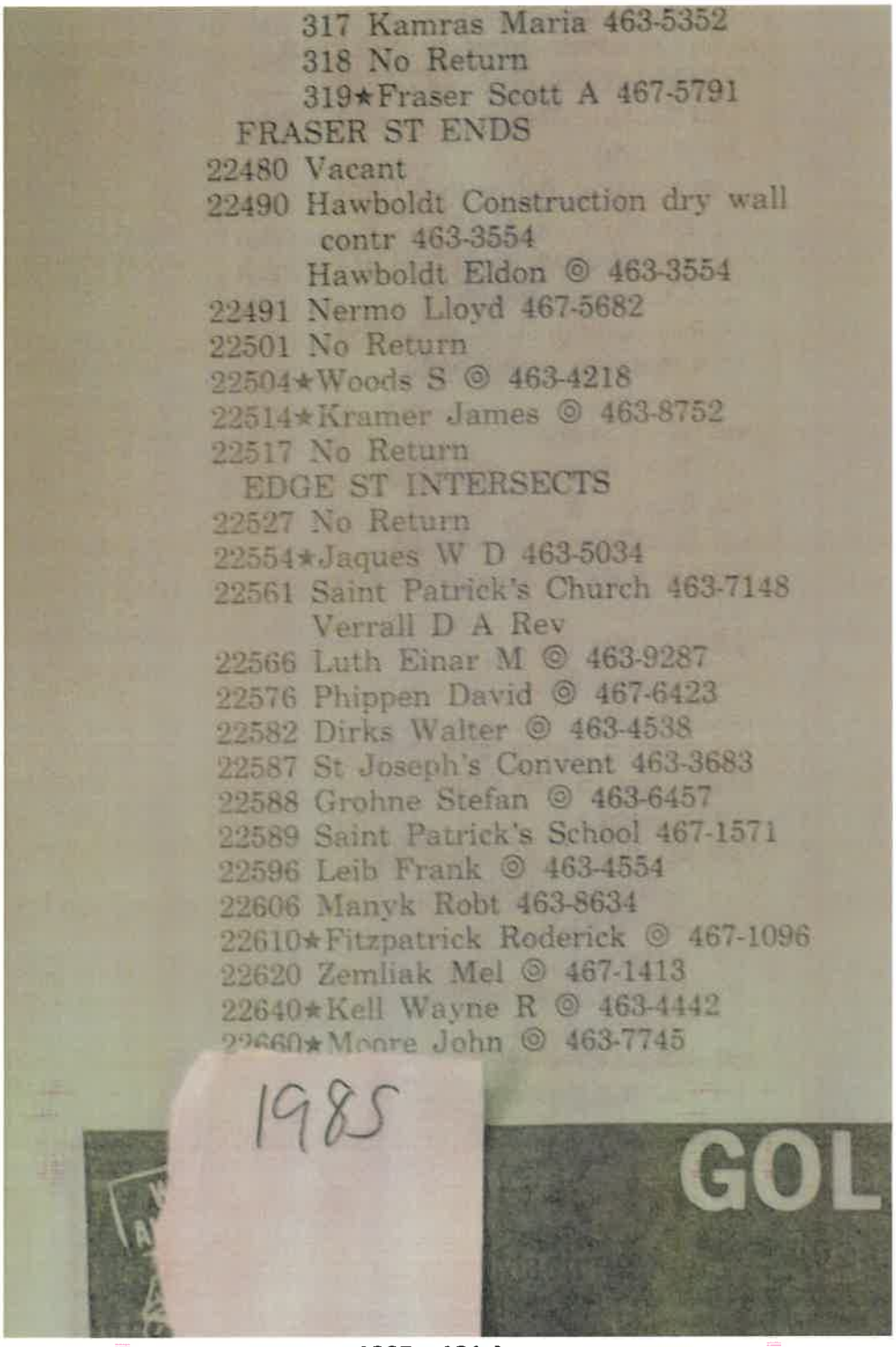
15

ROM 11498 BEST

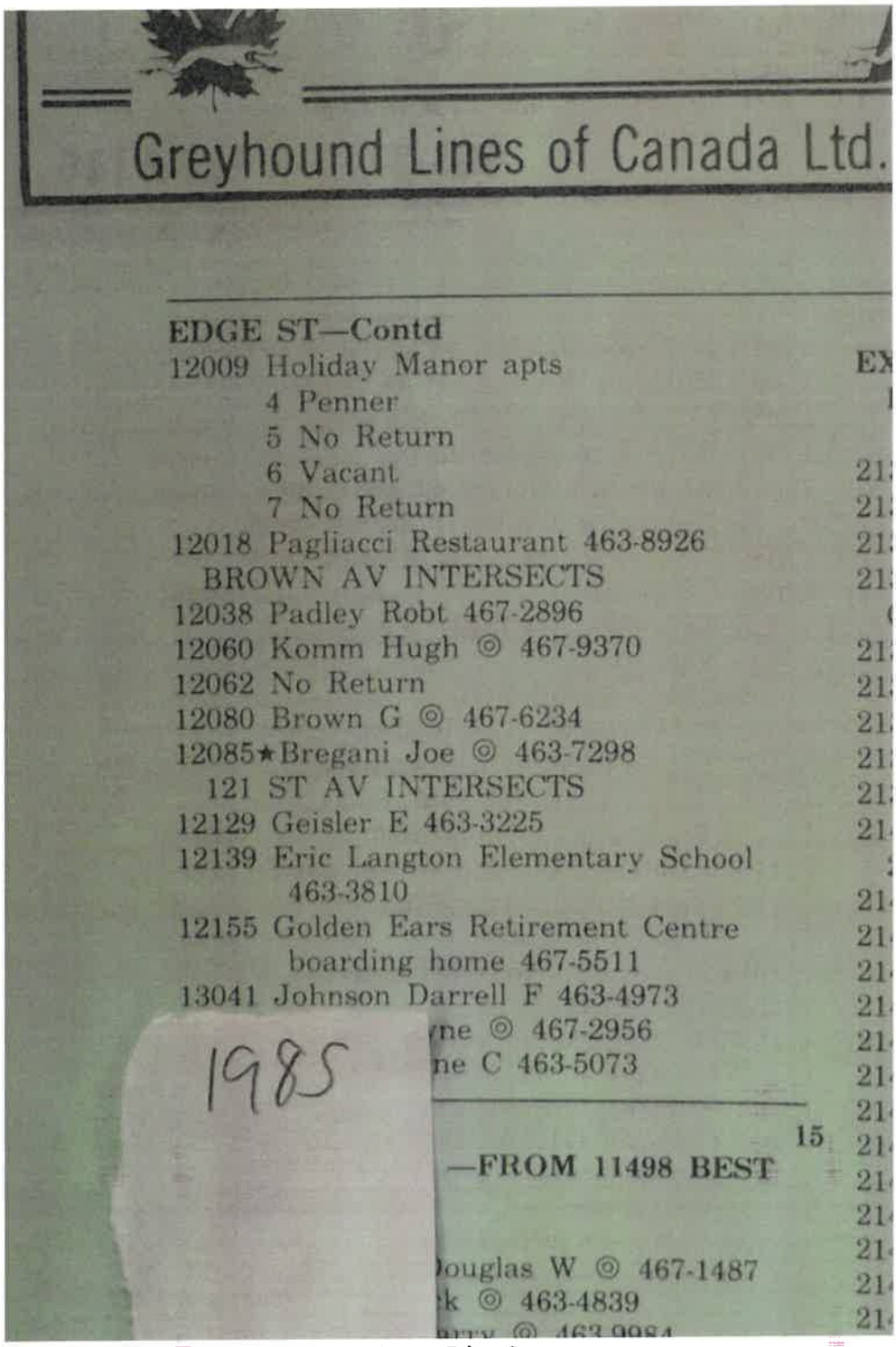
5

las E ◎ 467-1467
s A ◎ 467-2156
3-6939

1980 – Edge St.


317 Kamras Maria 463-5352
318 No Return
319★Fraser Scott A 467-5791
FRASER ST ENDS
22480 Vacant
22490 Hawboldt Construction dry wall contr 463-3554
Hawboldt Eldon ◎ 463-3554
22491 Nermo Lloyd 467-5682
22501 No Return
22504★Woods S ◎ 463-4218
22514★Kramer James ◎ 463-8752
22517 No Return
EDGE ST INTERSECTS
22527 No Return
22554★Jaques W D 463-5034
22561 Saint Patrick's Church 463-7148
Verrall D A Rev
22566 Luth Einar M ◎ 463-9287
22576 Phippen David ◎ 467-6423
22582 Dirks Walter ◎ 463-4538
22587 St Joseph's Convent 463-3683
22588 Grohne Stefan ◎ 463-6457
22589 Saint Patrick's School 467-1571
22596 Leib Frank ◎ 463-4554
22606 Manyk Robt 463-8634
22610★Fitzpatrick Roderick ◎ 467-1096
22620 Zemliak Mel ◎ 467-1413
22640★Kell Wayne R ◎ 463-4442
22660★Moore John ◎ 463-7745
1985
GOL

1985 – 121 Ave.



Greyhound Lines of Canada Ltd.

EDGE ST—Contd
12009 Holiday Manor apts
4 Penner
5 No Return
6 Vacant
7 No Return
12018 Pagliacci Restaurant 463-8926
BROWN AV INTERSECTS
12038 Padley Robt 467-2896
12060 Komm Hugh ◎ 467-9370
12062 No Return
12080 Brown G ◎ 467-6234
12085★Bregani Joe ◎ 463-7298
121 ST AV INTERSECTS
12129 Geisler E 463-3225
12139 Eric Langton Elementary School 463-3810
12155 Golden Ears Retirement Centre boarding home 467-5511
13041 Johnson Darrell F 463-4973
ne ◎ 467-2956
ne C 463-5073

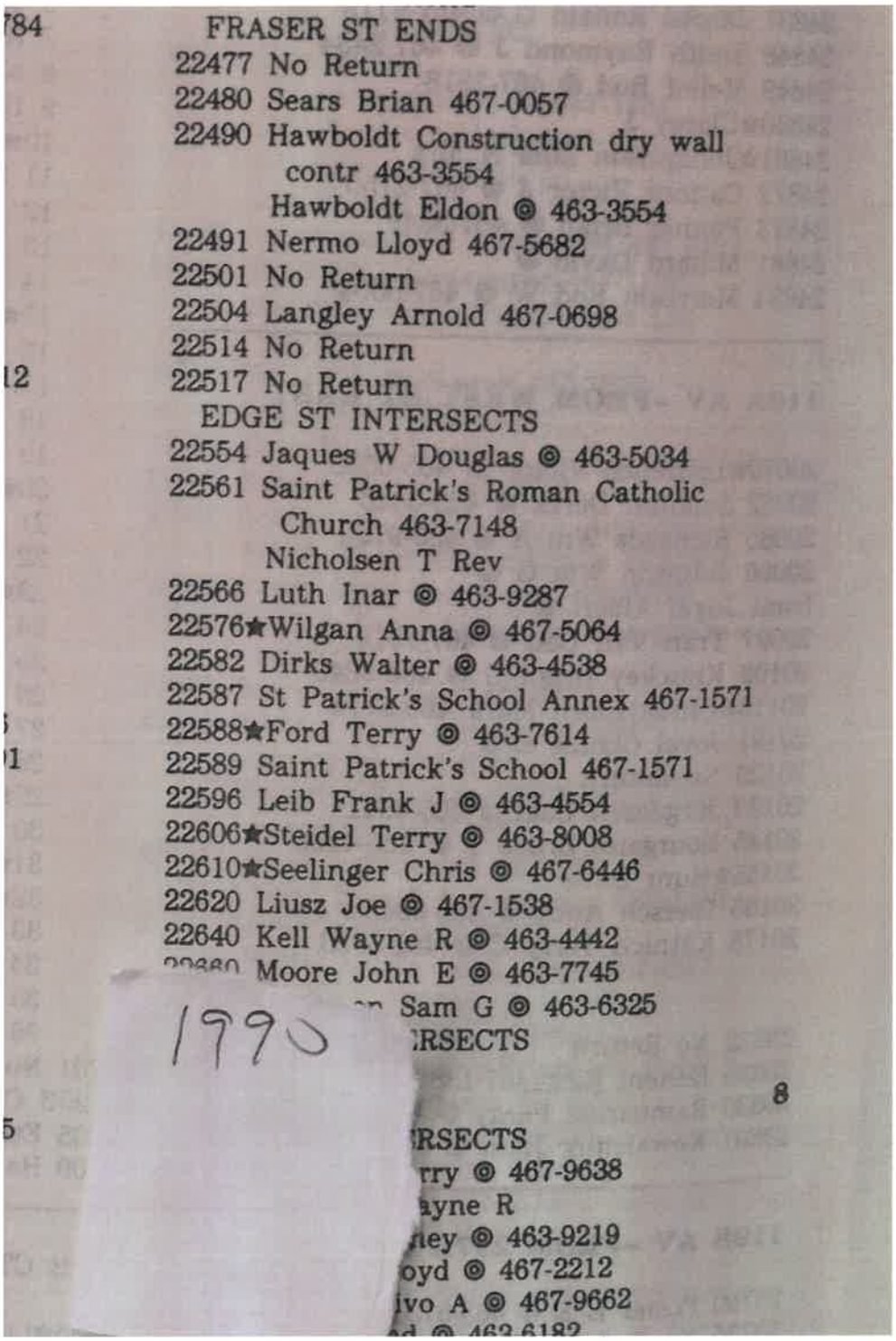
1985

15

—FROM 11498 BEST

ouglas W ◎ 467-1487
k ◎ 463-4839

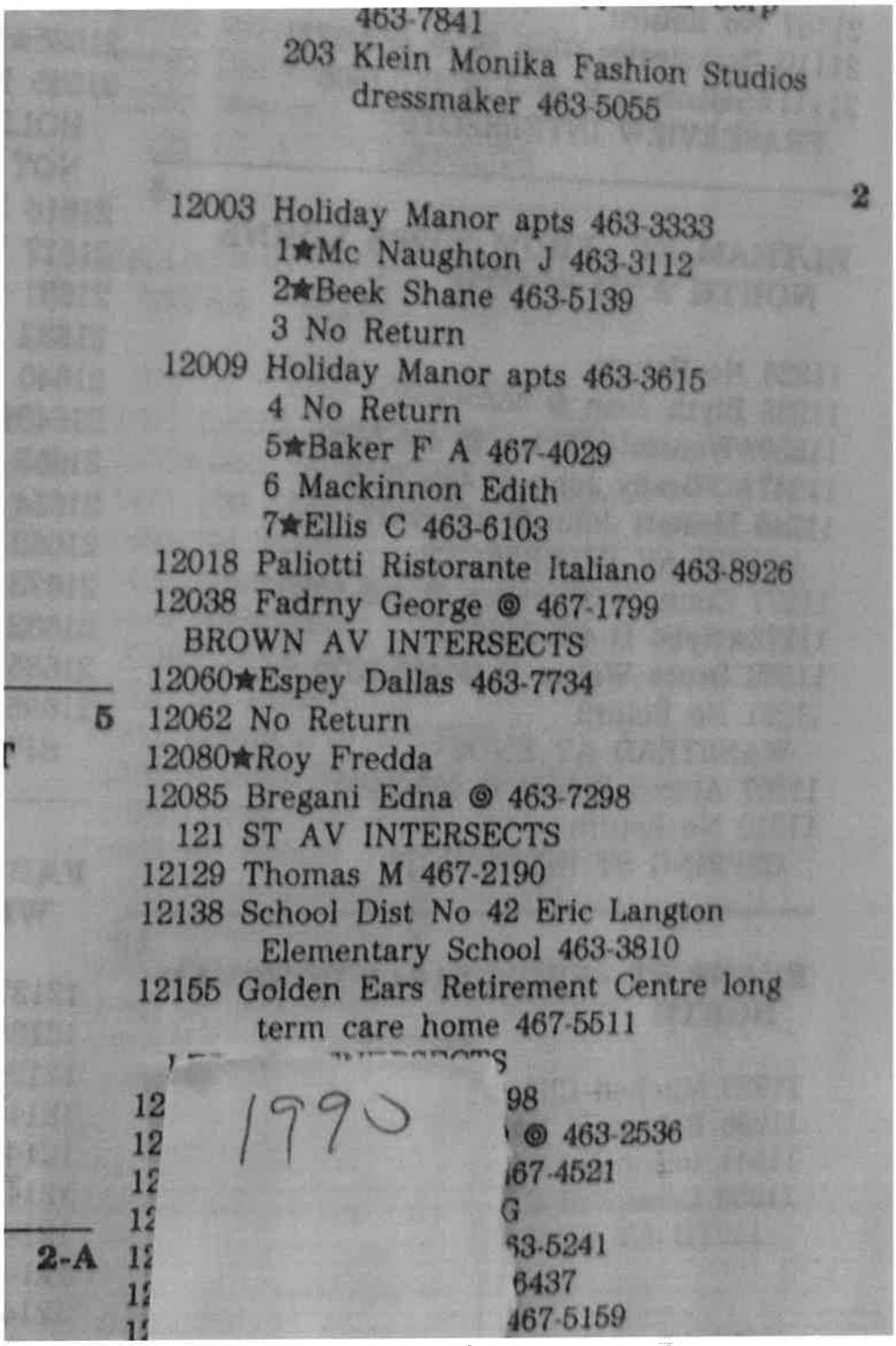
1985 – Edge St.



784

FRASER ST ENDS
22477 No Return
22480 Sears Brian 467-0057
22490 Hawboldt Construction dry wall
contr 463-3554
Hawboldt Eldon ◎ 463-3554
22491 Nermo Lloyd 467-5682
22501 No Return
22504 Langley Arnold 467-0698
22514 No Return
12
22517 No Return
EDGE ST INTERSECTS
22554 Jaques W Douglas ◎ 463-5034
22561 Saint Patrick's Roman Catholic
Church 463-7148
Nicholsen T Rev
22566 Luth Inar ◎ 463-9287
22576★Wilgan Anna ◎ 467-5064
22582 Dirks Walter ◎ 463-4538
22587 St Patrick's School Annex 467-1571
22588★Ford Terry ◎ 463-7614
1
22589 Saint Patrick's School 467-1571
22596 Leib Frank J ◎ 463-4554
22606★Steidel Terry ◎ 463-8008
22610★Seelinger Chris ◎ 467-6446
22620 Liusz Joe ◎ 467-1538
22640 Kell Wayne R ◎ 463-4442
Moore John E ◎ 463-7745
Sam G ◎ 463-6325
RSECTS
1990
8
5
RSECTS
rry ◎ 467-9638
ayne R
ney ◎ 463-9219
oyd ◎ 467-2212
ivo A ◎ 467-9662

1990 – 121 Ave.


463-7841
203 Klein Monika Fashion Studios
dressmaker 463-5055

2

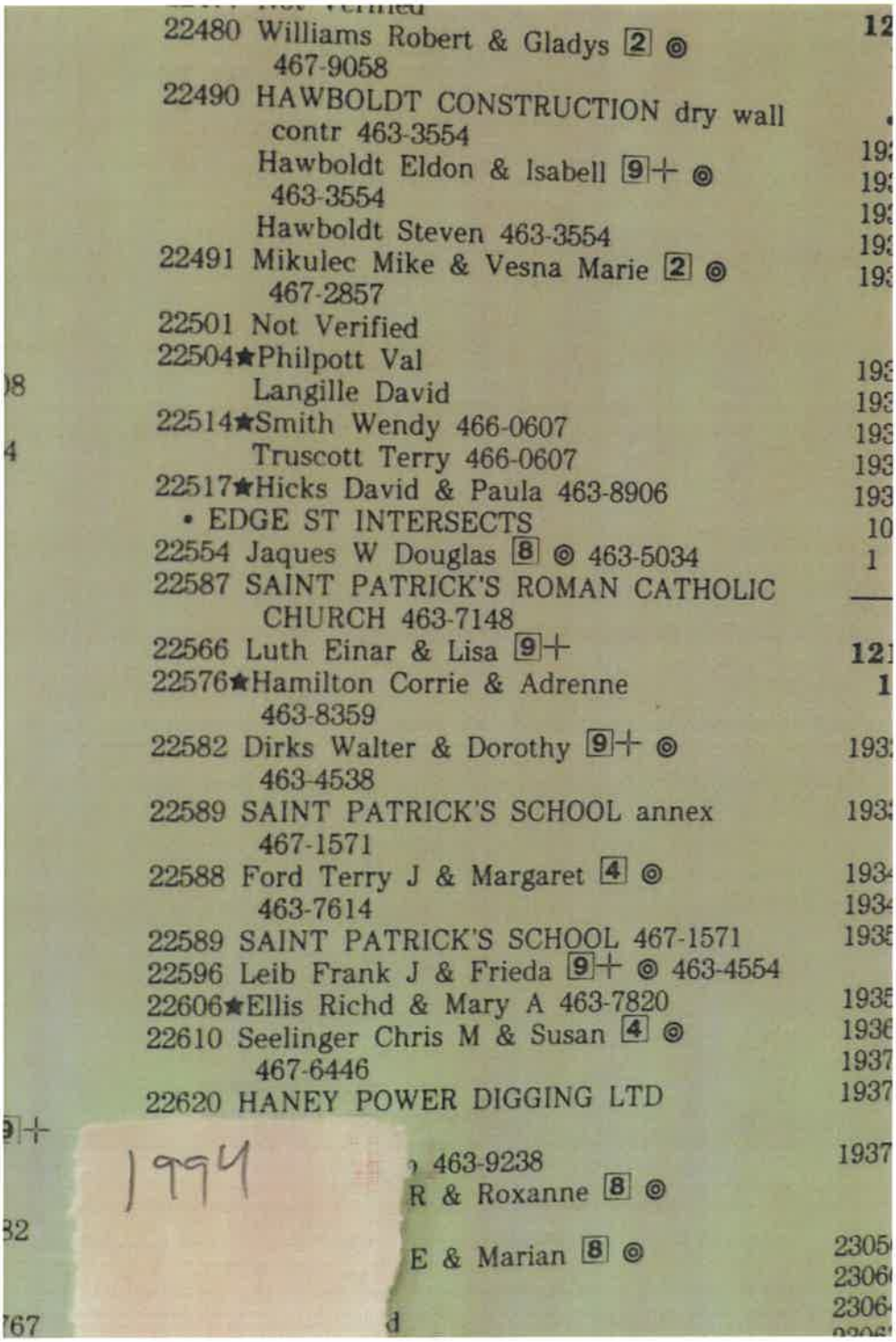
12003 Holiday Manor apts 463-3333
1★Mc Naughton J 463-3112
2★Beek Shane 463-5139
3 No Return
12009 Holiday Manor apts 463-3615
4 No Return
5★Baker F A 467-4029
6 Mackinnon Edith
7★Ellis C 463-6103
12018 Paliotti Ristorante Italiano 463-8926
12038 Fadrny George ◎ 467-1799
BROWN AV INTERSECTS
12060★Espey Dallas 463-7734
5 12062 No Return
12080★Roy Fredda
12085 Bregani Edna ◎ 463-7298
121 ST AV INTERSECTS
12129 Thomas M 467-2190
12138 School Dist No 42 Eric Langton
Elementary School 463-3810
12155 Golden Ears Retirement Centre long
term care home 467-5511

1990

98
◎ 463-2536
67-4521
G
63-5241
6437
467-5159

2-A

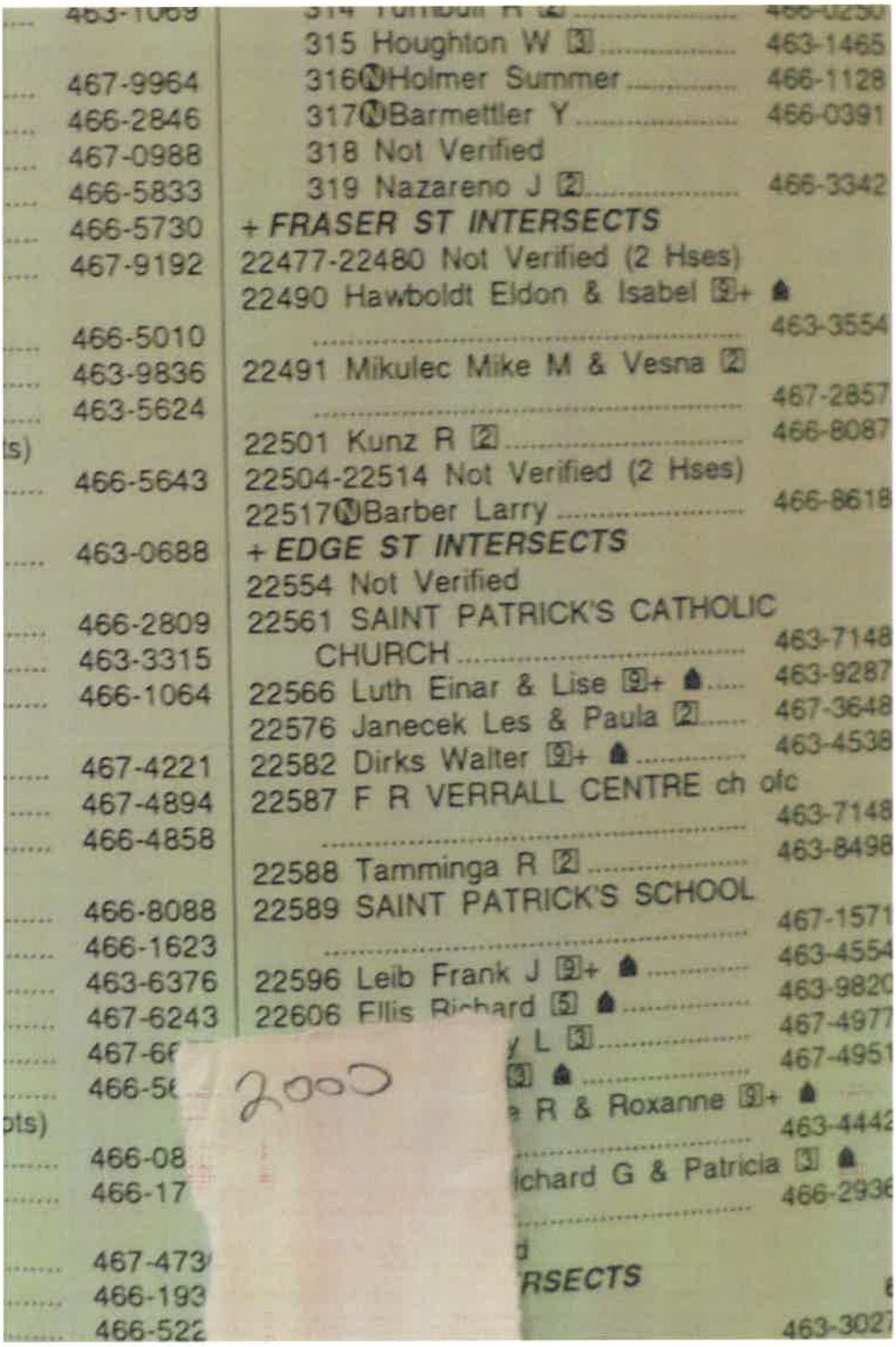
1990 – Edge St.


22480 Williams Robert & Gladys [2] ◎
467-9058
22490 HAWBOLDT CONSTRUCTION dry wall
contr 463-3554
Hawboldt Eldon & Isabell [9]+ ◎
463-3554
Hawboldt Steven 463-3554
22491 Mikulec Mike & Vesna Marie [2] ◎
467-2857
22501 Not Verified
22504★Philpott Val
Langille David
22514★Smith Wendy 466-0607
Truscott Terry 466-0607
22517★Hicks David & Paula 463-8906
• EDGE ST INTERSECTS
22554 Jaques W Douglas [8] ◎ 463-5034
22587 SAINT PATRICK'S ROMAN CATHOLIC
CHURCH 463-7148
22566 Luth Einar & Lisa [9]+
22576★Hamilton Corrie & Adrenne
463-8359
22582 Dirks Walter & Dorothy [9]+ ◎
463-4538
22589 SAINT PATRICK'S SCHOOL annex
467-1571
22588 Ford Terry J & Margaret [4] ◎
463-7614
22589 SAINT PATRICK'S SCHOOL 467-1571
22596 Leib Frank J & Frieda [9]+ ◎ 463-4554
22606★Ellis Richd & Mary A 463-7820
22610 Seelinger Chris M & Susan [4] ◎
467-6446
22620 HANEY POWER DIGGING LTD
1994
463-9238
R & Roxanne [8] ◎
E & Marian [8] ◎

1994 – 121 Ave.

1994 – Edge St.

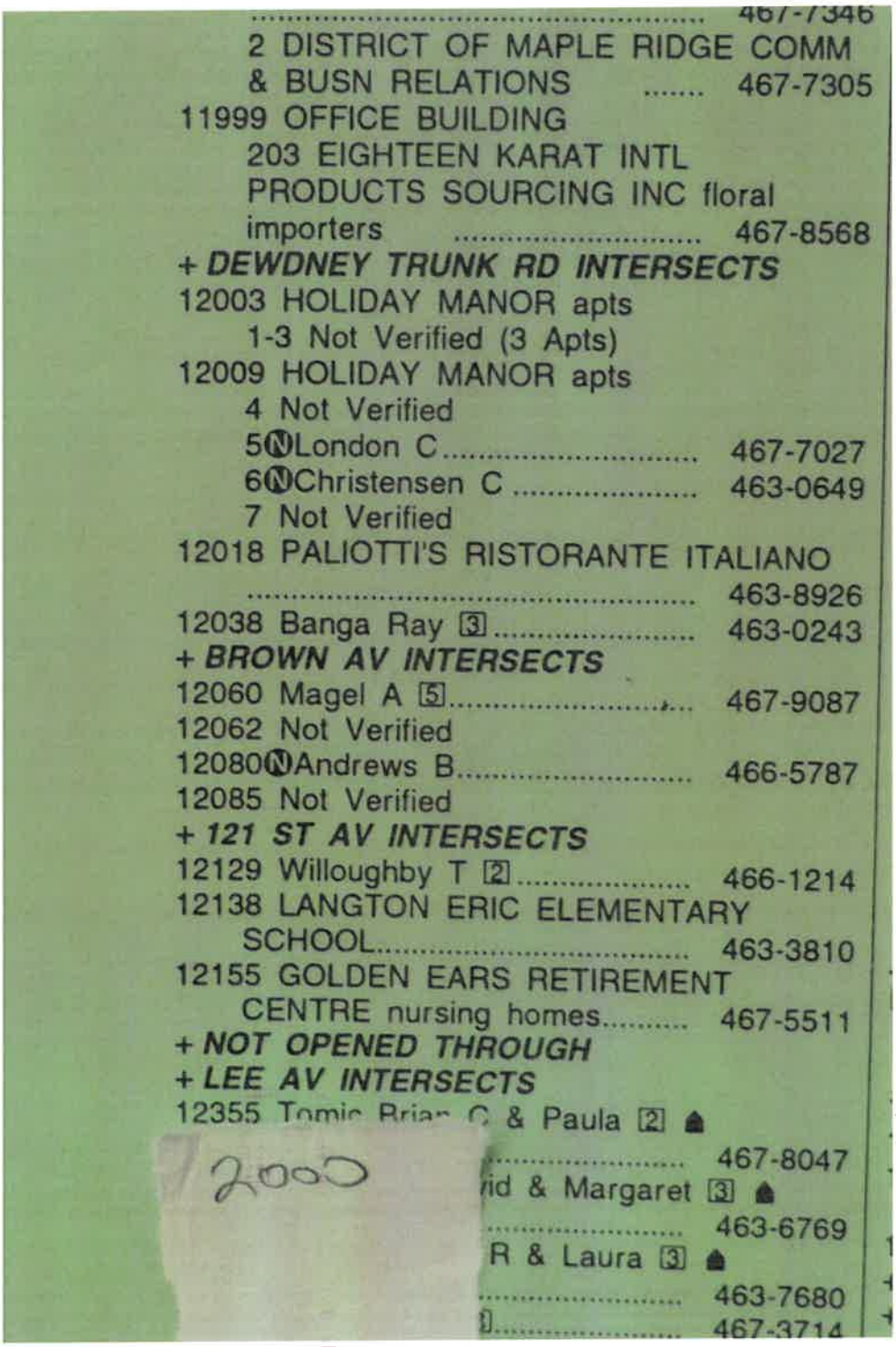
1994
12003 HOLIDAY MANOR apts
1 Not Verified
2*Lelendre Bernlece
3 Peebles Gordon [3] 463-6642
12009 HOLIDAY MANOR apts
4*Williamson Craig 463-8937
5*Cianflone Glenis
6 Not Verified
7*Nehajwich Denise 467-1523
12018 PALIOTTI RISTORANTE ITALIANO
463-8926
12038 Not Verified
• BROWN AV INTERSECTS
12060*Magel Arlene 467-9087
12062 Degenhardt Anton & Isabell [2]
467-3654
12080*Soles Andrew & Darlene 467-1041
12085 Bregani Edna [8] ◎ 463-7298
• 121 ST AV INTERSECTS
201 EIGHTEEN KARAT INTL
PRODUCTS SOURCING INC add1
space 467-8568
202 Vacant
203 EIGHTEEN KARAT INTL
PRODUCTS SOURCING INC
jewelry store 467-8568



315 Houghton W [3] 463-1465
316 (N) Holmer Summer 466-1128
317 (N) Barmettler Y 466-0391
318 Not Verified
319 Nazareno J [2] 466-3342
+ FRASER ST INTERSECTS
22477-22480 Not Verified (2 Hses)
22490 Hawboldt Eldon & Isabel [9]+ 463-3554
22491 Mikulec Mike M & Vesna [2] 467-2857
22501 Kunz R [2] 466-8087
22504-22514 Not Verified (2 Hses)
22517 (N) Barber Larry 466-8618
+ EDGE ST INTERSECTS
22554 Not Verified
22561 SAINT PATRICK'S CATHOLIC CHURCH 463-7148
22566 Luth Einar & Lise [9]+ 463-9287
22576 Janecek Les & Paula [2] 467-3648
22582 Dirks Walter [9]+ 463-4538
22587 F R VERRALL CENTRE ch ofc 463-7148
22588 Tamminga R [2] 463-8498
22589 SAINT PATRICK'S SCHOOL 467-1571
22596 Leib Frank J [9]+ 463-4554
22606 Ellis Richard [5] 463-9820
L [3] 467-4977
[3] 467-4951
R & Roxanne [9]+ 463-4442
ichard G & Patricia [3] 466-2936
RSECTS 463-3027

2000

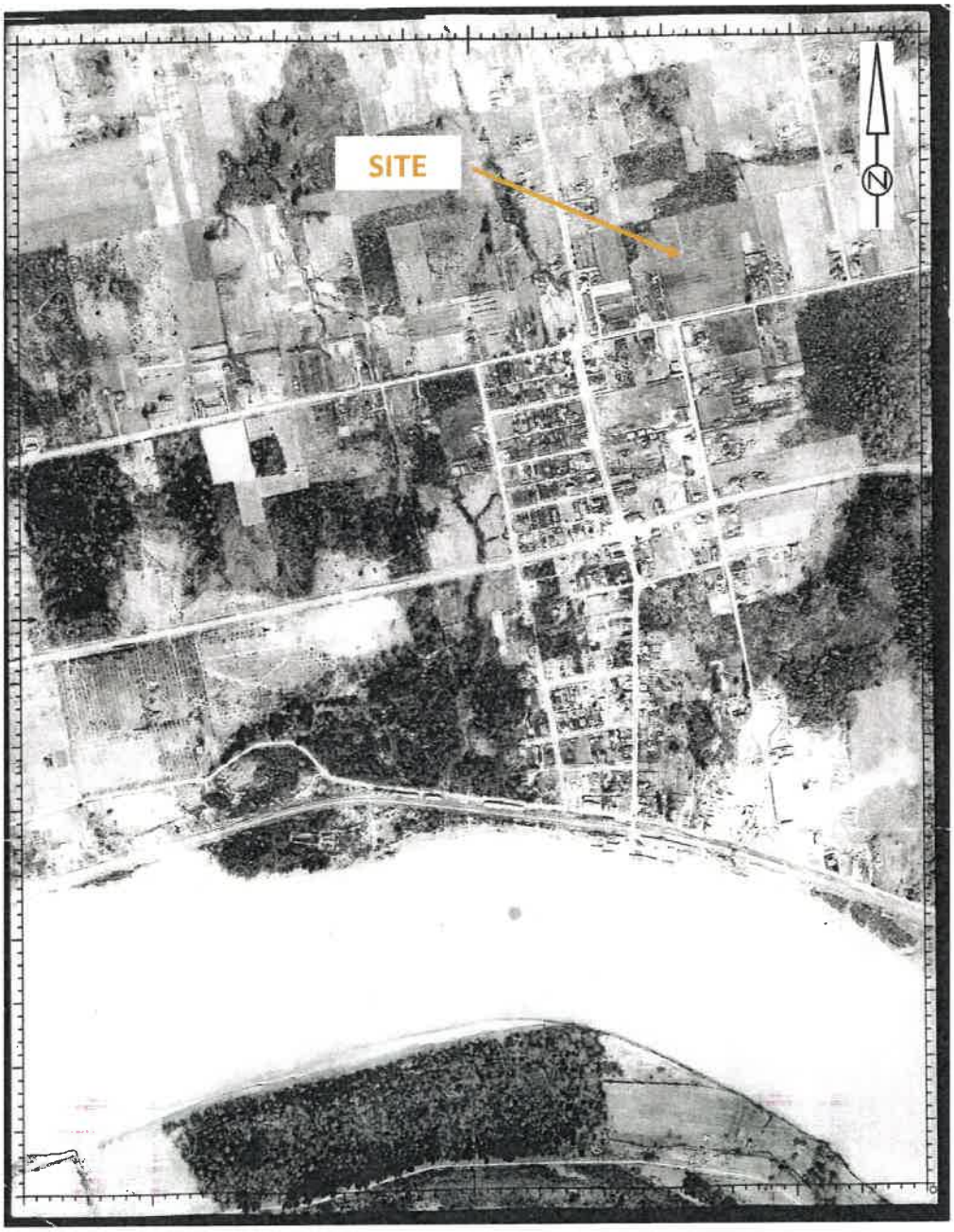
2000 – 121 Ave.


..... 467-7346
2 DISTRICT OF MAPLE RIDGE COMM
& BUSN RELATIONS 467-7305
11999 OFFICE BUILDING
203 EIGHTEEN KARAT INTL
PRODUCTS SOURCING INC floral
importers 467-8568
+ DEWDNEY TRUNK RD INTERSECTS
12003 HOLIDAY MANOR apts
1-3 Not Verified (3 Apts)
12009 HOLIDAY MANOR apts
4 Not Verified
5NLondon C..... 467-7027
6NChristensen C 463-0649
7 Not Verified
12018 PALIOTTI'S RISTORANTE ITALIANO
..... 463-8926
12038 Banga Ray 3..... 463-0243
+ BROWN AV INTERSECTS
12060 Magel A 5..... 467-9087
12062 Not Verified
12080NAndrews B..... 466-5787
12085 Not Verified
+ 121 ST AV INTERSECTS
12129 Willoughby T 2..... 466-1214
12138 LANGTON ERIC ELEMENTARY
SCHOOL..... 463-3810
12155 GOLDEN EARS RETIREMENT
CENTRE nursing homes..... 467-5511
+ NOT OPENED THROUGH
+ LEE AV INTERSECTS
12355 Tomic Brian C & Paula 2
2000
..... 467-8047
id & Margaret 3
..... 463-6769
R & Laura 3
..... 463-7680
..... 467-3714

2000 – Edge St.

APPENDIX B

AERIAL PHOTOGRAPHS



ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd. **Site Location:** 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	1938 AIR PHOTO
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	1949 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	1954 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	1963 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

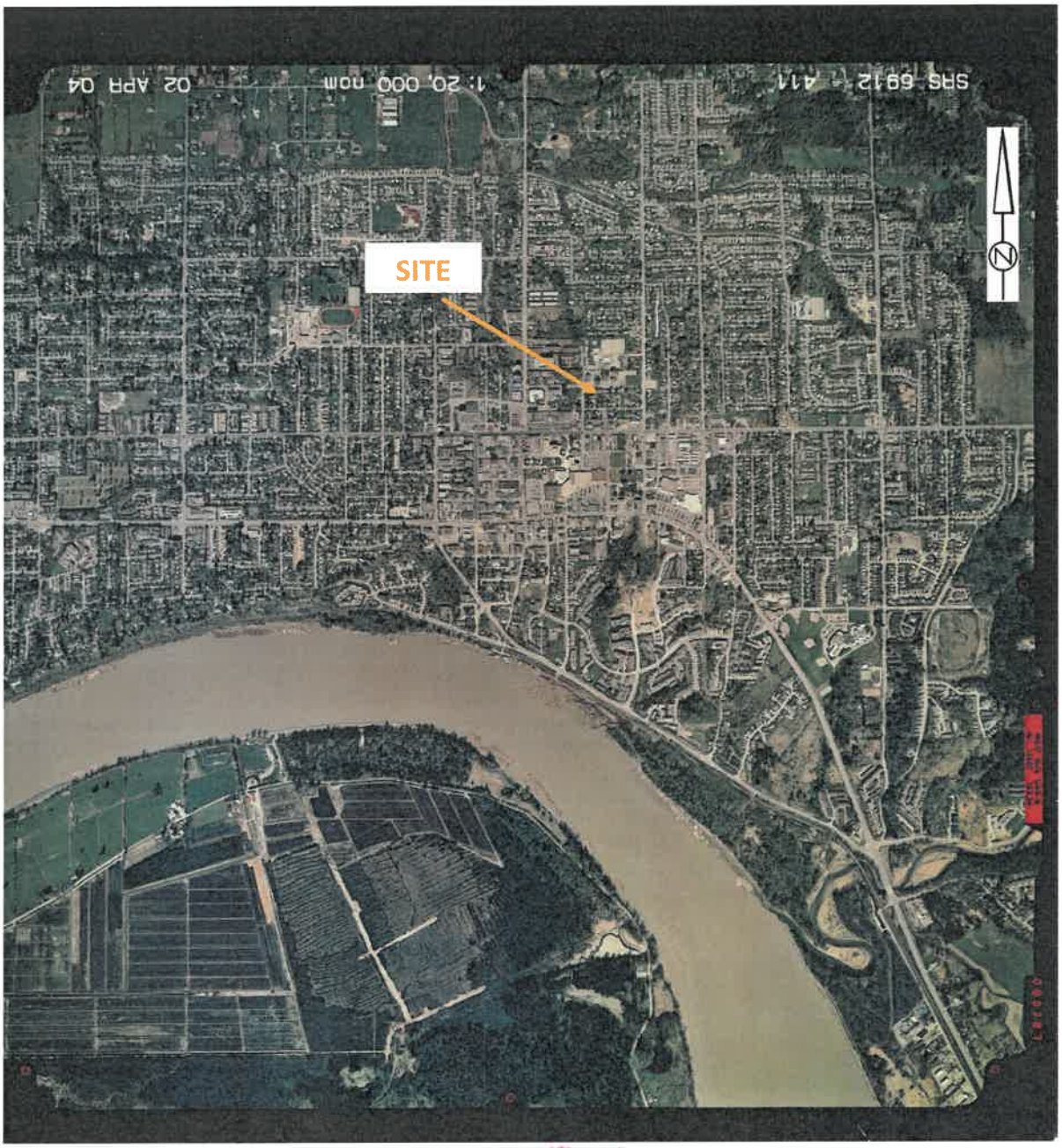
ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	1974 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd. **Site Location:** 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	**1979 AIR PHOTO**
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	**1986 AIR PHOTO**
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	**1991 AIR PHOTO**
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** 1:24,000 (Approx.)

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	**1996 AIR PHOTO**
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA



ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	**2004 AIR PHOTO**
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** 1:20,000 (Approx.)

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	2008 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

ESKER ENVIRONMENTAL CONSULTING LTD.	**Client:** Maclean Homes Ltd.	2016 AIR PHOTO
	Site Location: 22567, 22577 & 22583 Brown Ave., Maple Ridge, BC	
Date: January 20, 2021	**Job No.:** JPSI1-2101.041	**Scale:** NA

APPENDIX C

BC ENV SITE REGISTRY RESULTS

9 records selected for 0.5 km from latitude 49 deg, 13 min, 17.9 sec and Longitude 122 deg, 35 min, 47.5 sec

Site Id	Lastupd	Address / City
0001056	12MAY07	22606 DEWDNEY TRUNK ROAD MAPLE RIDGE
0001299	11FEB03	22710 DEWDNEY TRUNK ROAD MAPLE RIDGE
0001382	12NOV29	22581 LOUGHEED HIGHWAY MAPLE RIDGE
0009469	13NOV12	11997 224 STREET MAPLE RIDGE
0011656	15SEP16	11900 HANEY PLACE MAPLE RIDGE
0018595		12240 228TH STREET MAPLE RIDGE
0019349		22709 LOUGHEED HIGHWAY MAPLE RIDGE
0020883	17SEP07	11869 227TH STREET MAPLE RIDGE
0021616		12121 GARDEN STREET MAPLE RIDGE

APPENDIX D

SITE PHOTOGRAPHS

Photo 1: Site photographs were taken on January 13, 2021. Looking north, shows the front exterior of the SFD residence at Site lot 22567 Brown Ave.

Photo 2: Looking south, shows the back exterior of the SFD residence at Site lot 22567 Brown Ave.

Photo 3: Looking east, shows a gas meter servicing the SFD residence at Site lot 22567 Brown Ave.

Photo 4: Looking north, shows the front exterior of the SFD residence at 22577 Brown Ave.

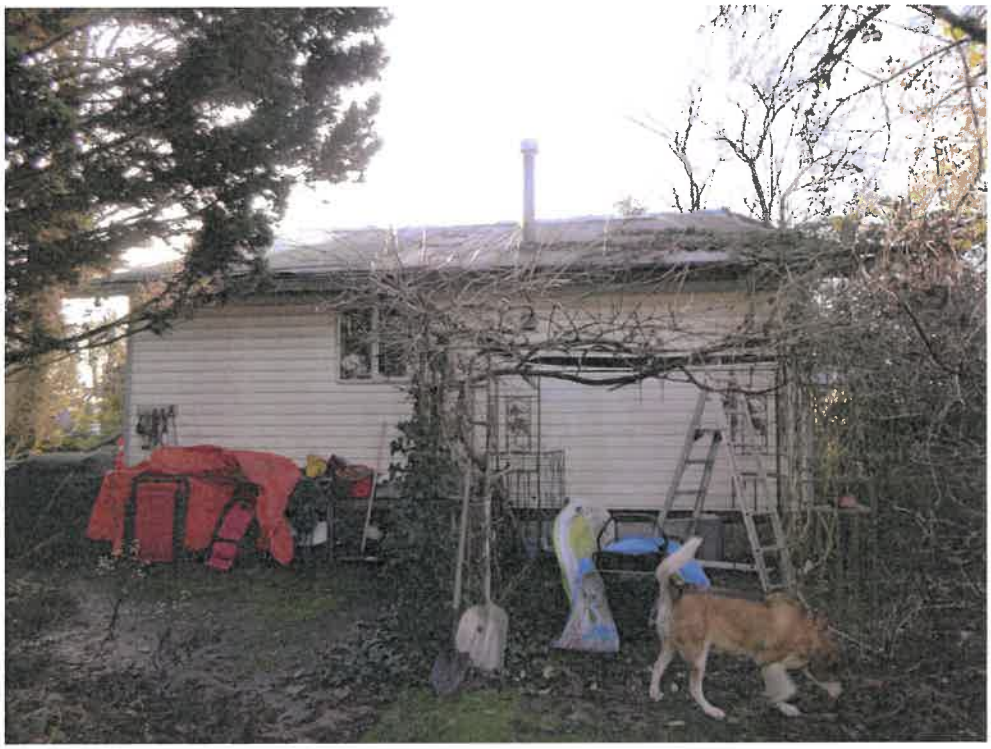


Photo 5: Looking south, shows the back exterior of the SFD residence at 22577 Brown Ave.

Photo 6: Looking north, shows Site lot 22583 Brown Ave. as a vacant residential lot.

Stage 1
Preliminary Site Investigation
for
11907 223 Street, Maple Ridge, BC

Submitted to:
TRIDECCA DEVELOPMENTS LTD.

Date of Report Validity:
January 13, 2020

Investigator
Brent Cruickshank, B.Sc.
Field Lead, Preliminary Site Investigations

B. Cruickshank

Reviewer
Nick Matthews, P.Chem.
Manager, Preliminary Site Investigations

2020-01-13
nmatthews

Compliance Statement

This report was completed in general compliance with the Environmental Management Act and the regulations thereto, as well as the Canadian Standards Association Standard Z768-01 for Phase I Environmental Site Assessments as in effect at the date of the report. The staff at NEXT has over 120 years of combined experience in environmental investigation and remediation of contaminated sites. NEXT has completed over 8,000 environmental studies including Stage 1 and Stage 2 Preliminary Site Investigations, Detailed Site Investigations, Remediation Plans, Remediations, Risk Assessments, Confirmatory Sampling and Monitoring Reports. The reviewer has participated in, coordinated and/or reviewed all types of environmental studies. The staff work under the direct supervision of the senior reviewer, and has experience in on-site evaluations and investigations. Both the undersigned field staff and reviewer were directly involved in this project. Report does not constitute warranty. The assessment and conclusions in this report are based on the interpretation of information collected during investigations and/or from relevant knowledgeable parties/resources. The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers. NEXT does not therefore, warrant the information contained in this report. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site, as at the date of the report. NEXT will render the Services outlined in the Contract to the Client with that degree of skill, care and diligence normally provided by environmental consultants in the performance of services in respect of projects of a similar nature to that contemplated by the Contract at the time and place that such Services are rendered. Services considered confidential and cannot be relied on by third parties. The contents of this report are confidential and are intended for the exclusive use of the Client, the Ministry of Environment & Climate Change Strategy, and the Society of Contaminated Sites Approved Professionals ("CSAP Society") of BC unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this report. Any use of the report or reliance on or decision made based on its contents by any third party is at the risk of said party. NEXT is not responsible for any representations made by the Client to a third party based on the contents of this report. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this report.

STAGE 1 PRELIMINARY SITE INVESTIGATION – OPINION

Date of Report Validity:
January 13, 2020

Next Environmental Inc. ("NEXT") was engaged by Tridecca Developments Ltd. ("Client") to conduct a Stage 1 Preliminary Site Investigation ("Stage 1 PSI") for a property located at 11907 223 Street, Maple Ridge, BC (herein referred to as the "Site"). This report has been prepared in support of the sale of the Site. Authorization to proceed with this evaluation was provided by Carla Kazemi on January 3, 2020.

This report summarizes the results of an environmental Stage 1 Preliminary Site Investigation conducted by Next Environmental Inc. Areas of Potential Environmental Concern ("**APECs**") and Items of Low Potential Environmental Concern ("**Items**") are noted in the text throughout Part 1 to Part 5 when identified from information sources, and then summarized and discussed further in Part 6 and 7. APECs require further investigation if identified. Items are not considered to be a significant environmental concern and do not require additional investigation. Please refer to the Appendices for the Methodology (including data sources), List of Acronyms, and other pertinent information provided by others.

In compliance with the Ministry's Environmental Management Act and CSA Guidelines, this report assesses the likelihood of contamination by reviewing available information, following generally accepted consulting practice and standards. The accuracy of historical and current information provided by others cannot be warranted. Our responsibility is to express an opinion on the likelihood of contamination based on our review. Please note that this summary should be read in conjunction with the entire report.

APECs Present	**No**
Further Investigation Recommended	**No**

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Part 2 – Physical Setting 4
Part 3 – Site Visit 5
Part 4 – Water Use Receptors 7
Part 5 – Records Review 8
Part 6 – Summary 10
Part 7 – Conclusion & Recommendation 11

Appendices

Figure(s)
Site Photographs
Methodology & List of Acronyms
Land Title(s)
iMapBC Database
CSAP GIS Info System
Aerial Photographs
Site Registry
Waterway Maps
Fire Insurance Maps
Additional Documentation
Investigator & Reviewer Qualifications

Documentation Search Date: January, 2020

Part 1 – Subject Site Description

Site Civic Address	11907 223 Street, Maple Ridge, BC *Refer to the Figure(s) for the General Site Location.*
Site Legal Address & Registered Owner	Lot 4, District Lot 398, Group 1, New Westminster District, Plan 8380; with respective PID 011-308-681 1153922 BC Ltd., Inc. No. BC1153922 14186 25A Ave Surrey, BC V4R 2E8 *Refer to Appendices for Land Title(s).*
Coordinates	49° 13' 07.8'' N and 122° 36' 17.7'' W at approximately the Site's center.
Site Dimensions	**Frontage:** ~40m **Depth:** ~45m **Area:** ~1800m^2 (0.18ha)
Current Land Use	Residential
Future Land Use	According to Carla Kazemi (Client Representative), there are plans to construct a six-storey wooden framed residential apartment building with one level of underground parking on-Site.
Zoning & Approved Municipal Zoning	Current: RM-3 (High Density Apartment Residential) Approved Municipal Zoning: According to the City of Maple Ridge's OCP, the Site is approved for future APTL – Low Rise Apartments.

Part 2 – Physical Setting

Topography	Based on the City of Maple Ridge GIS, and Site visit observations, the regional topography slopes gently downwards towards the south. The Site was noted to be relatively flat.
% of Site Covered By:	From the information collected during this investigation, the following is a summary of the historical coverage of the Site: • c.1951 to 2014: ~25% Building, ~0% Paved, ~75% Unpaved • c.2015 to Present: ~0% Building, ~0% Paved, ~100% Unpaved
Surrounding Land Use	A general description of adjacent lands is as follows: • North: Laneway (industrial), then residential; • East: 223 Street (industrial), then commercial; • South: 119 Avenue (industrial), then residential; and • West: Residential. *Refer to Figure(s) for the Site and Surrounding Land Use Plan Views*
Nearby Relevant Waterbodies	An unnamed stream was located ~415m south of the Site and the Fraser River was located ~725m south of the Site.
Geology/Stratigraphy	**Geological Survey of Canada and/or Surficial Geology Map:** Quaternary Pleistocene Fort Langley Formation, consisting of "glacial and deltaic sediments" in particular: glaciomarine stony clayey silt to silty sand 8 to 90 m thick, commonly thinly bedded and containing marine shells. **iMapBC - Borehole Lithology Log:** Based on an iMap Borehole Lithology Log in the area, the underlying stratigraphy is likely as follows (in meters below ground surface ("mbgs")): • Sand, gravelly (fill): ~0 mbgs to ~1.5 mbgs • Clay, grey: ~1.5 mbgs to ~3 mbgs The geology listed by the Geological Survey of Canada was consistent with other sources of information. It is noteworthy that the off-Site borehole was located ~295m southeast of the Site and thus geology at the Site may vary. Further, while fill material was noted at the off-Site borehole location, it was considered unlikely that significant amounts of fill material would be present on-Site (see Part 3 – Fill Material).
Inferred Groundwater Flow Direction	Based on the regional topography, groundwater flow was inferred to be in a southerly direction. Further investigation would be required to confirm this.
Depth to Groundwater	Based on an iMap Borehole Lithology Log in the area and NEXT's experience with this area of Maple Ridge, groundwater is expected to be relatively shallow (less than 1mbgs).

Part 3 – Site Visit

Date of Site Visit	January 7, 2020, by Brent Cruickshank. *Site Photos from the Date of Site Visit are provided in the attached Appendices.*
Site Configuration	The Site was noted to be a vacant and undeveloped rectangular lot.
Construction	Not applicable.
Year Built	Currently vacant (BC Assessment). Based on the available aerial photographs and the age of nearby buildings of similar size and configuration, the former residential dwelling was likely constructed circa 1945.
Heating/Cooling	Not applicable.
Current Operations	The Site was vacant and undeveloped. Formerly a single family residential dwelling.
In-Ground Structures	No indications of UST(s), such as vent pipes, fill caps, backfilled excavations, or cut asphalt, were observed during the Site visit. Carla Kazemi (Client Representative), was unaware of any UST(s) on-Site. In addition, the City of Maple Ridge did not have any tank permits for the installation and/or removal of any UST(s) on file. A concrete access port was located on-Site and was likely used as a utility clean-out or sump system associated with the former single family residential dwelling. Based on the lack of city permits to indicate a septic system, it was considered unlikely that this access port was associated with a septic system. Due to the former residential nature of the Site, it was considered unlikely that the potential sump system would have been used for the improper disposal of contaminants and was therefore considered to not pose significant environmental concern to the Site and is not further discussed in this report. *In-ground structures including but not limited to such structures as former (historical) or disused heating oil tanks may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, and so on. Therefore, Next Environmental Inc. ("NEXT"), is unable to warrant their absence and the absence of contamination from their current or former presence. In the event of demolition and/or excavation, if a UST, back-filled excavation, or contamination is discovered on-Site, please contact NEXT to be present on-Site during the UST removal and/or excavation of soil to collect confirmatory soil samples. The collection of confirmatory soil samples will allow for laboratory analyses to identify the presence and/or absence of the PCOCs associated with heating oil and for proper off-Site disposal of the soil.*
Above-Ground Structures	None identified.
Septic Systems (non-domestic)	No domestic or non-domestic septic systems were noted during the Site Visit.
Special Attention Items	Not applicable.
Additional Chemical Storage	None identified.
Manufacturing Processes	None identified.
Waste Streams (non-domestic)	None identified.
Odours	No strong, pungent, or noxious odours were noted during the Site visit.
Stains	No staining was observed during the Site visit.
Stressed Vegetation	No stressed vegetation was observed during the Site visit.

Fill Material	Based on Site visit observations (the elevation of the Site being similar to the surface grade of the surrounding properties) and the reviewed aerial photographs, a significant quantity of poor quality fill material was not expected to have been placed on-Site. While minor amounts of construction grade fill could have potentially been used for grading during construction of the former residential building, this would not be considered a significant environmental risk for the Site. *Fill material, including but not limited to that applied to improve Site grades or backfill excavations and utility trenches may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, limitations in historical documentation, and so on. Therefore, Next Environmental Inc. ("NEXT"), is unable to warrant the absence of fill material and the absence of contamination in that fill material. In the event of demolition, redevelopment, and/or excavation, if suspected fill material or contamination is discovered on-Site, please contact NEXT to attend the Site to assess the situation and/or collect characterization or confirmatory soil samples. The collection of soil samples will allow for laboratory analyses to identify the presence and/or absence of PCOCs commonly associated with imported fill material and allow for proper management and off-Site disposal of the soil, as well as satisfy applicable WorkSafe BC, CSR, and HWR requirements.*
Interviews	Interview 1 – (conducted on January 10, 2020) **Name:** Carla Kazemi **Position:** Client Representative **Contact:** 604-568-2265 **Site Familiarity:** ~2 months **Notes:** • Ms. Kazemi was unaware of any USTs on-Site; • A Site Profile had been completed by the Site's owner as due diligence in preparation of the sale and development of the Site; and • There are plans to construct a six-storey residential apartment building with one level of underground parking on-Site.
Off-Site Activities	The following operations were noted at neighbouring properties: • North: 11925 & 11933 223 Street: Residential; • East: 22311 119 Avenue: Low-risk non-Schedule 2 commercial; • South: 11887 223 Street: Residential; and • West: 22235 119 Avenue: Residential.
Additional Observations	None.
Limitations	None.

Part 4 – Water Use Receptors

Water Wells	**On-Site:** No water wells were identified at the Site. **Off-Site:** One water well was found within a 500m radius of the Site. *A map of the water well search (and any relevant detailed well records) is included in the Appendices.*
Aquatic Life Water Bodies	An unnamed stream was located ~415m south of the Site and the Fraser River was located ~725m south of the Site.
Surface Water Intakes	None identified on nor within a 500m radius of the Site.
CSAP GIS Info System & Ministry Determinations	None identified on nor within a 100m radius of the Site. One "drinking water applies" designation was located ~150m south of the Site.

Part 5 – Records Review

Historical Site Plans	None available.
Historical Land Title(s)	This report includes historical land titles ("cancelled titles") registered in the Title and Survey Authority of British Columbia ("LTSA") electronic database. The LTSA database typically includes titles dating back to the 1990s. Hard copies of land titles dating prior to the 1990s may sometimes be available through an archive search. Since Site ownership does not necessarily correlate with Site activity, Land Titles may be of limited value to assess past Site activities. Further information regarding historical titles were not pursued as other sources of information were deemed sufficient to adequately determine the historical use(s) of the Site.
City Directories	**On-Site:** City Directories from 1973 to 1995 for 223 Street (~5 year intervals) were reviewed, and are summarized below. Civic addresses associated with the Site include: 11907, 11909, and 11915 223 Street. • 1973 to 1995: Residential **Off-Site:** The following City Directories were reviewed for off-Site locations: • 223 Street – 1975 to 1993 (~5 year intervals) • 224 Street – 1975 to 1993 (~5 year intervals) • 119 Avenue – 1965 to 2001 (~5 year intervals) • Selkirk Avenue – 1966 to 2001 (~5 year intervals) • McIntosh Avenue – 1975 to 1999 (~5 year intervals) The available off-Site City Directories listed mainly residential dwellings and low-risk non-Schedule 2 commercial operations. No areas of potential environmental concern were identified in the available City Directories.
Fire Insurance Map(s)	**On-Site:** A Fire Insurance Map from 1949 was available, however it only showed the area east of 223 Street and thus the Site was not shown. **Off-Site:** One Fire Insurance Map was available from the year 1949. It showed the area east of the Site to be primarily occupied by residential dwellings. A garage with two fuel tanks and a cleaners were noted on a property located ~150m east and cross-gradient of the Site. Based on the significant 150m inferred cross-gradient distance from the Site, potential contamination associated with the former garage and cleaners would have been unlikely to have migrated towards and onto the Site. Therefore, this operation was considered to not pose significant environmental concern to the Site and is not further discussed in this report. No areas of potential environmental concern were identified in the available Fire Insurance Map.
Site Registry	**On-Site:** A Site Registry PID Search, Area Search, and iMapBC database search were completed for the Site. The Site was not listed in search results. **Off-Site:** A Site Registry Area Search (500m) and iMapBC database search, centered on the Site, returned a total of ten records. Based on the location and distance relative to the Site, no listings warranted further discussion. *Site Registry Search Results and iMapBC Database Results are included in the Appendices*

Aerial Photographs	**On-Site:** Aerial photographs from 1951 to 2018 (5-10 year intervals) and Google Earth images from 2003 to 2019 (1-5 year intervals) were available for review for the Site and are summarized below: • 1951 to 2014: The Site was noted to be occupied by a small residential home located at the centre of the property; and • 2015 to 2019: The Site was noted to be undeveloped and vegetated. **Off-Site:** Aerial photographs from 1951 to 2018 (5-10 year intervals) and Google Earth images from 2003 to 2019 (1-5 year intervals) were available for review for the area surrounding the Site and are summarized below: • 1951 to 1963: The surrounding area was primarily used for residential and agricultural purposes; • 1959 to 1979: The areas north and east of the Site were cleared and were used for low-risk non-schedule 2 commercial purposes. A gas station was noted ~120m north and inferred up-gradient from the Site; and • 1984 to 2019: The gas station was redeveloped into a large commercial building. No other significant changes to the surrounding area were noted during this time. Based on the significant distance from the Site and low topographic gradient of the region, potential contamination associated with the former gas station was considered unlikely to have migrated to and impacted the Site. Therefore, the gas station was not considered to pose significant environmental concern to the Site and is not further discussed in this report.
Lost Streams	Lost streams are evaluated as they may have been backfilled with material of unknown quality, creating a potential source of contamination. In addition, these streams may provide preferential pathways for groundwater and/or vapour to flow onto or away from the Site. Based on a review of the DFO Lost and Threatened Streams Map and aerial photographs, no lost streams were identified on nor within a 500m radius of the Site.
Authorization Management System Database Search	None identified on nor within a 500m radius of the Site.
Environmental Monitoring	None identified on nor within a 500m radius of the Site.
Previous Report(s) & Documentation Review	**On-Site:** A Site Profile that was filled out by the current owner of the property was provided by the client and is summarized below: ***Site Profile, 11907 223 Street, Maple Ridge, BC*, prepared by Harvinder Brar, dated 2017-04-25.** • Sections IV – IX of the site profile were all answered with "No" responses; and • The Site Profile was completed as due diligence in preparation for the sale and development of the Site. **Off-Site:** None reviewed.

Part 6 – Summary

Historical Site Summary	Based on the information presented in this report, the Site was historically occupied by the following activities: • 1951 to 2014: Single family residential; and • 2015 to 2019: The Site was undeveloped and vegetated.
Summary of Schedule 2 Activities	**Current & Former (On-Site):** • None identified. **Nearby (Off-Site) Schedule 2 Activities:** • None identified.

Items of Low Potential Environmental Concern

(refer to Figure(s) for Item locations)

On-Site & Off-Site Items

None identified.

Areas of Potential Environmental Concern (APEC)

(refer to Figure(s) for APEC locations)

On-Site & Off-Site APECs

None identified.

Part 7 – Conclusion & Recommendation

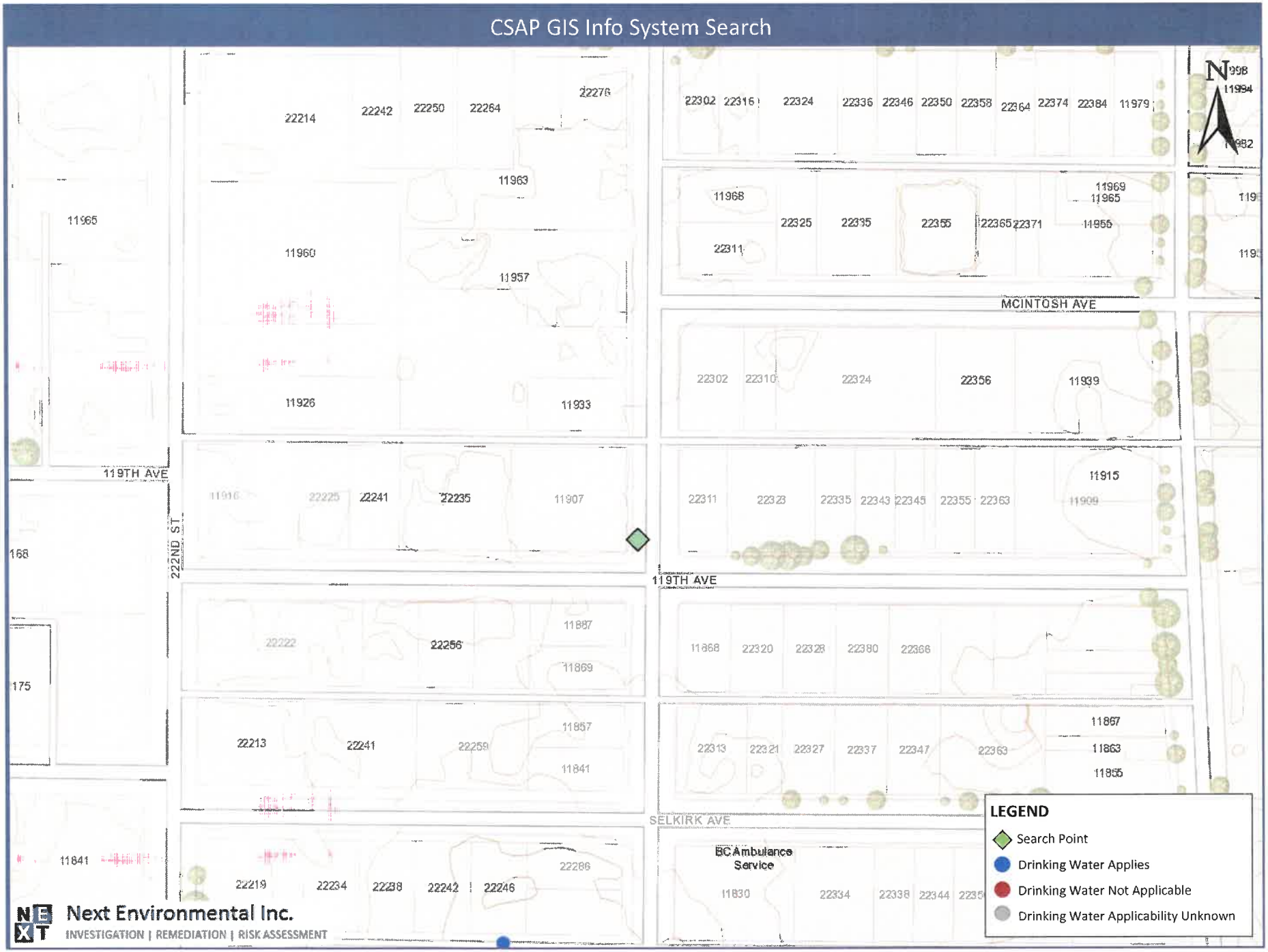
Based on the findings of this Stage 1 PSI, no APECs were identified. Therefore, no further investigation is recommended at this time.

Figure(s)

Borehole Lithology ID	Borehole Site ID	Borehole Name	Borehole Municipality	Latitude	Longitude	Date Drilled	Total Depth	TOC Elevation	Surface Elevation	Depth to Top of Screen	Depth to Bottom of Screen	From Unit Depth	To Unit Depth	Unit Number	Unit Description	Hydraulic Conductivity	Depth to Water Below TOC
2743	11656	MW09-3	Maple Ridge	49.217472	-122.601056	4/22/2009	3.1	38.7	38.8	0.9	2.3	0	1.5	1	sand, gravelly (fill)	5.55E-06	0.7
2744	11656	MW09-3	Maple Ridge	49.217472	-122.601056	4/22/2009	3.1	38.7	38.8			1.5	3.1	2	clay, grey		

Longitude	Latitude	Address	Site ID
122° 36' 16.24"	49° 13' 14.50"	22289 DEWDNEY TRUNK ROAD, MAPLE RIDGE	1120
122° 36' 6.32"	49° 13' 1.27"	11811 224 STREET, MAPLE RIDGE	8272
122° 36' 18.44"	49° 13' .62"	22284 LOUGHEED HIGHWAY, MAPLE RIDGE	8409
122° 36' 7.00"	49° 13' 12.70"	11997 224 STREET, MAPLE RIDGE	9469
122° 35' 57.30"	49° 13' 5.80"	11900 HANEY PLACE, MAPLE RIDGE	11656
122° 36' 7.08"	49° 12' 55.17"	11715 224TH STREET, MAPLE RIDGE	13197
122° 36' 5.13"	49° 13' .98"	CORNER OF 224TH STREET AND LOUGHEED HIGHWAY, MAPLE RIDGE	15917
122° 36' 1.26"	49° 12' 57.92"	11759 FRASER STREET, MAPLE RIDGE	18493
122° 36' 11.44"	49° 13' 21.85"	12121 GARDEN STREET, MAPLE RIDGE	21616
122° 36' 19.10"	49° 13' 2.40"	22245-22289 LOUGHEED HWY, 22238-22286 SELKIRK AVE, MAPLE RIDGE	22028

CSAP GIS Info System


CSAP GIS Info System Search
22214
22242
22250
22264
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119TH AVE
222ND ST
22302
22316
22324
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MCINTOSH AVE
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119TH AVE
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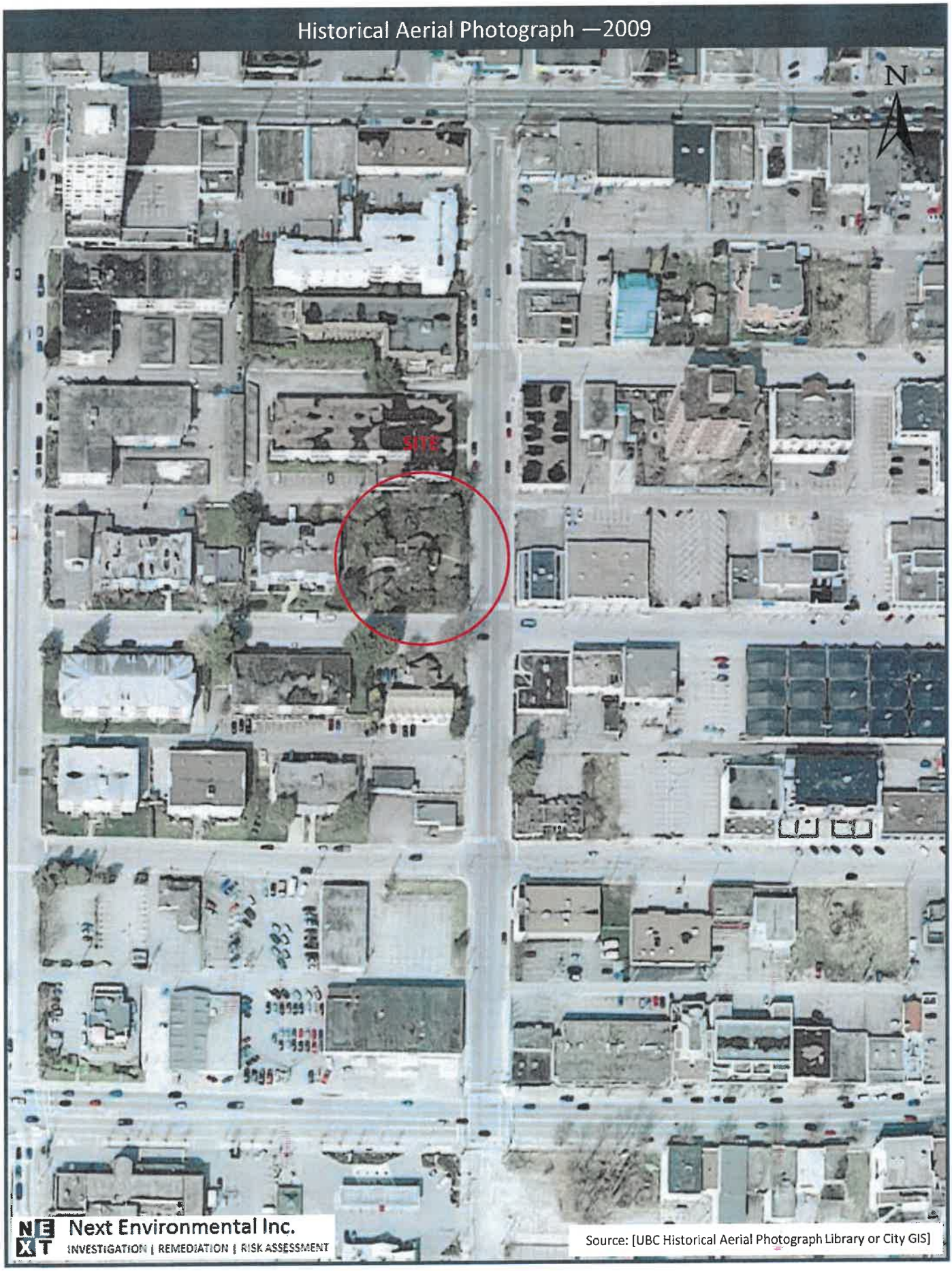
22286
11868
22320
22328
22380
22366
11867
22313
22321
22327
22337
22347
22363
11863
11855
SELKIRK AVE
BC Ambulance Service
11830
22334
22338
22344
LEGEND
Search Point
Drinking Water Applies
Drinking Water Not Applicable
Drinking Water Applicability Unknown
Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Aerial Photographs

Historical Aerial Photograph —2018

Historical Aerial Photograph —2009



Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —2004

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1999

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1993

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1988

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

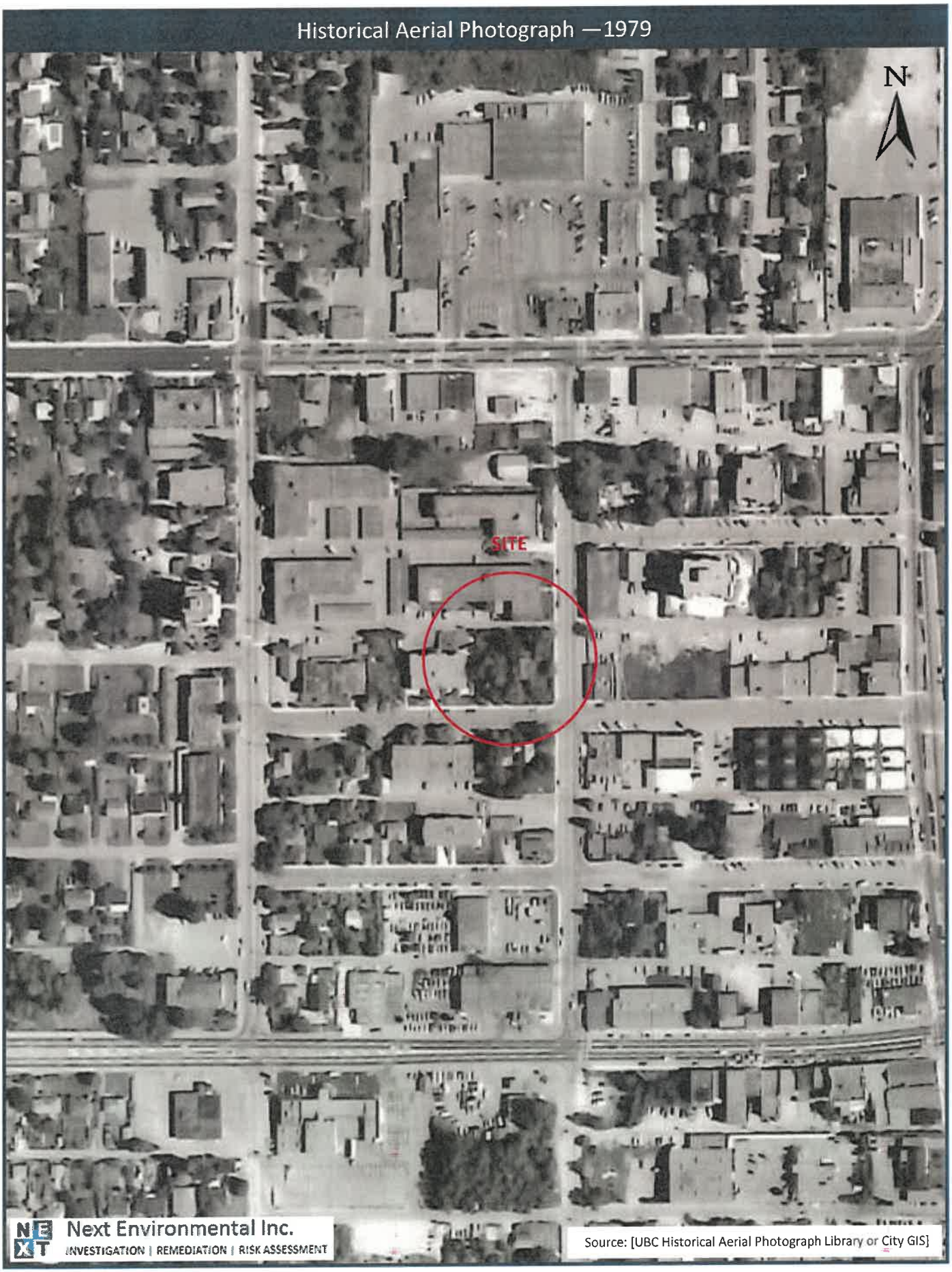
Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1984

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1979



Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1974

Historical Aerial Photograph —1969

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1963

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1959

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Historical Aerial Photograph —1951

Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Source: [UBC Historical Aerial Photograph Library or City GIS]

Site Registry

As Of: JAN 05, 2020 BC Online: Site Registry 20/01/06
For: PA93506 NEXT ENVIRONMENTAL INC. 09:49:02
Folio: TRI140301.01 Page 1

PID Nil Search

As of JAN 05, 2020, no records from Site Registry match
Land Titles PID 011308681

You have been charged for this information.

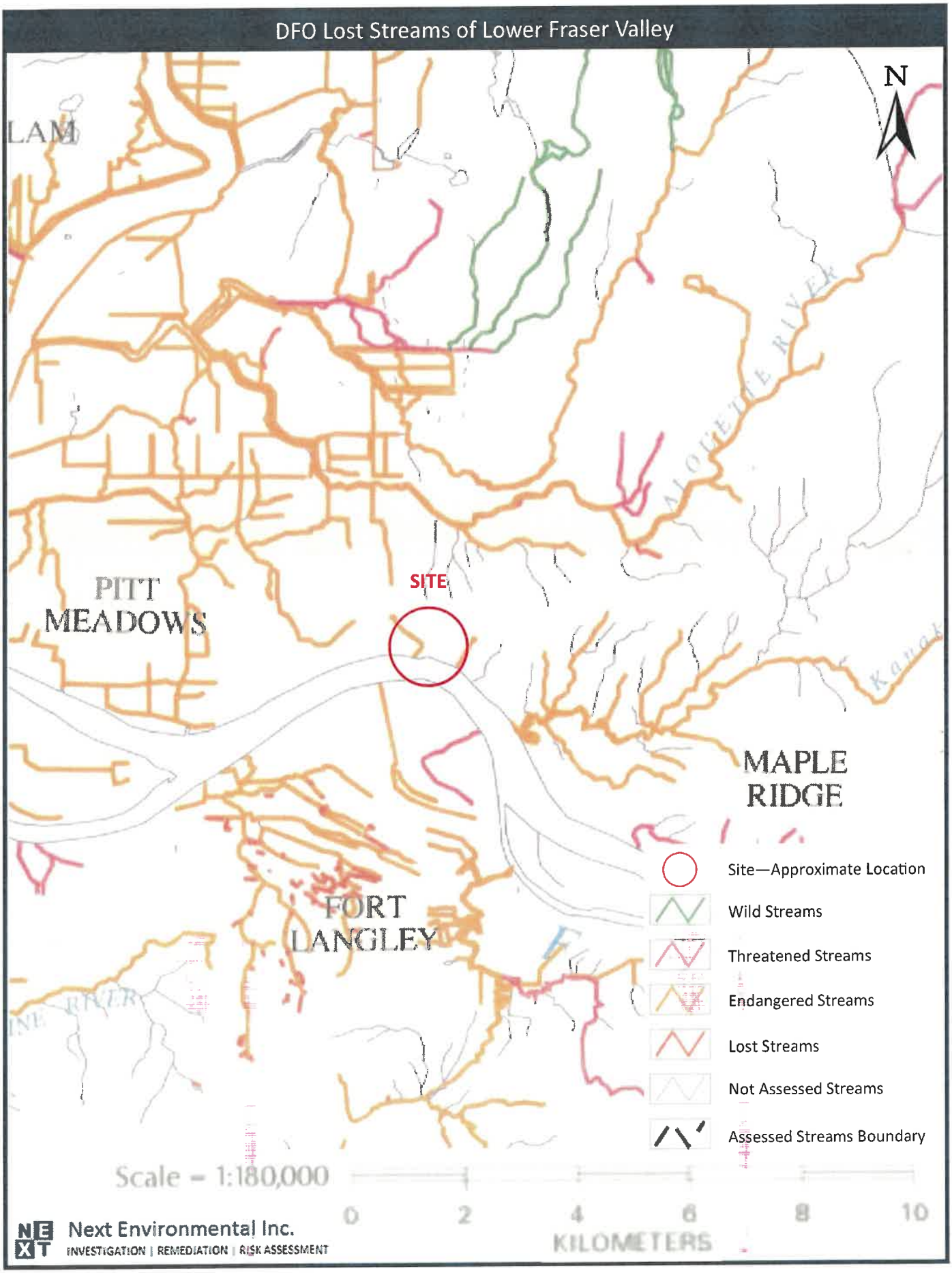
Sites may be revealed by searching with alternate search methods. For example, a site not revealed in an Area search may be revealed by searching with another piece of information such as PID, PIN, address or Crown Lands File Number

As Of: JAN 05, 2020 BC Online: Site Registry 20/01/06
For: PA93506 NEXT ENVIRONMENTAL INC. 09:49:20
Folio: TRI140301.01 Page 1

10 records selected for 0.5 km from latitude 49 deg, 13 min, 7.8 sec
and Longitude 122 deg, 36 min, 17.7 sec

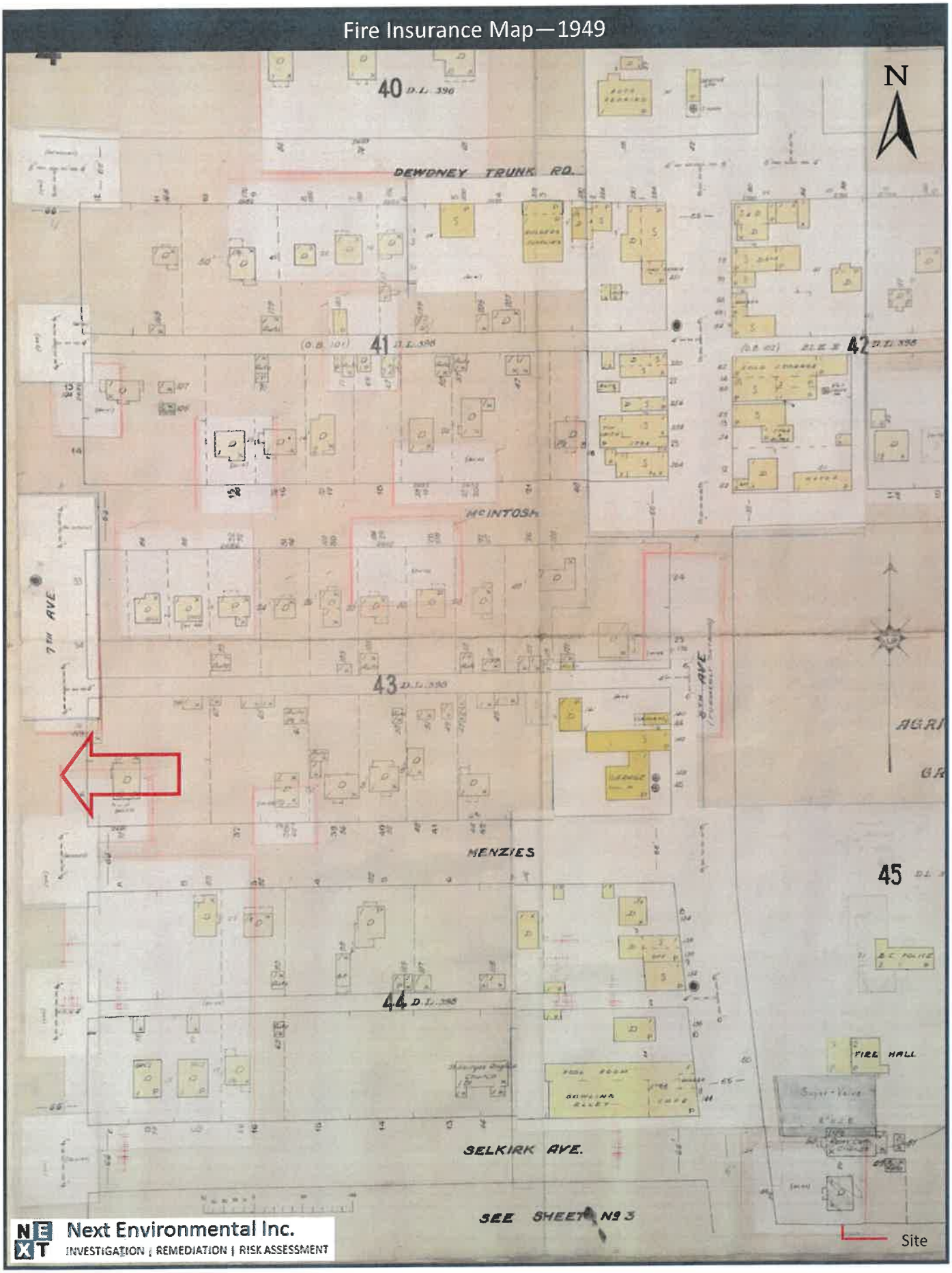
Site Id	Lastupd	Address / City
0001120	03FEB06	22289 DEWDNEY TRUNK ROAD MAPLE RIDGE
0008272	05NOV07	11811 224 STREET MAPLE RIDGE
0008409	03OCT30	22284 LOUGHEED HIGHWAY MAPLE RIDGE
0009469	13NOV12	11997 224 STREET MAPLE RIDGE
0011656	15SEP16	11900 HANEY PLACE MAPLE RIDGE
0013197	11SEP15	11715 224TH STREET MAPLE RIDGE
0015917		CORNER OF 224TH STREET AND LOUGHEED HIGHWAY MAPLE RIDGE
0018493		11759 FRASER STREET MAPLE RIDGE
0021616		12121 GARDEN STREET MAPLE RIDGE
0022028	19MAY08	22245-22289 LOUGHEED HWY, 22238-22286 SELKIRK AVE MAPLE RIDGE

Waterway Maps


DFO Lost Streams of Lower Fraser Valley
N
LAM
PITT MEADOWS
SITE
MAPLE RIDGE
FORT LANGLEY
ALOUETTE RIVER
Site—Approximate Location
Wild Streams
Threatened Streams
Endangered Streams
Lost Streams
Not Assessed Streams
Assessed Streams Boundary
Scale = 1:180,000
0 2 4 6 8 10
KILOMETERS
Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Fire Insurance Maps

Fire Insurance Map—1949



Next Environmental Inc.
INVESTIGATION | REMEDIATION | RISK ASSESSMENT

Additional Documentation

SCHEDULE 1
Site Profile

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (**P**arcel **ID**entifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last Brar First Harvinder Middle Initial(s) S (and/or, if applicable)

Company Peace Enterprises Ltd.

Owner's Civic Address #802, 102-15910 Fraser Hwy.

City Surrey Province/State BC

Country CANADA. Postal Code/ZIP V4N 0X4

B. Person Completing Site Profile (Leave blank if same as above):

Last BRAR First HARVINDER Middle Initial(s) S (and/or, if applicable)

Company PEACE ENTERPRISES LTD

C. Person to Contact Regarding the Site Profile:

Last _____ First _____ Middle Initial(s)_____ (and/or, if applicable)

Company _____

Mailing Address _____

City _____ Province/State _____

Country _____ Postal Code/ZIP _____

Telephone (_____) _____ - _____ Fax (_____) _____ - _____

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees_____ Minutes_____ Seconds_____

Longitude: Degrees_____ Minutes_____ Seconds_____

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) 11907-223 Street Maple Ridge, BC Lot 4 ; DL 398; NWD PL NWP 8380; PID 011-308-681 (From Ridgeview)

City Maple Ridge Postal Code N/A

PID numbers and associated legal descriptions. ***Attach an additional sheet if necessary.***

PID	Legal Description
011-308-681	Lot 4 ; DL 398; NWD PL NWP 8380; PID 011-308-681 (From Ridgeview)

Total number of titled parcels represented by this site profile is: 1

For Untitled Crown Land

PIN numbers and associated Land Description. ***Attach an additional sheet if necessary.***

PIN	Land Description

Total number of untitled crown land parcels represented by this site profile is:_____

(and, if available)

Crown land file numbers. ***Attach an additional sheet if necessary.***

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

Schedule 2 Reference	Description

IV	AREAS OF POTENTIAL CONCERN		
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	**YES**	**NO**
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?		X
D.	Contamination resulting from migration of substances from other properties?		X
V	**FILL MATERIALS**		
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	**YES**	**NO**
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI	**WASTE DISPOSAL**		
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	**YES**	**NO**
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		X

VII	TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL		
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		X
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		X

VIII	HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES		
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X

IX	LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS		
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X

X ADDITIONAL COMMENTS AND EXPLANATIONS

(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):

XI SIGNATURES	
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.	
X _____ **Signature of person completing site profile**	17-04-25 **Date completed: (YY-MM-DD)**

XII OFFICIAL USE			
Local Government Authority			
Reason for submission *(Please check one or more of the following)* **Soil removal ☐** **Subdivision application ☐ Zoning application ☐ Development permit ☐ Variance permit ☐ Demolition permit ☐**			
Date received:	Local Government contact : Name_____ Agency_____ Address_____ _____ Telephone _____ Fax_____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
Director of Waste Management			
Reason for submission *(Please check one or more of the following)* **Under Order ☐ Site decommissioning ☐ Foreclosure ☐**			
Date received:	Assessed by: Name_____ Region_____ Telephone _____ Fax_____ If site profile entered, SITE ID #_____	Investigation Required? **YES NO**	Decision date:
Site Registrar			
Date received:	Entered onto Site Registry by:	SITE ID #:	Entry date:

Investigator & Reviewer Qualifications

Investigator

Brent Cruickshank, B.Sc.

Field Lead, Preliminary Site Investigations

Brent joined NEXT Environmental Inc. in September 2019. He holds a Bachelor's of Science from Simon Fraser University, majoring in Environmental Science with a concentration in Earth Systems. Brent is trained in technical report writing, a variety of field techniques, and has completed several Stage 1 Preliminary Site Investigations.

Reviewer

Nick Matthews, P.Chem.

Manager, Preliminary Site Investigations

Nick joined Next Environmental Inc. in July 2013. During this time, he has worked on hundreds of projects including Stage 1 and 2 PSIs, Phase I and II ESAs, Detailed Site Investigations, as well as remedial excavations and complex submissions for Certificates of Compliance from the Ministry of Environment & Climate Change Strategy. In his role as Manager, PSIs he supervises and reviews the completion of several PSI projects every week, and manages ongoing DSI projects.

LIST OF ACRONYMS

APEC(s)	Area(s) of Potential Environmental Concern (further investigation required)
AST(s)	Aboveground Storage Tank(s)
AW	Aquatic Life Standard
BTEXS	Benzene, Toluene, Ethylbenzene, Xylenes, Styrene
CL	Commercial Land Use
CSA	Canadian Standards Association
CSR	BC Ministry of Environment's Contaminated Sites Regulation
CU	Commercial Use Vapour Standard
DNAPL	Dense Non-Aqueous Phase Liquid
DFO	Department of Fisheries and Oceans Canada
DSI	Detailed Site Investigation
DW	Drinking Water Use Standard
EMA	Environmental Management Act
EPH	Extractable Petroleum Hydrocarbon
ESA	Environmental Site Assessment
GW	Groundwater
ha	Hectares
HDPE	High-density Polyethylene
HEPH	Heavy Extractable Petroleum Hydrocarbon
HWR	BC Ministry of Environment Hazardous Waste Regulation
ICOC(s)	Identified Contaminant(s) of Concern
IL	Industrial Land Use
Item(s)	An activity, operation or structure of low potential environmental concern (no further investigation recommended)
IU	Industrial Use Vapour Standard
IW	Irrigation Water Use Standard
km	Kilometers
LEPH	Light Extractable Petroleum Hydrocarbon
LNAPL	Light Non-Aqueous Phase Liquid
LW	Livestock Water Use Standard
m	Metres
mbg	Metres below grade
mm	Millimeters
MTBE	Methyl Tert-Butyl Ether
Ministry	BC Ministry of Environment & Climate Change Strategy
NEXT	Next Environmental Inc.
OCP	Official Community Plan (OCP)
PAHs	Polycyclic Aromatic Hydrocarbons
PCOC(s)	Potential Contaminant(s) of Concern
Phase I	Phase I Environmental Site Assessment
Phase II	Phase II Environmental Site Assessment
QA/QC	Quality Assurance/Quality Control
RL	Residential Land Use
RU	Residential Use Vapour Standard
ROW(s)	Right of Way(s)
Stage 1	Stage 1 Preliminary Site Investigation
Stage 2	Stage 2 Preliminary Site Investigation
TG10	BC Ministry of Environment's Technical Guidance 10
UST(s)	Underground Storage Tank(s)
VOCs	Volatile Organic Compounds
VPH	Volatile Petroleum Hydrocarbons

METHODOLOGY

The Stage 1 is an opinion on the likelihood of significant contamination on the Site from on- or off-Site sources that may pose a risk to human health and/or the environment. The conclusions of the Stage 1 are constrained by the availability of reviewed information. Visual inspection of neighbouring properties is typically limited to observations made from the Site or public areas. The Stage 1 consisted of a Site visit and review of information from the following sources:

- Legal description, current land title, and legal lot plan from BC Online and/or Title and Survey Authority of British Columbia ("LTSA");
- Geological data from a Regional Surficial Geology map;
- Topography from iMapBC and/or municipal GIS;
- Surface waterbodies from iMapBC and/or municipal GIS and/or google maps
- Water supply information (including utilities and/or water wells and/or surface water intakes) from the municipality and/or iMapBC;
- Surface Water Intakes from iMapBC;
- Aquifer information from iMapBC;
- Water Use Determinations (from CSAP GIS info system and/or MOE);
- Climate and precipitation charts from Environment Canada Climate Normals for 1981-2010
- Zoning information from the municipality;
- Aerial photographs from various archives (primarily UBC Geography Information Centre) and/or google earth;
- Site Registry details from BC Online and iMapBC;
- Environmental Monitoring stations from iMapBC;
- Borehole Lithology Logs from iMapBC;
- Environmental Management Authorization Database from the Ministry;
- Lost streams information from DFO Lost Streams of Lower Fraser Valley map and/or municipal sources;
- City directories for the Site and surrounding properties from various libraries (primarily Vancouver Public Library);
- Fire Insurance Maps from various municipal archives or libraries (primarily UBC Library - Rare Books and Special Collections);
- Previous environmental investigation reports identified in the report;
- Historical Site Plans from municipal archives and/or client;
- Visual inspection of the Site and adjacent properties; and,
- Interviews with knowledgeable persons.

Depending on Site specifics, not all the above mentioned sources are always available. NEXT can be contacted at any time for specific details on the available information reviewed for this Stage 1. The Stage 1 does not include the sampling and/or analysis of any environmental media.

City Directories, if available, were reviewed as part of this report are not attached to the Appendices. However, digital copies of the City Directories applicable to this report (if any) are available upon request.

Methodology & List of Acronyms

Photograph 7

A view of the residential area south of the Site, facing west from 223 Street.

Photograph 8

A view of the residential area west of the Site, facing north from 119 Avenue.

Photograph 5

A view of the residential area north of the Site, facing west from 223 Street.

Photograph 6

A view of the commercial area east of the Site, facing north from 119 Avenue.

Photograph 3

A view of the vacant lot on-Site at 11907 223 Street, facing west from 223 Street.

Photograph 4

A view of the on-Site utility access port, facing north.

Photograph 1

A frontal view of the vacant lot on-Site at 11907 223 St, facing north from 119 Avenue.

Photograph 2

A rear view of the vacant lot on-Site at 11907 223 Street, facing south from the alleyway north of the Site.

Site Photographs

iMapBC Database

FVRD File No: 3015-20 2023-05
ALC Fill Application 68122
36041 Hartley Road

September 13, 2023

Introduction

My name is Darren Dreihaar, I am the sole owner of Huckleberry Fin Holdings Inc., and this company is the registered owner of the property located at 36041 Hartley Road. The company is invested in (2) properties (and only these properties) in the FVRD. The second property is a unique 38.9-acre parcel located at 10161 Clerihue Road in Deroche. The only activities that have taken place on the Clerihue Road property are clean-up, comprehensive survey, and a riparian area assessment (completed by AquaSilva Resource Management). I am currently negotiating a sale with the Nature Trust of BC, which will put this property and the attached wetland into conservation.

I am also the owner and President of Drake Excavating (2016) Ltd. and Drake Resources Ltd. and although my companies provide me with ample resources to shape and develop the land, this project is strictly a personal endeavour.

Farming, although not large-scale farming, is in my lineage. My great grandparents purchased 20-acres on 256 Street in Maple Ridge in 1943. On that property they kept approximately 600 laying hens and a handful of dairy cattle. Eggs were sold to the Lions Gate Company in Vancouver. I was born onto the same property, and throughout my childhood and adolescent years we kept half a dozen cows and raised 400 chickens annually - predominantly laying hens, but also broilers. We would maintain approximately 100 laying hens year-round, supplying Roots Natural Organic Foods in Maple Ridge with eggs, and the remaining birds were sold as pullets / ready to lay hens around 22 weeks of age.

Although I do not consider myself to have vast experience in agriculture, I have a strong desire to establish myself in agriculture and raise my future children in a setting where they are surrounded by chores, hard work, responsibility, and the agricultural landscape.

Commitment

I wish to acknowledge that I have erred in placing fill on my property prior to obtaining the required permit, and I am not seeking forgiveness or looking to make excuses. I am committed to working with the FVRD and staff to provide additional information, reporting, plans, and procedures to satisfy all concerns.

I have retained Phoenix Environmental Services Ltd. as a 3rd party to review the source site Phase 1 reports and analytical, confirm that the soil on site originated from the listed source sites, and address concerns regarding soil quality and suitability for agricultural land. Phoenix Environmental will be able to address all matters regarding this site, as they have a Professional Agrologist on staff. I have attached a letter from Phoenix Environmental. ***Please refer to Appendix A.***

Traffic management plans and work plans can easily be produced and provided to negate concerns.

Intention to Farm

I have witnessed numerous other fill sites active in the area, and I understand the concerns surrounding fill placement, and the concerns with land use intentions. I would like to avoid being unfairly judged and categorized with others placing fill with the strict intention of financial gain. The issuance of a permit does not prevent ill intentioned persons from desecrating the land, and in my case, the absence of a permit does not mean that I have not been diligent and followed best practices. There are steps that I have taken in developing the land into useable farmland that are above and beyond requirements or expectations.

- Upon purchase of the land, all debris, garbage, old sheds, and structures were removed and disposed of. The site is clean, free of garbage, waste, and debris, and has been since work started.

- The land clearing activity included the removal of all stumps, and roots, branches and other woody debris were raked and piled. Rather than burning or burying the brush and stumps (both options are very cost effective), all the debris was ground up through small screens to form an organic soil amender that would pass through a 25mm screen. This was an expensive undertaking. It has been noted that many properties in the valley have cleared land and left the debris, with no intention to deal with it.

  Stumping, raking, and grinding of the residual wood fibre is valued at $11,000 / acre or $207,900 for this property.

- Prior to placing fill material, all native topsoil was stripped and stockpiled. The topsoil was identified as a valuable resource, created by nature over thousands of years. The cost of handling and re-handling this soil is very high and was done for the sole benefit of the land. There is not a financial gain to this process.

  Stripping, stockpiling, and replacement of native topsoil at 400mm depth is valued at $9,300 / acre or $175,770 for this property.

- Screening of the site soils is not required for forage crops; however, the effort and investment has been made so that the soils can be easily cultivated in the future. Again, there is not a financial gain for this process.

  Screening of the native topsoil at 400mm depth is valued at $16,240.00 / acre ($10.00 / m3) or $306,936.00 for this property.

- The site has not been used for storage of any kind.

- No attempt has been made to subdivide the land.

- No attempt has been made to use the property for a non-farm use.

- Although it should not be ruled out for the future, a building permit application has not been made in the 2-years of ownership.

Substantial investment has been made to develop land in its most raw form to useable farmland.

Corporate Report

Upon review of the Corporate Report, I identified some key points that I felt required clarification and comment.

1) Non-Farm Use

   The project has been identified as 'non-farm use' throughout the report, although the proposed improvement is for farm use. The ALC Application Portal automatically labels the application as 'NFU' although on February 22, 2019, the ALCA (Agricultural Land Commission Act) was amended, and the ALR Use Regulation was created. The terms Farm use and non-farm use are no longer defined in any circumstance to include soil removal or placement. Paula Blanchard of the ALC was questioned on this and the response was that it was fine, as long as the application states 'Placement of Fill'. ***Refer to Appendix B.***

2) Figure 1 on Page 4

   The caption for Figure 1 is incorrect, stating the piles on the property are fill. The piles on the property are either stockpiled native topsoil requiring screening, screened native topsoil, composting wood grindings (from land clearing), or roots and rocks that have been screened out of the native topsoil.

3) Concerns Related to Unauthorized Fill

   The letter referenced in the document, dated August 9, 2023, did not precede the placement of fill, or the submission of the permit application to the ALC, which was made on April 12, 2023.

4) Ongoing Site Works

   I was in receipt of a notice from the ALC regarding unauthorized removal of soil or placement of fill in early to mid-December. The letter was dated December 6, 2022, and I received a call from Louise Hinton of the FVRD, and we met on site, prior to receiving the letter. Louise informed me that I would be receiving the letter, and I committed to Louise that importation of fill would cease. No material has been imported to the property since that date.

   In a follow up email to Paula Blanchard of the ALC, I outlined what I had been doing on the property and mentioned some of the processes (grinding of land clearing debris, screening of soils, etc.) and she made no mention of concerns with these activities in her response. ***Refer to Appendix C.***

   Although it was suggested that I should not be doing ***anything*** on the property, I was not in contravention of any bylaws or regulations by doing so. The activities that have taken place have included screening of topsoil, grading of land, completion of stumping, grinding of land clearing waste, turning of compost piles, and re-spreading of topsoil. These acts are normal farm practice and are allowable under the Farm Practices Protection (Right to Farm) Act. It is unreasonable to try and prevent a landowner from working or utilizing their land. ***Refer to Appendices D and E.***

5) Source of Existing Fill

a) Limitations of the Reports

The findings of the Phase 1 site investigations provided have been misinterpreted or misrepresented. Neither report suggest potential for contaminants, and they suggest the contrary. Phoenix Environmental Services Ltd. will provide further comment in weeks to come.

b) Soil Quality

As per the BC CSR (Contaminated Sites Regulation), soil suitable for import to agricultural land is required to meet criteria for maximum concentrations of certain natural elements or contaminants, and is not necessarily related to suitability for growing crops.

The proposal is to save the existing native topsoil, place suitable structural mineral fill in depressions, condition the existing soil, and then replace it on top of the imported soil. All crops will be grown in the same soil that was present on the surface of the property from day one. The suitability of the existing soil regarding nutrient value, organic matter, and pH is currently unknown. Agricultural soils testing will take place prior to planting, and the soil will be amended as required. Amending soil is another procedure allowable under the Farm Practices Protection (Right to Farm) Act.

The ALC Information Bulletin 07 defines 'prohibited fill', and none of these fill types were imported to the property. ***Refer to Appendix F.***

ALC Policy L-23

The Agricultural Land Commission has Policy L-23, which provides guidelines for placement of fill for soil bound agricultural activities. ***Please refer to Appendix G.*** The application made for 36041 Hartley Road conforms to these guidelines.

ALC Policy P-11

The Agricultural Land Commission has Policy P-11, which is titled Expert Opinions in Agricultural Land Commission Matters. The application included a report from Madrone Environmental Services Ltd., and it was written by qualified experts belonging to professional bodies, who are required to adhere to a Code of Ethics.

In the case of 36041 Hartley Road, the qualified expert(s) have recommended that fill placement will improve the agricultural capabilities of the property. ***Please refer to Appendix H.***

Additional Resources Supporting Land Grading and Recontouring

Land grading and recontouring are accepted practices for dealing with drainage issues. I have attached pages discussing these activities from resources found through links on the ALC's website. Only the document cover page and relevant text has been included. Key points are highlighted.

Appendix I – Soil Management Handbook for the Lower Fraser Valley

Appendix J – BC Agricultural Drainage Manual, Chapter 5

Request for Support

I am requesting support in moving this application as quickly as possible to the ALC for review. The application was made on April 12, 2023, and the current report suggests no further action for several months. I can provide the additional information requested in less than 4-weeks.

The property was very difficult to obtain financing on. My current loan expires in October of 2024, and the intention was to have land in production so that I could secure financing with Farm Credit Canada. Further delay will likely cause financial hardship, or force sale of the property. I am the right person to own and develop this land for agriculture, and I should be supported in doing so. FCC was approached for the initial purchase or this land, but the credit team declined as it was undeveloped and not 'ready to farm'. Unless the land can be ready to farm by October 2024, or I build a home on the property, I am doubtful that I can obtain financing, particularly with our current interest rates.

It is the role and responsibility of both the ALC and the FVRD to support agriculture and the farmer.

The purpose of the ALR is not only to preserve existing farmland, but also to preserve undeveloped and capable land so that it can be one day developed and transformed into farmland.

The ALC has set out the following in Section 6 of the Agricultural Land Commission Act:

Purposes of the Commission

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;

(c) to encourage local governments, first nations, the government, and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws, and policies.

I am again referencing additional resources found through links on the ALC's website that discuss the importance of encouraging and supporting agriculture.

Appendix K – The Agricultural Land Reserve: Protecting BC's Farmland

Appendix L – Ten Years of Agricultural Land Preservation in British Columbia

Only the document page and relevant text have been included. Key points are highlighted.

References

Below are several references that can speak to my reputation, care, and due diligence in executing projects. They can affirm that I am a man of my word and take pride in my work.

1) Chelsey Roberts, AScT
   Manage of Infrastructure Projects
   Resort Municipality of Whistler
   Tel: 604 905 9462
   Email: croberts@whistler.ca

2) Mike Canning, P. Eng.
   Division Manager Municipal Infrastructure
   McElhanney Ltd.
   Tel: 604 424 4867
   Email: mcanning@mcelhanney.com

3) Tony Seibert, P. Eng.
   Project Engineer
   City of Abbotsford
   Tel: 604 864 5692
   Email: tseibert@abbotsford.ca

4) Davin Wilson, P.L. Eng., P. Tech.
   Superintendent of Water Works – Engineering Operations
   City of Maple Ridge
   Tel: 604 790 4384
   Email: dwilson@mapleridge.ca

Closure

I appreciate your time in reviewing my letter. I trust the points made will be taken into consideration when forming a decision regarding my application. I appreciate the opportunity to demonstrate that I am heavily invested in transforming this property into useable agricultural land, as intended; and within the guidelines set forth by the ALC.

Sincerely,

Darren Dreihaar

PHOENIX
ENVIRONMENTAL SERVICES LTD. 505 – 1755 WEST BROADWAY, VANCOUVER, BC V6J 4S5 Tel: (604) 689-3888

September 13, 2023

Darren Dreihaar
Huckleberry Fin Holdings Inc.
26208 Lougheed Highway
Maple Ridge, BC V2W 1M3

Dear Mr. Dreihaar,

Re: Letter of Reference –Fill Deposition at 36041 Hartley Road, FVRD, B.C.

Phoenix Environmental Services Ltd. (Phoenix) is pleased that you have reached out to us to assist you in addressing concerns about fill deposition carried out at 36041 Hartley Road in the Fraser Valley Regional District (the Site). We are happy to provide you with this letter of reference for use in your upcoming presentation to the Fraser Valley Regional District.

Phoenix was initially retained by Drake Excavating (2016) Ltd. (Drake) in 2020 to provide environmental consulting services with regard to soil relocation and fill placement at locations in Maple Ridge and Pitt Meadows. Since 2020, Phoenix has worked with Mr. Darren Dreihaar and the Drake team as their environmental consultant on numerous construction projects in the Lower Mainland. These projects have included various municipal infrastructure replacement projects including lift station replacements and roadway utility construction works. Phoenix's primary scope of work as Drake's environmental consultant has included soil testing (e.g., sample collection and analytical data analysis), environmental monitoring, and preparation of environmental protection documents including Environmental Management Plans (EMPs), Environmental Protection Plans (EPPs), and Erosion and Sediment Control (ESC) Plans.

Phoenix has been retained by you and Drake for several projects where Phoenix has conducted soil testing to classify the soil quality relative to standards that apply to the project under the Contaminated Sites Regulation (CSR) for soil relocation and off-site disposal purposes. Phoenix has also reviewed soil chemistry analytical results obtained by other consultants and reviewed site contamination reports (Phase 1 ESA, Stage 1 PSI) pertaining to potential source sites for soil fill that Drake is considering to obtain for soil deposition purposes, and provided advice and recommendations to Drake on the acceptability of prospective soil fill sources.

During Phoenix's working relationship with Drake, Phoenix has perceived Mr. Dreihaar and the Drake team to be duly diligent with regards to site contamination and environmental protection. Based on Drake's working reputation with Phoenix, and their consistent work ethic, Phoenix will continue to provide professional oversight and consulting services to Mr. Dreihaar and Drake team without hesitation.

Please contact me at 604-689-3888 if you require any clarification or additional information.

Sincerely,

Phoenix Environmental Services Ltd.

Erica Meating,
Project Manager | Environmental Technician

1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**), the Agricultural Land Reserve General Regulation (the **ALR General Regulation**) and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**), in relation to fill placement or soil or aggregate removal in the agricultural land reserve (**ALR**). The ALCA, the ALR General Regulation and the ALR Use Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA, the ALR General Regulation and the ALR Use Regulation. All other applicable provincial and federal laws and regulations, as well as applicable local government bylaws, must also be complied with.

2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA has been amended and the ALR Use Regulation has been created. Though many concepts contained in the ALCA and its regulations are unchanged from the past, there have been significant changes in relation to fill placement, soil removal, and aggregate removal. All references in this information bulletin to the ALCA and its regulations are as of February 22, 2019, unless otherwise stated.

The following is a summary of key fill placement, soil removal, and aggregate removal changes to the ALCA and ALR Use Regulation:

- Farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Non-farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Only in very limited circumstances, which are expressly identified in the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken without interaction with the Agricultural Land Commission (ALC) via a *Notice of Intent* or a *Soil or Fill Use Application* as outlined in this bulletin.
- Prohibited fill has been defined.

The changes to the ALCA and the regulations mean that previous ALC bylaws, policies and information bulletins in relation to fill placement, soil removal and aggregate removal are superseded.

Anyone who intends to place fill on land in the ALR or to remove soil or aggregate from land in the ALR must comply with the ALCA and its regulations.

From: Darren Dreihaar
To: Blanchard, Paula ALC:EX
Cc: Louise Hinton
Subject: RE: 36041 Hartley Road, Mission BC / File No. 194499
Date: January 5, 2023 12:02:00 PM
Attachments: image002.png

Hi Paula,

Thank you for the response. I have already been in touch with Madrone and we are working to get the report from the 'draft', which I already had in hand, to the final report. The report had been started last spring, and the intention was to apply for full permit.

The application will be made as soon as I have the finalized report from Madrone.

Darren Dreihaar
President
o: (604) 457-1992
c: (604) 809-9574
e: darren@drakeexcavating.ca

From: Blanchard, Paula ALC:EX <Paula.Blanchard@gov.bc.ca>
Sent: January 5, 2023 11:55 AM
To: Darren Dreihaar <darren@drakeexcavating.ca>
Cc: Louise Hinton <lhinton@fvrd.ca>
Subject: RE: 36041 Hartley Road, Mission BC / File No. 194499

Hello Darren,

Thank you for your email.

As material was placed on the property without the property approval from the ALC, a Notice of Intent cannot be submitted as the soil team does not have the authority to issue approval retroactively. You will be required to submit a Soil Use For Placement of Fill or Removal of Soil Application to the ALC.

The application fee is $1,500, of which $750 goes to the local government and $750 goes to the ALC. Applicants pay the local government their portion of the fee at this time ($750). Should the local government choose to forward this application to the ALC, applicants/agents will be auto-notified to pay the remainder of the fee directly to the ALC ($750*).

I understand from the information below you have retained Madrone to work on a report. You may wish to consult with Madrone on assisting you with the application.

I look forward to hearing from you.

Paula Blanchard
Compliance & Enforcement Officer | Agricultural Land Commission
201-4940 Canada Way Burnaby, BC V5G 4K6
Phone 236-468-3264 | Paula.Blanchard@gov.bc.ca

From: Darren Dreihaar <darren@drakeexcavating.ca>
Sent: January 2, 2023 8:48 AM
To: Blanchard, Paula ALC:EX <Paula.Blanchard@gov.bc.ca>
Cc: Louise Hinton <lhinton@fvrd.ca>
Subject: 36041 Hartley Road, Mission BC / File No. 194499

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good morning Paula,

I hope that you had a restful holiday season.

I am writing to you as I am in receipt of your letter dated December 6, 2022 regarding unauthorized removal of soil or placement of fill.

Louise Hinton walked and reviewed the property with me on December 9, 2022, and I assured Louise that any / all activity would cease, which it has.

Please see below for some context on this property:

The purchase of the property was the first land acquisition that I have made through my personal holdings company, and the intention is to create beautiful and useable farm land. The property was forest, so we logged and cleared it using our own resources through my business (Drake). The property was stumped and thoroughly cleared and raked. We are also in the business of wood grinding for forestry and pellet wood, so we have already ground a portion of the clearing debris, and we will be grinding the rest in the spring. The wood debris that we have ground has been processed into very small pieces (all would pass a 2" screen) and is composting to be blended back into the site soils to add organic matter.

In March and April of last year I engaged Madrone Environmental to provide a Land Capability for Agriculture Assessment. The process took much longer than promised and expected, and I did not receive a draft report until June 13, 2022. In the meantime, I started stripping, salvaging and stockpiling existing site topsoil to put in a driveway and to prepare a low lying area for fill, with the assumption I might be able to get an application in to the ALC and be able to place some fill before

the fall.

Around the same time, I was approached by a family that offered me a generous price for the property, and they wanted to a very prompt closing. This is where I deviated from the plan, and the right way of doing things. I needed to get the property put back together for the sale, so I pushed to get the area that I had already stripped filled and re-covered with the salvaged topsoil, ahead of the closing date. The deal later fell apart.

I am working with Madrone to finalize the report, and I will submit to the ALC as soon as possible for a fill permit.

Although I was working without the correct permissions, no corners were cut and my intentions are to improve this land properly. All topsoil material from the area of the site that we placed fill in was salvaged and is still stockpiled awaiting screening in the spring (I own a screening plant). I plan to screen it to remove any rock and remaining wood debris over 2" in size. The composting wood fibre will be added to this existing soil. The fill that was placed was structural (clean glacial till / brown clay) in nature and came from a couple of bulk excavation sites. The intention is to have a subgrade profile that matches the surface soil profile so that proper drainage can be achieved (ie. not pockets 6' deep of topsoil that never dry out).

I apologize for the infraction and I hope that we can work together to get back on the right track.

Sincerely,

Darren Dreihaar
President
o: (604) 457-1992
c: (604) 809-9574
e: darren@drakeexcavating.ca

STRENGTHENING Farming
RIGHT TO FARM

BRITISH COLUMBIA | Ministry of Agriculture

Order No. 870.218-41
May 2014

FARM PRACTICE — LAND CLEARING

Description

Land clearing is the development of land with the intention of creating a potential use for agricultural purposes. Land clearing requires the removal of native cover – including trees, bushes and boulders – from the land surface. The land is subsequently broken to create a workable bed into which a crop can be seeded. Land breaking includes the removal of roots, stumps and rocks.

Nuisance Concerns

The three primary disturbances mentioned in the *Farm Practices Protection (Right to Farm) Act* are odour, noise and dust. Of potential concern to land clearing practices is dust.

Dust

Dust is defined as fine-grained suspended particulate in air. The degree to which individuals perceive dust to be a nuisance will depend on the frequency, intensity and duration of a dust-generating event.

Farmers engage in a variety of activities that require the use of equipment or practices that will create dust. Most land clearing equipment generates some dust. Dust may also be generated as fugitive dust when fine particulates are lifted from fields, roads, buildings and yards via air turbulence.

See also Nuisance Reference: Dust

Activities and Operations

Land Clearing Process

The clearing and development of land for agricultural purposes can take more than one year. A farmer or custom operator clears the land surface of native cover. All trees of value for the purposes of generating lumber, posts, or firewood should be selectively removed prior to clearing. An appropriate buffer zone should be preserved along all watercourses to maintain important habitat for fish and wildlife. Clearing directly to the edge of a watercourse could result in a violation of the *Fisheries Act*.

Generally, land should be cleared in the fall or early winter when the ground is dry or frozen and precipitation and runoff are typically low. Year-end land clearing also minimizes soil compaction and prevents excessive amounts of soil from being introduced in brush piles. Natural vegetation should be retained in drainage paths such as creeks and gullies to reduce the risk of soil erosion and damage to riparian areas.

Brush and stumps are piled into windrows using a brush-rake, after which they are burned. A brush-rake is typically a bulldozer blade with spikes along the bottom edge. If the burn is incomplete, windrows should be piled anew and burned again the following spring.
Land breaking is usually done the following spring or summer. Roots are loosened by ploughing or disking the land. After breaking the soil, loosened roots are raked into long windrows using flex harrows, side-delivery root rakes, or rotary-drum root rakes. The windrowed roots can be burned.

Depending on field conditions, rocks may have to be removed to allow soil cultivation to take place. Several passes with a heavy disk or cultivator are required throughout the summer to work the new land prior to seedbed preparation. Remaining roots may be raked again into windrows and burned. Root raking and windrow burning may again need to be done after the first harvest.

In all cases where burning is being considered, local government bylaws and the *Open Burning Smoke Control Regulation* must be followed.

Dominant drainage paths on newly cleared fields are seeded with grass to prevent soil erosion channels from forming.

See also Farm Practice: Burning
Cultivation
Mobile Equipment

Land Clearing Methods

Methods used to clear land will vary depending on the type and density of native cover.

- Stumping, grubbing and piling methods are commonly used to clear land in B.C. coastal regions where the dominant tree species are Douglas fir, cedar, hemlock and maple. If an area has already been logged, stumps can be blasted out or split with a modified bulldozer blade and pulled out.
- The walk-down and pile method is commonly used in the interior regions of the province where poplar, alder, birch and evergreen trees are predominant. A bulldozer with its blade two to three feet off the ground is used to push trees over, automatically exposing some roots. Roots are then ripped out of the ground using a brush-piling bulldozer blade.
- The cutting and piling method is often used in the Peace River region, where only light growths of poplar and willow exist. Trees are sheared off at the soil surface with a one-way V-type brush-cutter.

Methods by which cleared land can be broken include ploughing with heavy moldboard or rotary ploughs or disking with heavy breaking disks.

Related Farm Practices

Other farm practices that pertain to land clearing include, but are not limited to, the following.

Habitat Management

Land clearing operations need to be done in such a manner as to minimize the effect on fish and wildlife habitat. An adequate buffer strip should be kept along the full length of watercourses. This promotes a healthy riparian zone that benefits the farmer as well as fish and wildlife habitat. Riparian areas provide wind breaks, stabilize stream flows and stream banks, provide important cover for fish and wildlife, regulate stream temperatures, and prevent leaching of fertilizers or excess runoff from entering watercourses. In all situations, applicable legislation must be consulted and followed to ensure habitat is not compromised.

See also Farm Practice: Habitat Management

Legislation

Information on federal and provincial legislation can be found in Appendices B and C. Acts, regulations and bylaws that regulate or may affect land clearing practices include, but are not limited to, the following.

Federal Legislation

The *Fisheries Act* protects fish and fish habitat and prohibits the discharge of deleterious substances into waters frequented by fish. Authorization is required if fish or fish habitats are to be disturbed.

The *Species at Risk Act* outlines measures to mitigate or prevent damage to habitat that may be caused by activities conducted around watercourses or in critical and sensitive habitats. Associated permits may be necessary.

Provincial Legislation

The *Agricultural Land Commission Act* permits activities such as land clearing, draining, berming and other ancillary works that are required for farm use.

The *Environmental Management Act* protects the soil, water and air environment from pollution. Included under this Act are the following applicable regulations:

- The *Agricultural Waste Control Regulation* which allows farmers to operate without a waste permit when handling and disposing of agricultural wastes according to the *Code of Agricultural Practice for Waste Management.*
- The *Open Burning Smoke Control Regulation* which sets minimum standards for emissions related to smoke from open burning activities.

The *Wildlife Act* which deals with the protection of wildlife habitat, including trees used for nesting sites by birds such as eagles and herons.

Whenever possible, land clearing operations should consider the province's voluntary stewardship initiative of zero net deforestation.

Local Government Legislation

In some cases, local government bylaws outline tree removal restrictions.

Publications

Publications that provide further information on land clearing include, but are not limited to, the following. Refer to Appendix D for details.

British Columbia Environmental Farm Plan Reference Guide

STRENGTHENING Farming
RIGHT TO FARM

BRITISH COLUMBIA | Ministry of Agriculture

Order No. 870.218-33
May 2014

FARM PRACTICE — DRAINAGE

Description

In some parts of British Columbia, high levels of precipitation and seasonal runoff can cause saturation of agricultural soils. Most agricultural crops are adversely affected by ponded water on the soil surface and prolonged soil saturation in the root zone. Chronic flooding limits the range of crops that can be grown on certain parcels of land, reduces crop yields – and in some cases – causes disease. Good drainage allows farmers a wider selection of crops and a longer growing season, resulting in land that is more productive and crops that are more profitable and easier to market.

Drainage is defined as the practice of removing excess water that may cause reduced crop production. Proper drainage can be achieved by using a combination of surface and subsurface drainage techniques. Surface drainage provides channels such as open ditches to remove standing water from the surface of the land. Drain tile is subsurface piping used to remove excess water from the soil profile. Subsurface drainage can also be used to control erosion and salinity.

Activities and Operations

Blind Inlets

Blind inlets may be installed to permit surface water to percolate into a subsurface drainage system. A blind inlet is constructed by backfilling a drainage trench with various sizes of granular material such as gravel. Decomposable materials such as hog fuel cannot be used as blinding material because they create leachates that can contaminate water sources and kill fish.

Ditch Cleaning

Farmers must often maintain ditches and other watercourses on their farms. The *Drainage Management Guide* developed as part of the Environmental Farm Plan Program provides direction on procedures, timing windows and guidelines that should be followed for maintenance work on constructed ditches. If a farmer is unsure about the classification of a specific watercourse for which he may wish to conduct maintenance activities, its status should be verified with the federal Department of Fisheries and Oceans (DFO) and/or the provincial Ministry of Environment. Ditch cleaning should occur during the summer months when water levels are low. If water is flowing, silt barriers should be installed. Reseeding of ditch banks may be necessary to prevent possible erosion. The *BC Agricultural Drainage Manual,* published by the BC Ministry of Agriculture, provides recommendations for the design, operation and maintenance of ditching systems. Further related information can be found in the Ministry of Agriculture's fact sheet entitled *Agricultural Building Setbacks from Watercourses in Farming Areas.*

The Department of Fisheries and Oceans should always be contacted prior to doing maintenance works on channelized and natural streams.

See also Farm Practice: Habitat Management

Drainage Outlets

Farm drainage systems require outlets in order to function properly. Drainage water can flow by gravity to a ditch or be pumped from a sump. No permit is required to install a subsurface drainage outlet which feeds into a constructed ditch or natural watercourse. Care must be taken at the time of construction, however, to ensure that banks along the watercourse are disturbed as little as possible.

See also Farm Practice: Habitat Management

Fill Placement for Flood Protection

Unless otherwise prohibited by local government bylaw, the construction and maintenance of dikes, ditches, related pump houses, and ancillary works – including access roads and facilities – is a permitted use for land in the Agricultural Land Reserve (ALR) if such works are required to combat the threat of sectional or perimeter flooding or for the purposes of drainage or irrigation. If deemed essential as part of completing such improvements, soil removal and the placement of fill is permitted. Provincial regulations, however, do not allow wide-spread or area-wide filling to create a uniform elevation above a flood plain.

Land Grading

Land grading is often carried out in fields with local depressions or in fields with little or no slope to improve the distribution of water or to direct overland flow to drainage swales or ditches. Whenever possible, a vegetated buffer strip should be left at or incorporated into the edge of a field. Grading should be timed to allow a suitable vegetative cover to establish itself before the winter rain or snow season arrives.

Surface and Subsurface Drainage

A combination of surface and subsurface drainage systems may be used to obtain adequate drainage on a farm. The *Drainage, Ditch and Dike Act* regulates and authorizes the construction of municipal ditches and dikes. Ditch and drainage systems should be designed as outlined in the *British Columbia Agricultural Drainage Manual.*

Related Farm Practices

Other farm practices that pertain to drainage practices include, but are not limited to, the following.

Habitat Management

Drainage system installation and maintenance must be done in a manner that protects riparian areas and fish habitat.

See also Farm Practice: Habitat Management

Legislation

Information on federal and provincial legislation can be found in Appendices B and C. Acts, regulations and bylaws that regulate or may affect drainage include, but are not limited to, the following.

Federal Legislation

The *Fisheries Act* protects fish and fish habitat.

Provincial Legislation

The *Drainage, Ditch and Dike Act* regulates and authorizes the construction of municipal ditches and dikes.

Publications

Publications that provide further information on drainage include, but are not limited to, the following. See Appendix D for details.

Agricultural Building Setbacks from Watercourses in Farming Areas
British Columbia Agricultural Drainage Manual
British Columbia Environmental Farm Plan Drainage Management Guide
Watershed Stewardship: A Guide for Agriculture

INFORMATION BULLETIN 07

SOIL OR FILL USES IN THE ALR

Revised: August 11, 2022
Revised: February 2, 2022
Issued: March 19, 2019

Contents

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- conducting soil research and testing, if the soil removed or fill placed is limited to the amount necessary for the research or testing.

For any of the above purposes, fill must not include any of the following, which are defined as **Prohibited Fill** in the ALR Use Regulation:

(a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;
(b) asphalt;
(c) glass;
(d) synthetic polymers (e.g., plastic drainage pipe);
(e) treated wood;
(f) unchipped lumber.

For greater clarity, wood waste refers to wood materials recovered from demolition and construction activities. Recycled concrete aggregate and recycled asphalt may only be used to maintain existing farm roads as described in s. 36(2) and s. 36(3) of the ALR Use Regulation.

The ALR Use Regulation defines "recycled concrete aggregate" and "recycled asphalt pavement" for the purposes of maintaining farm roads as concrete and asphalt that

a) have been recovered from a demolition process,
b) have been crushed to a particle size:
   (i) that may pass through a 1.905 cm screen, in the case of recycled concrete aggregate, or
   (ii) of 1.905 cm^3 or smaller, in the case of recycled asphalt pavement, and
c) do not include, or are not combined with, metal, plastic, rubber, wood, glass, paper, organic materials or other contaminants.

B. Fill Placement or Soil Removal That Requires Authorization

Other than those fill placement and soil removal activities described as Exempted Activities above, a person must not place fill on, or remove soil from, land in the ALR without successfully completing one of the following processes:

- **Notice of Intent** – A landowner who wishes to place fill or remove soil in the ALR for a permitted farm or non-farm use must submit a *Notice of Intent* to the CEO of the Commission in accordance with the process set out in this bulletin in Section 5.

- **Soil or Fill Use Application** - A landowner is always at liberty to make an application for fill placement or soil removal to be decided by the Commission under s. 25 of the ALCA. If the Commission approves the *Soil or Fill Use Application*, the landowner may proceed with the approved use on the terms of that approval.

Agricultural Land Commission Act	**PLACEMENT OF FILL FOR SOIL BOUND AGRICULTURAL ACTIVITIES**	**POLICY L-23** **Amended April 2019** **October 2017**

This policy provides general guidelines for soil and fill use applications specific to the placement of fill on agricultural land in the Agricultural Land Reserve (ALR) to support soil bound agriculture.

GENERAL GUIDELINES:

All fill related activities must be conducted in accordance with good agricultural practices.

Soil and Fill Use applications for fill placement under Section 20.3 of the *Agricultural Land Commission Act* (the "ALCA") may be approved where it can be demonstrated to the satisfaction of the Agricultural Land Commission (the "Commission") that:

a) Fill placement will aid the farm/farming activity;

b) Fill placement will not reduce the agricultural capability of the land, degrade soils, or limit the range of crops that can be grown on the subject property compared to the current crop suitability of the land;

c) Applicants are able to demonstrate that fill placement is the only means available to address implementation of standard agricultural best practices;

d) Fill placement will aid in the rehabilitation of agricultural lands severely impacted by past fill activities or other activities that have degraded agricultural land whether permitted or not permitted;

e) Fill placement will not foul, obstruct, or impede the flow of any waterway;

f) If fill is required for drainage improvements, the proposed fill height does not exceed more than 0.5 metres above the maximum height of the water table (as confirmed by a Qualified Registered Professional) which is equivalent to a Class 1 excess water limitation.

g) The final finished grade of the subject property compliments adjacent landforms and provides for a smooth transition between the land contours and drainage channels on adjacent lands and the reclaimed area.

h) Fill placement activities should not extend beyond two years. Extensions will not be granted beyond the expiry date indicated in a Commission decision letter

unless applicants can demonstrate that there are extenuating circumstances for not being able to complete the project within the prescribed time period.

For approved fill placement, a local government must not issue a Soil Deposit Permit until all of the Commission's pre-fill application conditions have been met and the Commission has notified the local authority in writing that filling activities (including site preparation) can proceed.

TERMS:

Placement of Fill - means to deposit, place, store, or stockpile directly or indirectly, fill on any land in the Agricultural Land Reserve, where that fill did not previously exist.

Qualified Registered Professional – means a person registered with a professional association including the Association of Professional Engineers and Geoscientists of BC, the Corporation of the Province of British Columbia Land Surveyors, British Columbia Institute of Agrologists or another person who is qualified because of knowledge, training and experience to organize, supervise and perform the services in accordance with this policy.

Soil Bound Agriculture – production of agricultural crops in soil (does not include nursery crops produced in containers).

RELATED POLICIES:

ALC Policy L-13 *Activities Designated as Permitted Soil or Fill Use: Dikes for Flood Control and Irrigation in the ALR*

GUIDANCE DOCUMENTS:

Ministry of Agriculture - Guidelines for Farm Practices Involving Fill:
http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/800-series/820200-1_guidelines_for_farm_practices_involving_fill.pdf

Agricultural Land Commission – Resource Extraction and Fill Placement Proposals, Criteria for Technical Reports Submitted by Consultants:
http://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/supporting-documents/criteria_for_technical_report_requirement.pdf

Agricultural Land Commission	EXPERT OPINIONS IN AGRICULTURAL LAND COMMISSION MATTERS	POLICY P-11 Adopted October 2020

Overview

Expert opinion evidence is sometimes submitted in matters before the Agricultural Land Commission (the "Commission"). This policy is intended to provide some guidance on what is expected of an expert whose opinion is submitted as evidence before the Commission.

Who Is An Expert?

An expert is an individual qualified by education, training and/or experience as an expert in the field or discipline in which they are giving their opinion.

Agrologists

Often in an application, appeal or other matter before the Commission, the expert who submits an opinion is an agrologist. Additional detail about, and guidance pertaining to, opinions submitted by agrologists on the agricultural capability of a property are found in Policy P-10 (Criteria for Agricultural Capability Assessments).

Expert's Duty

An expert has a duty to assist the Commission with an objective expert opinion and is not to be an advocate for their client, employer or any participant.

Expert Opinion in Writing

The opinion of an expert should be set out in writing. The opinion may be in the form of a formal report, such as an agricultural capability assessment report further addressed in Policy P-10 (Criteria for Agricultural Capability Assessments). However, even if the expert is not engaged to provide an agricultural capability assessment and the written opinion is not at the same level of formality, the guidance set out in the present policy (Expert Opinions in Agricultural Land Commission Matters) is applicable.

The written opinion should be submitted to the Commission together with the application, appeal or other matter in relation to which the written opinion was prepared or otherwise in accordance with a timeline acceptable to the Commission.

The written opinion should be signed and dated by the expert, and include:

- the expert's name, address and area of expertise;
- the statement of qualifications described below under the heading "Expert Qualifications";
- the nature of the opinion requested by the applicant/appellant/other party and the issues in the application, appeal or other matter to which the opinion relates;
- the expert's opinion respecting those issues;
- the expert's reasons for their opinion; and
- a statement of the matters and documents on which the opinion is based.

Expert Qualifications

The qualifications of the expert should be set out in writing in the expert's written opinion. The statement of qualifications should address why the individual who prepared the written opinion is qualified by education, training and/or experience to provide the opinion.

Receipt and Weight of the Evidence

The Commission will consider whether the evidence provided to it is admissible (that is, whether it should be taken into account at all on the merits of the matter before the Commission) and, if so, what weight should be given to the evidence. It may consider factors such as whether the person whose opinion is put forward is qualified by education, training and/or experience to give the opinion and whether or the extent to which the person who prepared the opinion complies with the "Expert's Duty" noted above or is willing or able to do so. In some circumstances, if the Commission considers that the person who prepared the opinion is not qualified to do so on that topic and/or that the opinion is not objective, it may still receive the evidence that is provided but consider those issues in determining the appropriate weight to be given to it.

See also the last paragraph below under the heading "Experts Who Belong to Professional Bodies".

Experts Who Belong to Professional Bodies

The above guidance is additional to any professional obligations that an expert may have in their field, including codes of ethics that may apply to that expert.

For example, the following sections of the Code of Ethics governing members of the BC Institute of Agrologists are relevant and important in work that they may perform in matters before the Commission:

1) Section 1
   "In discharging their responsibilities to the public, members must:
   (f) ensure that they distinguish between facts, assumptions and opinions in the preparation of reports or other materials; and
   (g) ensure that they clearly state that a report or other materials constitutes an opinion and identifies the limitations within which the opinion is provided.

2) Section 2
   "In discharging their responsibilities to the public, members must:
   (f) decline any retainers, employment or assignments that would give rise to a conflict of interest.

3) Section 3
   "In discharging their responsibilities as expert witnesses before courts and tribunals, members must:
   (e) ensure that they provide an objective expert opinion and not an opinion that advocates for their client or employer or a particular partisan position."

The Commission is a "tribunal" under the *Administrative Tribunals Act*.

BC Institute of Agrologist members should be aware that, all else being equal, written opinions that, in the opinion of the Commission, are not compliant with the Code of Ethics will not be given the same weight as written opinions that are compliant with the Code of Ethics. Further, on occasion, such factors may cause the Commission not to consider the evidence on the merits of the matter before it. This may adversely affect the application, appeal or other matter for which the written opinion has been prepared.

RELATED POLICIES:

ALC POLICY P-10: Criteria for Agricultural Capability Assessments

SOIL MANAGEMENT HANDBOOK FOR THE LOWER FRASER VALLEY

Province of British Columbia
Ministry of Agriculture, Fisheries and Food

All newly cleared land should be cover cropped with a mixture of cereals, grasses and legumes in order to prevent surface soil degradation from erosion and help rebuild the soil structure.

4.1.2 Land Leveling

Land leveling is any operation which scrapes soil material from high points in the field and places that soil material in low points in order to render the field level (or on a constant grade). Land leveling may take two forms, the first being simply the scraping and dragging of soil around the field until the surface is level with no consideration given to topsoil variability and/or salvage. The second is the deliberate removal of the topsoil, then leveling of the subsoil to a constant grade and the subsequent replacement of the topsoil in a uniform layer over the entire field. This second method may be more appropriate in shallow organic soils with undulating subsoils or in areas where the subsoils are fine-textured and high in salts.

Some critical points to remember when preparing to level a field are as follows. Firstly, what are the soil moisture conditions? Soil that is wet or extremely dry is very susceptible to structure degradation. Wet soil smears while dry soil fractures. Very dry soil that is worked excessively becomes powder and structureless.

Secondly, is there adverse chemical or physical constituents in the soil that could be exposed by the leveling operation? Examples of that would be salt layers or compacted or stony subsoils. If this is the case, it may be appropriate to remove the topsoil and level the subsoil.

Thirdly, is there a need to crown the land or put a constant slope on the soil surface to aid in surface drying? Where soil texture, structure or management restrict drainage and under drains are in place, crowning or shallow sloping of soils may be appropriate to relieve the risk of surface ponding.

4.1.3 Recontouring

Recontouring is any operation which reshapes the field surface to eliminate or reduce the effects of micro topographic undulations while at the same time not producing a constant grade or level field. An example of this would be the development of grassed waterways in upland areas.

When filling in depressions or small gullies, topsoil should be carefully removed from the area to be filled, stockpiled and spread evenly after the land has been filled or leveled with subsoil. Fill material should be somewhat packed with tractor wheels, otherwise loose fill may settle, leaving a depression. Filled gullies may continue to erode if the fill is not packed.

When spreading topsoil on compact exposed subsoils, it is recommended that the subsoil be loosened with a chisel plow or subsoiler before spreading topsoil. This will help to overcome poor internal drainage caused by a compact layer immediately below the plow layer.

B.C. Agricultural Drainage Manual

Chapter 5

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Prepared and Published by:

B.C. Ministry of Agriculture, Fisheries and Food

Printing Funded by:

Canada-British Columbia
Green Plan for Agriculture

1997 Issue

Canada-British Columbia
Green Plan for Agriculture

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Table 5.1 Investigating Drainage Methods

Improvement Methods	Section	Soil and Water Management Issues								
		Surface Ponding			Poor Soil Structure	Poor Root Development or Compaction	Soil Erosion Control	Peat Soils	Acid Soils Toxicity	Salinity
		Puddling	High WT	Flooding						
Cropping Practice	5.1									
Cover Crop	5.1.1	✔		✔	✔		✔	✔		
Soil Amendment	5.1.2				✔				✔	✔
Subsoiling	5.1.3		✔		✔	✔	✘			✘
Surface Drainage	5.2									
Ditch	5.2.1	✔	✔	✔				✔	✔	
Grassed Waterway	5.2.2			✔			✔			
Land Grading	5.2.3	✔	✔				✔	✘	✘	
Dyking	5.2.4			✔						
Subsurface Drainage	5.3		✔		✔	✔	✔		✘	✔

✘ = caution should be used when using these methods. See Section 5.4.

✔ = methods are useful for dealing with soil/water management issue.

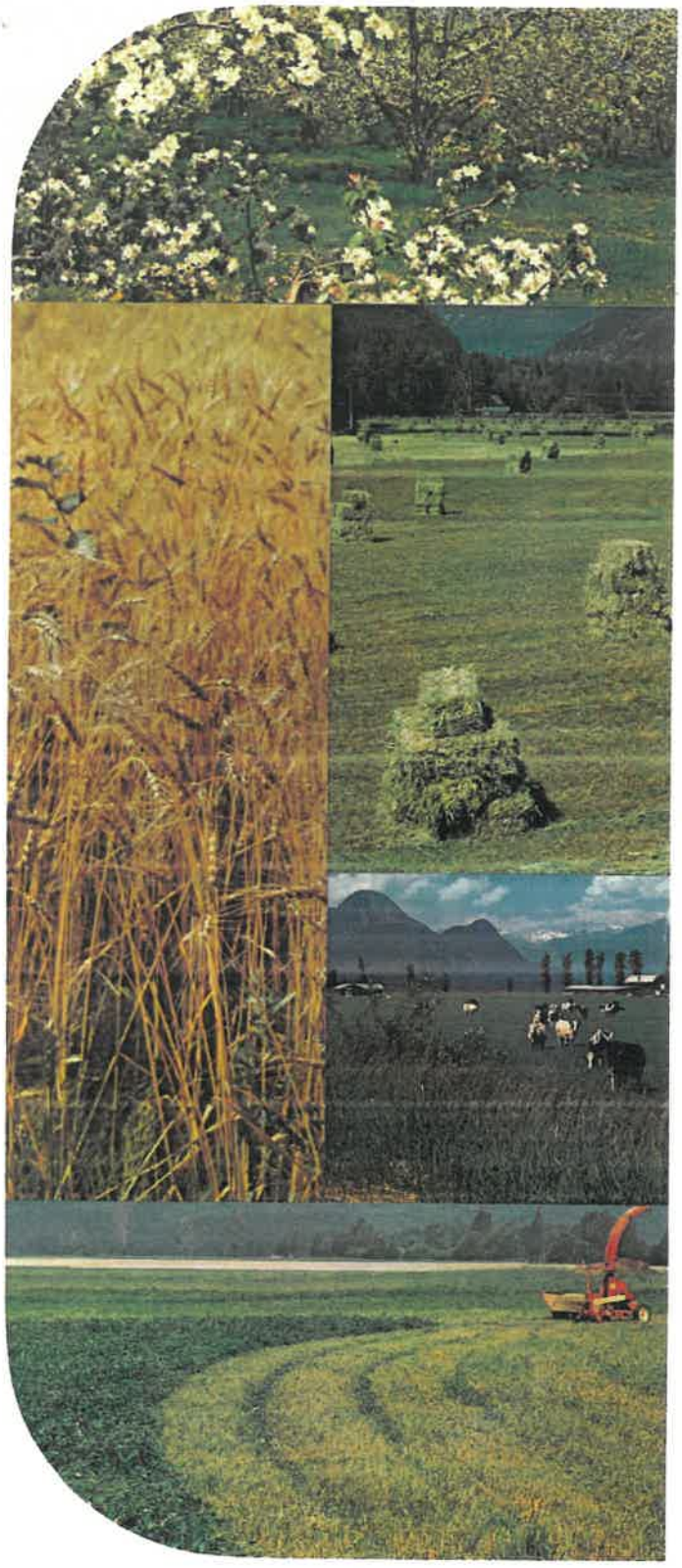
5.2.3 Land Grading

Land grading consists of shaping the soil surface within a field to improve drainage and eliminate areas where surface water may pond. This is usually done by cutting high spots and filling in low spots . The general slope of the field usually stays the same. There are different types of land grading techniques that can improve drainage. These operations include land levelling and re-contouring. A more extensive alteration of the site in the form of terracing may be used when the site is steep and intensive soil and water conservation management is required.

Land levelling and re-contouring are useful in dealing with surface ponding. However, care should be taken when implementing a land grading operation on soils with acid sulfate subsoil conditions or on peat soils with underlying mineral ridges. Sections 5.4 provides more discussion on these topics.

Improper soil management practices during and following landgrading, leveling, clearing and re-contouring operations, can result in severe soil degradation either due to excessive compaction and/or erosion of the topsoil. Refer to Section 9.3 for details on the design and implementation of land leveling and grading. Figure 5.4 shows land levelling equipment in operation on an intensive horticulture operation on the Sumas Prairie.

Figure 5.4 Land Levelling Equipment in Action



The Agricultural Land Reserve:

Protecting B.C.'s Farmland

Why preserve Agricultural Land?

Agriculture is an important industry in British Columbia, yet each year we import over 50% of our food. As world populations continue to increase, however, our present food suppliers may have less surplus for export and the price of these foods will be considerably higher. At some time in the future, we in British Columbia may have to grow more of our own food. The question is, will we still have that option?

When it comes to natural resources, British Columbia is usually considered a province of plenty. In terms of an agricultural land resource, however, we are not well endowed. British Columbia has such complex topography and varied climates that only rarely do soil, climate, slope and drainage occur in a combination that is ideal for agriculture. In fact, of our total land area, only about 5% has a combination of land and climate characteristics that will allow cultivation of agricultural crops.

Unfortunately, the same lands that are suitable for agriculture in British Columbia are also in great demand for other land uses. Some of these competing uses, such as forestry, wildlife and certain types of recreation, do not permanently damage the future ability of the land to grow food. Other uses, however, are irreversible. Houses, shopping centers, highways and factories have already taken thousands of acres of our best farmland, and these acres are lost to agriculture forever.

If we in British Columbia want to retain the option to grow our own food, we must preserve what remains of our limited agricultural land resource.

Agriculture is also the Farmer

Preservation of the agricultural land resource is a first and very important step toward protecting British Columbia's food-producing options for the future. The land resource is basic to agriculture, but also important is the farmer who husbands that land, the economic conditions under which agriculture must operate, and the expectations of the rest of the population, both as neighbours and consumers.

Each type of agriculture has its own requirements, not only in terms of the amount and kind of land required, but also in terms of support services, such as packing, processing, transportation and marketing facilities. Without these services to back up the efforts of the farmer to produce food, agriculture cannot thrive.

There are also other factors that can undermine the efforts of the farmer, disrupt the farm community and, therefore, endanger the health of the agricultural industry. Within the rural community, for example, conflicts can develop between those who are actively farming the land and those non-farm residents who have moved to the area, attracted by the rural setting. On a broader scale, land use decisions by government and private industry — whether they involve transportation corridors across farmlands, taxation policies or major resource development projects — can work against the efficient farm use of land within the Agricultural Land Reserve.

The Agricultural Land Commission views all of these concerns as part of the task of preserving agricultural land in the long term. If steps are not taken to protect the farmer and strengthen the farm community, then saving the land will not be enough, and British Columbia's agricultural industry will not survive.

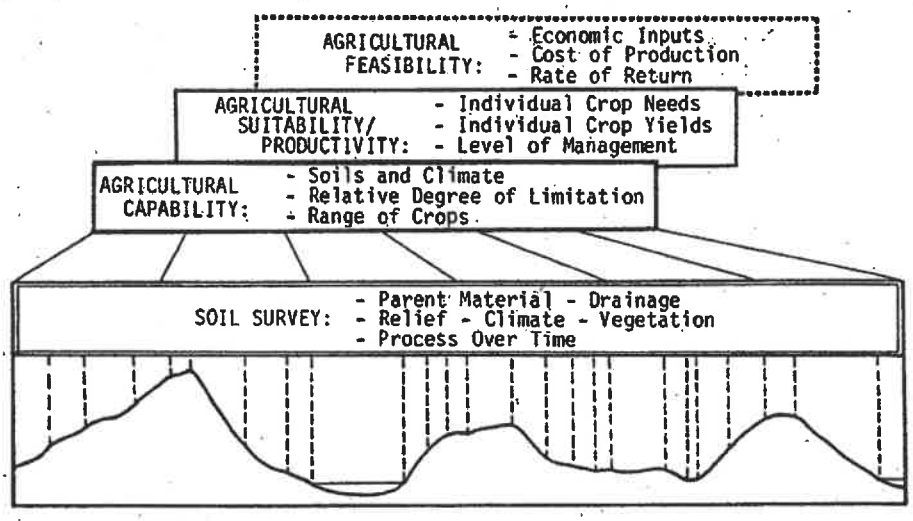
Ten Years of Agricultural Land Preservation

TEN YEARS OF AGRICULTURAL LAND PRESERVATION IN BRITISH COLUMBIA

THE PROVINCIAL AGRICULTURAL LAND COMMISSION

December 1983

intended to do, but many will admit that, without balancing and supplementing it with other data - other measuring sticks - it is being abused or used beyond its limits and original intentions. As a result more emphasis needs to be placed on other measures yet being developed to obtain a comprehensive assessment of the quality of any land for agricultural purposes. The next ten years must provide a very strong focus on the development of varied but comprehensive systems of agricultural land assessment so that we may increase our knowledge of the potential of land for agricultural purposes. Alternative approaches are shown below

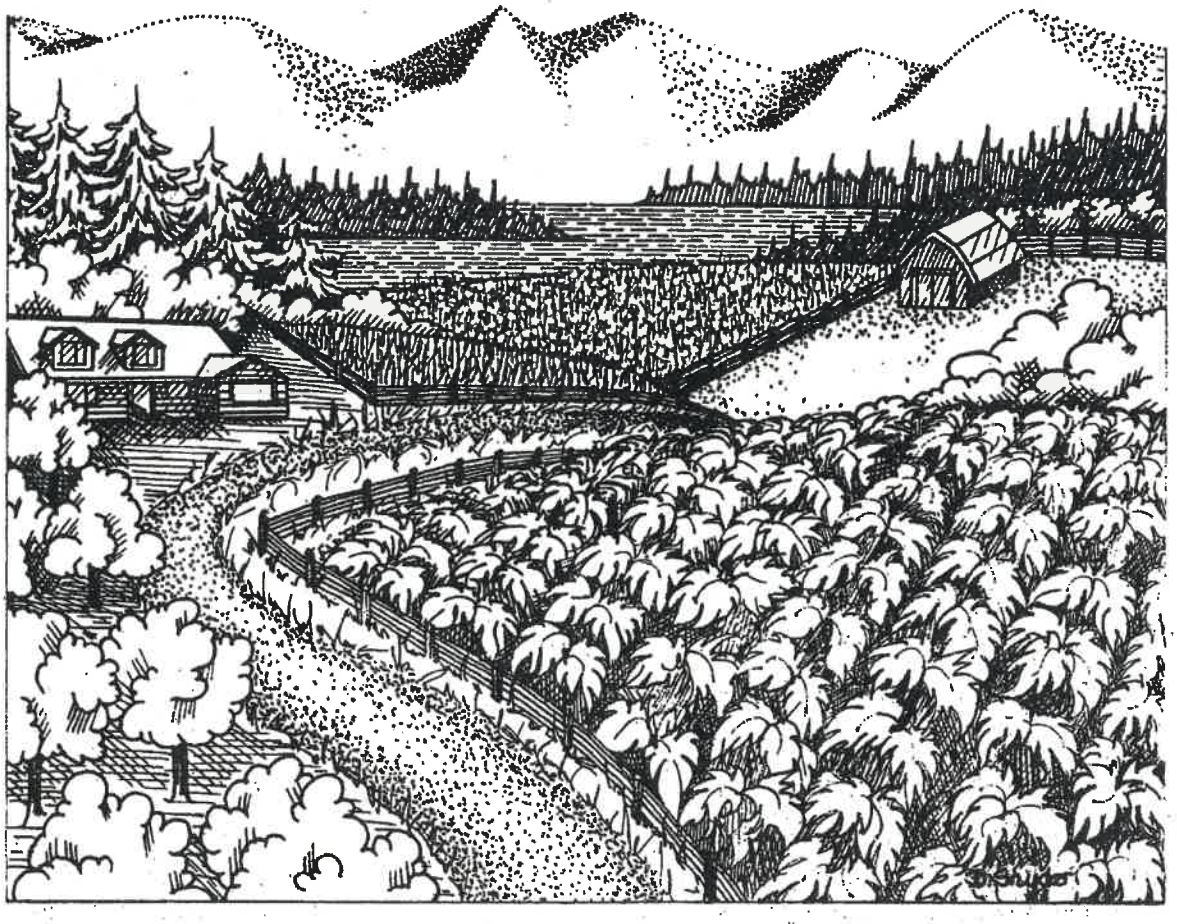


The Commission also hopes to see an eventual computerization of its file information system. With over 16,000 applications, plans and projects on file in the Commission's office, an information retrieval system is seen as essential in the future as applications and projects reviewed by the Commission grow in numbers and complexity. Such a system would facilitate monitoring and statistical feedback concerning the status of the provincial agricultural resource.

The reaping of long-term benefits from the agricultural land preservation program is tied inextricably to the maintenance of a healthy agricultural community. It is in this sphere that the Commission needs to place more emphasis and priority. The regulatory aspects (often perceived as negative in nature) of the Commission's work are well established and

functioning. These need to be balanced by positive thrusts and efforts aimed at bolstering and supporting the farm community. Issues such as additional financial support programs, education of the public to farming realities and facing and resolving farm/non farm conflicts need to be addressed. Measures need to be taken to protect the farmer and his expertise - to attract young people to farming as a viable career and way of life.

It is hoped that the future will see the Commission taking a more active role in promoting farm development of Agricultural Land Reserve lands through specific projects. Many of the earlier examples of the farmland acquisition/lease program could bear repeating. Unfortunately, the earlier program was ended due to budgetary limitations but when the provincial economy improves, the Commission hopes to again become involved in such a program to assist in the development of the agricultural land resource.



Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Carolynn Lane, Environmental Services Coordinator

Date: 2023-09-14
File No: 5365-23-001

Subject: Proposed Waste Reduction Initiative Fund Program

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize staff to proceed with a two-year Waste Reduction Initiative Fund pilot program to provide funding to assist non-profit organizations in support of waste reduction and diversion projects within the region.

BACKGROUND

One of the strategies identified in the Fraser Valley Regional District's (FVRD's) Solid Waste Management Plan (SWMP) to help reduce waste generation and increase diversion rates was for the FVRD to establish a "*Waste Reduction Initiative Fund*". As per the SWMP, by allocating a portion of the regional solid waste budget, this fund would "*provide grants to assist non-profit reuse organizations/initiatives*" (Strategy 7.1.2b). Such a program could be used to support a wide variety of innovative initiatives that increase waste diversion, not only through recycling, but also through actions further up the zero waste hierarchy of highest best use including reduce and reuse.

Similar funding programs have been started up by regional districts elsewhere in the province, including the following:

- The Regional District of Nanaimo's Zero Waste Recycling Fund, which offers funding for projects that focus on sustainable waste diversion and support the development of a circular home economy.
- The Capital Regional District's "Rethink Waste Community Grant", which provides funding for the development and implementation of community-based projects that align with the 5R pollution prevention hierarchy of moving waste materials out of landfills to highest, best use.
- The Regional District of North Okanagan's "Rethink Waste Project Grant" provides funding for innovative projects that contribute to reducing waste and assisting the regional district with achieving their refuse disposal goals.

DISCUSSION

Initiatives that could be considered for funding from this program include those that increase waste diversion through the development of a circular economy, that promote or achieve actions at the top of the zero waste hierarchy of highest best use, and that help the FVRD achieve targets and objectives

outlined within the SWMP. Initiatives may include proposals targeted at reducing barriers to recycling, repair cafes, research or educational programs aimed at reducing waste, or other innovative suggestions brought forward that could be supported and promoted.

Applications will be reviewed by staff and will need to meet several criteria, including:

- applicant eligibility,
- waste reduction or diversion impact,
- demonstration of Zero Waste and circular economy principles,
- demonstration of community benefit, and
- submission of a project description, including how the funding would be allocated and how progress or success would be measured.

The project must also take place within the Fraser Valley Regional District. Eligible applicants would include non-profits, community groups, registered charity organizations, and school/university groups. For-profit businesses would not be eligible.

Applicants could apply for up to $5,000 per project. Funds would be awarded on a first come, first serve basis for those that meet the criteria until all annual funding has been awarded.

At the completion of the project, the recipient would be required to submit a final project report.

COST

If approved, the FVRD would contribute $20,000 annually towards this proposed 2-year program, and it would be included within the draft 2024 and 2025 operating budgets for Regional Solid Waste.

It is important to remember that the FVRD's Regional Solid Waste Budget is not funded through tax requisition, but instead a tonnage levy on waste disposed. Therefore, this pilot project would not have an impact on tax requisition. In addition, there are sufficient funds in this budget to accommodate this proposal.

CONCLUSION

The Waste Reduction Initiative Fund is a new approach within the region to encourage innovation in solid waste management from a community level. It is a strategy identified within the FVRD's Solid Waste Management Plan, and would help carry out the region's waste reduction goals while contributing to education efforts. Program results would be evaluated after the two-year pilot period and will be reported back to the Board.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Elias Ross, Environmental Services Coordinator
Date: 2023-09-14
File No: 9050-20-035

Subject: FVRD Radon Testing Results

RECOMMENDATION

THAT the Fraser Valley Regional District purchase up to 200 radon test kits for distribution to residents throughout the region.

AND THAT the Fraser Valley Regional District Board direct staff to prepare a resolution for the 2024 Union of BC Municipalities Convention asking the Province to establish a funding program to help residents with costs of installing radon mitigation measures in their homes.

BACKGROUND

Radon, a colourless and odorless gas, is linked to over three thousand deaths each year in Canada and is the leading cause of lung cancer in Canada in non-smokers.[1] Radon is naturally released from decaying radioactive materials in the earth. The gas can enter homes through cracks in the foundation, piping, and other openings. Radon concentrations typically peak in basements and on the ground floor during winter months and can be made worse with home energy upgrades that make the home more energy efficient but also help to trap and concentrate radon emissions within the building envelope.

Although radon is not considered an ambient air pollutant such as particulate matter or nitrogen oxide, and is not monitored through the FVRD's network of ambient air quality monitoring stations, radon is an indoor air pollutant of concern due to its significant health impacts. Consequently, the FVRD's 2021 Air Quality Management Plan included the following action item: "*The FVRD will promote residential indoor radon awareness, testing and mitigation, in collaboration with health authorities and regional partners.*"[2]

To assist with the implementation of this action item, in late 2022 the FVRD collaborated with Take Action on Radon, the BC Lung Foundation, and some local municipalities to promote radon awareness in the FVRD through household testing. Test kits were distributed to participating residents in Chilliwack, Mission, Kent, Harrison, Hope, and Electoral Area H. Distribution locations were selected

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[1] Health Canada, 2017. Radon, what you need to know. Available online at: https://www.canada.ca/content/dam/hc-sc/documents/services/health/publications/radon/radon-what-you-need-to-know-factsheet.pdf

[2] FVRD's Air Quality Management Plan, 2021: https://www.fvrd.ca/assets/Services/Documents/Air~Quality/2021%2009%2024%20AQMP%20-%20Final%20reduced.pdf

based on information from health authorities on anticipated elevated radon levels and existing data gaps in radon levels. Kits were allocated in previous years in Abbotsford.

Residents who received a kit were asked to install them on the lowest used floor in their house over three months in the winter, the period of time when radon exposure is expected to be the greatest due to windows and doors tending to be closed more often.

Test kits were distributed to residents in November 2022. They were collected between March and May 2023 and sent for lab analysis. Results of these analyses have now been provided to participating residents. Radon levels detected within the participating homes, by community, is provided in Table 1.

Table 1: Result of 2022-23 radon testing within the FVRD.

	Total # kits distributed	<100 Bq/m^3	100 – 200 Bq/m^3	200 – 600 Bq/m^3	>600 Bq/m^3
Chilliwack	260	198	50	12	0
Electoral Area H	58	29	16	11	2
Hope	46	27	12	7	0
Harrison & Kent	18	14	3	1	0
Mission	52	48	4	0	0

The Canadian Lung Association and Take Action on Radon consider radon concentrations of less than 200 Bq/m^3 in a home to be of relatively low risk[3] and no mitigation actions are recommended. Homes that measure over 200 Bq/m^3 are more concerning, however, and health authorities recommend home mitigation efforts be undertaken (see Discussion).[4]

The highest concentrations of radon were measured in Electoral Area H, but radon levels of at least some risk were measured in all communities tested. Although it is a relatively small sample size based on these test kits distributed, radon levels in both Electoral Area H (22%) and Hope (15%) exceeded the provincial average of homes over 200 Bq/m^3 (8%).

DISCUSSION

Residents that have elevated radon levels in their home can install a radon mitigation system (Figure 1). These systems capture radon from below the foundation or within the home and vent the gas outside of the home, reducing the amount of radon exposure by 80% or more[5]. Due to differences in house designs and foundation types, radon mitigation systems vary and should be designed and installed by a radon mitigation professional to ensure effectiveness.

[3] Radon is a carcinogen meaning there is no completely safe level of exposure; however, lower concentrations correlate to a lower risk and thus "risk categories" have been created by the Canadian Lung Association and Take Action on Radon with associated recommended actions.

[4] Canadian Lung Association (N.D.). https://www.lung.ca/radon

[5] Health Canada (2023). https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/radon-reduction-guide-canadians-health-canada.html

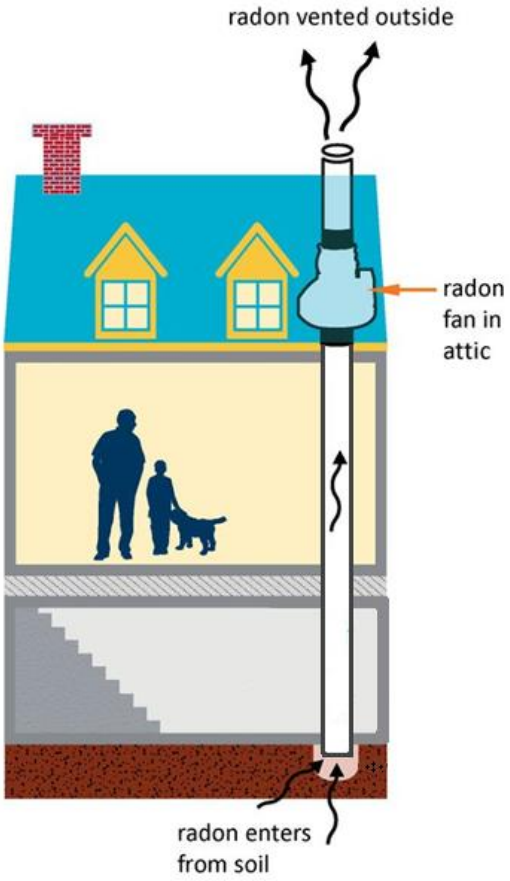


Figure 1: A basic representation of a residential radon mitigation system within a house.

Costs can be a significant barrier for installing these systems, and costs may vary depending on the size, layout, and foundation of a home. As of 2019/2020, the average costs of installation of these systems in BC was $3,300, but costs have exceeded $9,000 in some circumstances[6]. While some Provinces offer rebates or partial funding for radon mitigation, British Columbia currently does not. The Canadian Lung Association provides some limited grant funding to help mitigate radon in their homes, but it covers only a small portion of overall costs and is limited to those already diagnosed with lung cancer or to those with low incomes.

Radon is a common issue throughout the province, not just within the FVRD, and as awareness about this issue grows, action is needed across the Province to help residents address this issue in their home and to improve community health. If supported, staff can begin to prepare a resolution for the next Union of BC Municipalities (UBCM), asking the Province to establish a rebate program for residents to assist with the installation of a radon mitigation system in their home.

Staff also recommend the FVRD to purchase additional radon test kits to be made available for interested residents who have not yet tested their home. The test kits that were distributed last year

[6] Take Action on Radon (2020). https://takeactiononradon.ca/wp-content/uploads/2022/02/Radon-Reduction-Sweepstakes-Report-2019-2020.pdf

were part of a one-time program with the BC Lung Foundation and Take Action on Radon, and they are not anticipated to provide additional kits this year. However, while helping to distribute test kits, staff commonly received feedback from residents who were unable to participate but were interested should more kits become available. Given the results from the tests and the growing community engagement and awareness about radon, staff recommend the FVRD purchase up to 200 additional test kits to allow further testing within the region.

COSTS

Although the price of test kits varies, the estimated cost for 200 radon test kits and lab analysis is approximately $6,500. Staff will continue to engage the potential funders to provide kits as well, which may help offset costs. Expenses associated with this initiative can be covered within the 2023 air quality program budget.

CONCLUSION

Radon testing occurred in several communities in the FVRD between November 2022 and May 2023. Testing occurs for at least 90 days to ensure reliable results. All communities showed some elevated levels of radon in some homes but Hope and Electoral Area H were of particular concern. Provincial funding to help residents mitigate radon would greatly assist residents that wish to install radon mitigation systems.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services / CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Carolynn Lane, Environmental Services Coordinator

Date: 2023-09-14
File No: 5360-21

Subject: Solid Waste Management Plan Facility Authorization for Conscious Waste Solutions

---

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize the inclusion of the Conscious Waste Solutions recycling facility as an approved municipal solid waste facility within the Fraser Valley Regional District's Solid Waste Management Plan.

BACKGROUND

Under the Fraser Valley Regional District (FVRD)'s Solid Waste Management Plan (SWMP), any applicant who is seeking to operate a transfer station within the region must first obtain FVRD authorization for the facility to be included within the SWMP. The authorization process involves the applicant detailing in writing what the operations and activities are, how they will be carried out, and what waste materials will be handled at the facility. The applicant must also demonstrate that any environmental, public health, or zoning requirements of the municipality where it is located, as well as those of the BC Ministry of Environment, have been met. Annual reporting of waste disposal and diversion tonnages to the FVRD is also required once the facility is operational.

DISCUSSION

Conscious Waste Solutions (CWS), owned by EDSE Investments, has submitted an application (attached) for authorization consideration under the FVRD's Solid Waste Management Plan. The proposed facility is located at 63 West Railway Avenue, next to the US border in the Huntington area of Abbotsford, for the purpose of sorting and separating recyclable materials from industrial, commercial, and residential customers. Waste types received will likely include construction and demolition materials, furniture/mattresses, and household waste. Incoming waste and recycling will be received and sorted on an impermeable asphalt surface or loaded directly into a covered roll-off container as needed. CWS aims to reduce material going to landfill by removing all recyclable materials at arrival.

Incoming waste volumes are anticipated to be 12,500 – 50,000 tonnes per year and will be from sources within the FVRD and Metro Vancouver. The final destination for garbage will be the Roosevelt Landfill in Washington. Recyclable metals will be sent to Fraser Valley Metal Recycling or other local processors. Wood waste will go to Cloverdale Fuels, where it will be ground into wood chips.

The addition of another transfer station to this area will allow more solid waste disposal and recycling options for local residents and businesses. The City of Abbotsford approved a development permit for this facility (attached), and the proponent has met all other requirements as per the FVRD's facility authorization process. As required, public notification was provided by the proponent as part of the application process, but no issues or concerns were brought forward.

COST

An application fee of $500 has been received by the FVRD.

CONCLUSION

The proposed recycling facility by Conscious Waste Solutions application has met the requirements set out in the facility authorization section of the Solid Waste Management Plan. Staff recommend for the CWS application to be approved.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

This Permit has been provided for convenience only. Please review the property certificate of title and any registrations for true copies of all pertinent permits. Neither the City nor its elected officials, officers or employees will be liable for any error, inaccuracy or omission contained in this document and relied upon by any person. This information should not be used as basis for making financial or other commitments without first obtaining your own professional legal, planning and engineering advice.

ABBOTSFORD

DEVELOPMENT PERMIT NO. 2345

1. This Development Permit No. 2345 as applied for under File No. PRJ21-171 is issued to the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the City of Abbotsford (the "City") described below and any and all buildings, structures and other development thereon and shall be binding on a purchaser of the Permittee's interest in the Lands, or portion thereof:

   Parcel Identifier: 003-582-604
   Legal Description: Parcel "36" Section 2 Township 16 New Westminster District Reference Plan 65456

   (the "Lands")

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the City of Abbotsford Official Community Plan and in accordance with the applicable bylaws of the City, except as specifically varied or supplemented by this Permit.

Development Permit

3. The following DP works, terms and conditions ("DP Measures") shall apply to the Lands:

   .1 Buildings, structures and off-street parking shall be sited and constructed in material conformance with the Site Plan and Elevation Plan shown as Schedule A and B as attached; and

   .2 Landscaping shall be established in material conformance with the Landscape Plan shown as Schedule C (the "Landscape Measures").

Fees and Securities

4. For the due and proper completion of the DP measures the following fees and securities are required:

   .1 For the due and proper completion of the Landscape Measures as set forth in Section 3.2 of this Permit, the Permittee shall deposit and maintain with the City security in the form of an irrevocable, auto-renewing letter of credit in the sum of $22,000.00, or provide cash in the same amount (the "Security"), until all the Landscaping Measures are certified as complete by a qualified Landscape Architect. The Security may be reduced proportionately as areas of the Lands are landscaped and certified complete by a qualified Landscape Architect.

   .2 In the event that the Landscaping Measures are not completed as provided for in this Permit, the City may, at its option, enter upon the Lands to carry out, and complete the Landscaping Measures, and recover the costs of so doing, including the costs of administration and supervision, from the Security deposited by the Permittee.

.3 In accordance with the Development Application and Service Fee Bylaw pay to the City, upon execution of this agreement, the sum of $400.00 in payment of all landscape inspection and administration costs associated with the Landscape Measures.

Permit Limitations

5. This Permit does not constitute subdivision approval, a Soil Removal/Deposit Permit, a Building Permit or Sign Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the Soil Deposit/Removal Bylaw, the Erosion and Sediment Control Bylaw and the Blasting Regulation Bylaw; other works must be constructed in accordance with engineering plans and specifications acceptable to the City's General Manager of Engineering; and buildings and structures can only be altered, changed in occupancy or constructed in accordance with the B.C. Building Code following issuance of a Building Permit.

6. This Permit does not constitute an approval under, or relieve the Permittee from complying with, any and all federal, provincial or municipal statute, regulation or bylaw governing the Permittee's use and development of the Lands.

7. If trees on the Lands are proposed to be felled during the critical bird breeding windows:

   - General: March 1st to August 31st;
   - Bald Eagle: January 1st to August 31st;
   - Osprey: April 1st to September 14th;
   - Heron: January 16th to September 14th;
   - Other Raptors: March 1st to September 31st;

   then an appropriately qualified environmental professional (QEP) must monitor compliance with all applicable provisions of the:

   - *Wildlife Act*;
   - *Migratory Birds Convention Act, 1994*;
   - any other federal or provincial environmental legislation governing the Permittee's use and development of the Lands;
   - the recommendations of the Provincial document, *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (2014)*; and
   - The recommendations of the Provincial document, *Guidelines for Raptor Conservation during Urban and Rural Land Development in BC (2013)*.

   The nests of an eagle, peregrine falcon, gyrfalcon, osprey, heron, or burrowing owl are protected under the *Wildlife Act*, regardless of nest activity (i.e. active or inactive) and as such, even if trees are proposed to be felled outside the critical bird breeding window, it is recommended that a QEP undertake an assessment of the trees onsite to ensure that there are no nests of the aforementioned species.

Issuance / Expiry

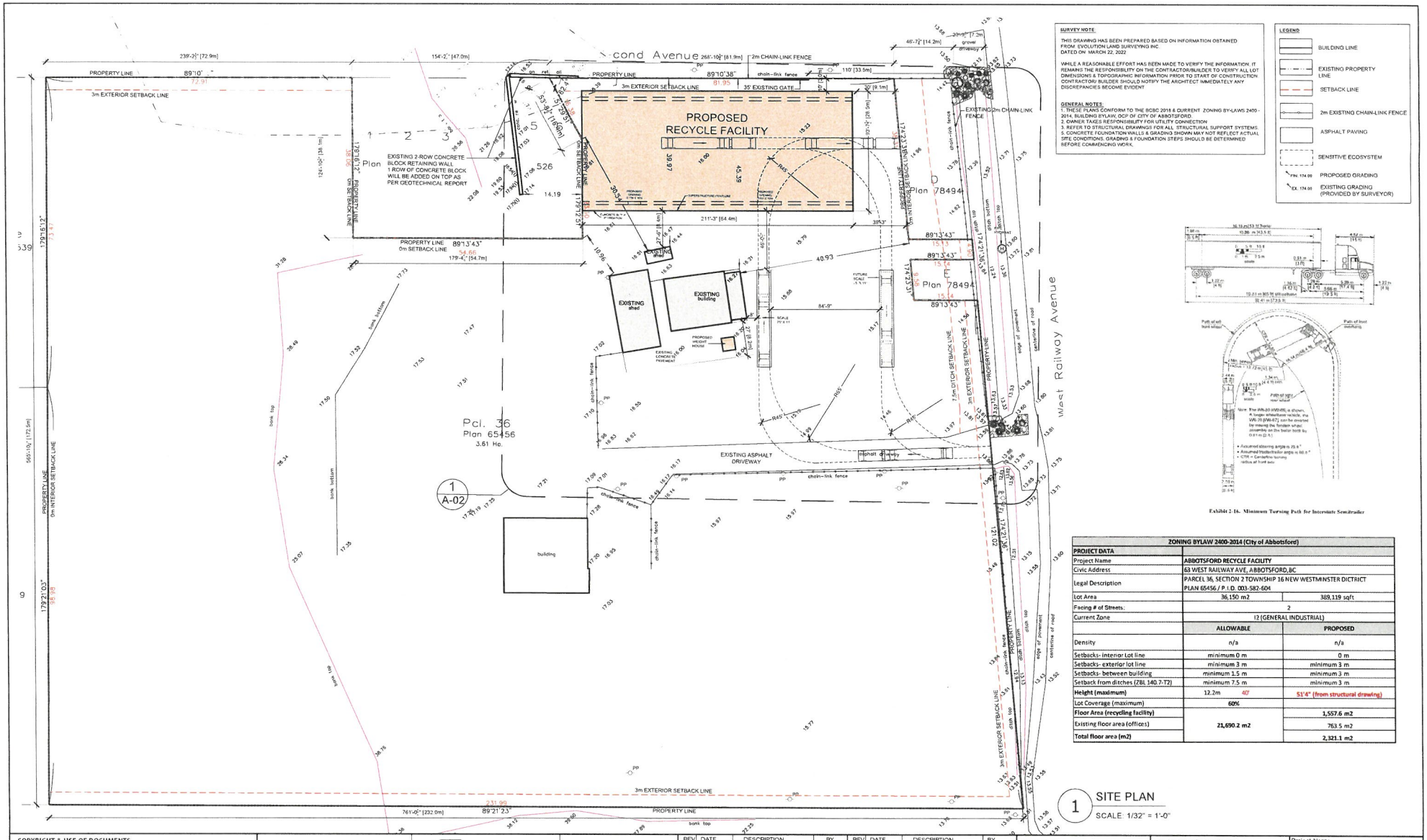
8. This Permit expires if the permit holder does not substantially start any construction within two years from the date of issuance, in accordance with Section 504 of the *Local Government Act*.

THIS PERMIT IS ISSUED this 18th day of January, 2023.

Blake Collins
Director, Development Planning

Attachments:

Schedule A – Site Plan prepared by Pure Architecture Inc, Revision 3 dated May 11, 2022
Schedule B – Elevation Plan prepared by Pure Architecture Inc, Revision 3 dated May 11, 2022
Schedule C – Landscape Plan prepared by Pure Architecture Inc, Revision 2 dated May 8, 2022



SURVEY NOTE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION OBTAINED FROM: EVOLUTION LAND SURVEYING INC. DATED ON: MARCH 22, 2022

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GENERAL NOTES:

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2. OWNER TAKES RESPONSIBILITY FOR UTILITY CONNECTION
3. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SUPPORT SYSTEMS.
5. CONCRETE FOUNDATION WALLS & GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD BE DETERMINED BEFORE COMMENCING WORK.

LEGEND

- BUILDING LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- 2m EXISTING CHAIN-LINK FENCE
- ASPHALT PAVING
- SENSITIVE ECOSYSTEM
- PROPOSED GRADING (FIN. 174.00)
- EXISTING GRADING (PROVIDED BY SURVEYOR) (EX. 174.00)

Exhibit 2-16. Minimum Turning Path for Interstate Semitrailer

ZONING BYLAW 2400-2014 (City of Abbotsford)		
PROJECT DATA		
Project Name	ABBOTSFORD RECYCLE FACILITY	
Civic Address	63 WEST RAILWAY AVE, ABBOTSFORD,BC	
Legal Description	PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DICTRICT PLAN 65456 / P.I.D. 003-582-604	
Lot Area	36,150 m2	389,119 sqft
Fscing # of Streets:	2	
Current Zone	I2 (GENERAL INDUSTRIAL)	
	ALLOWABLE	**PROPOSED**
Density	n/a	n/a
Setbacks- interior Lot line	minimum 0 m	0 m
Setbacks- exterior lot line	minimum 3 m	minimum 3 m
Setbacks- between building	minimum 1.5 m	minimum 3 m
Setback from ditches (ZBL 140.7-T2)	minimum 7.5 m	minimum 3 m
Height (maximum)	12.2m 40'	**51'4" (from structural drawing)**
Lot Coverage (maximum)	60%	
Floor Area (recycling facility)	21,690.2 m2	**1,557.6 m2**
Existing floor area (offices)		763.5 m2
Total floor area (m2)		**2,321.1 m2**

1 SITE PLAN
SCALE: 1/32" = 1'-0"

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4900-975 West Broadway, Vancouver, B.C. V6J 2Y4
Phone: 778-778-2167
Email: info@agmrentalsltd.com

Contact: Mr. Brant Lee
Phone: 778 788 2167
Email: dilandmgg@gmail.com

pure Architecture Inc.
Mailing: [illegible]
Phone: [illegible]
Email: [illegible]

DO NOT SCALE DRAWING

NORTH

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	VKN
2	[illegible]	[illegible]	VKN
3	[illegible]	[illegible]	VKN

START DATE	April 19, 2022
DESIGNED	VKN
DRAWN	VKN
CHECKED	VKN
SCALE	N/A

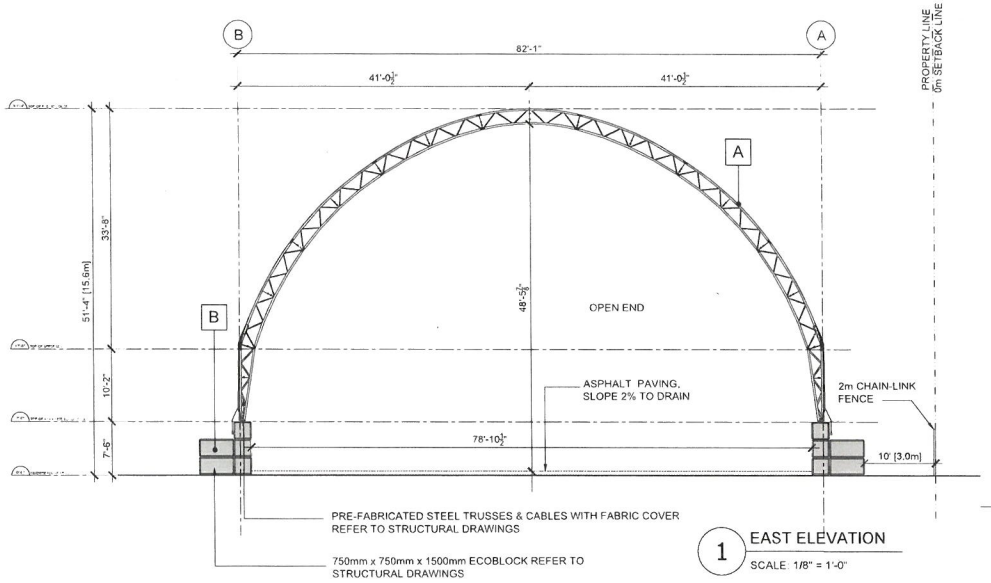
Architects Seal & Signature

Project Name
ABBOTSFORD RECYCLE FACILITY
63 West Rail Avenue, Abbotsford
LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 65456
PID 003-582-604

SITE PLAN

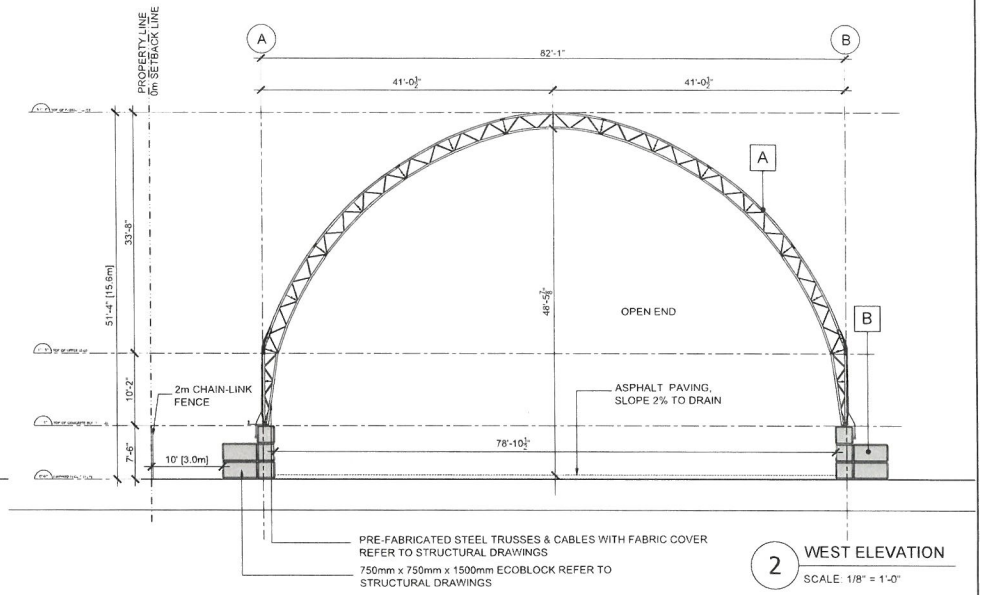
Rev No.	Project No.	Dwg No.
3	2022-07	A-002

CITY OF ABBOTSFORD
DEVELOPMENT PERMIT NO. 2345
SCHEDULE "A"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

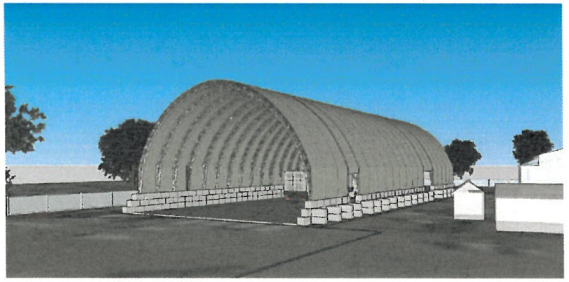
SCALE: 1/8" = 1'-0"

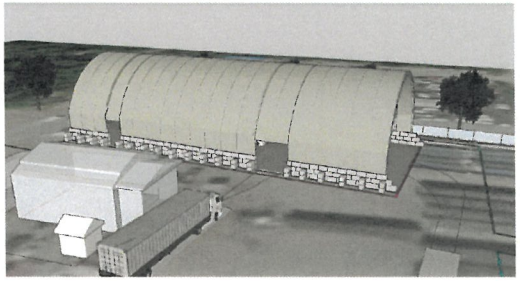
SCHEDULE OF EXTERIOR MATERIALS AND FINISHES

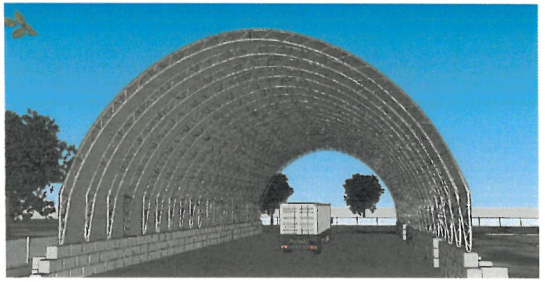
TAG	MATERIAL	FINISH	COLOUR	SUPPLIER
A	FABRIC COVER	INTEGRAL	WHITE	KEDER SOLUTION
B	ECOBLOCK	INTEGRAL	CONCRETE COLOR	

ECOBLOCK

KEDER FABRIC
OFF-WHITE







3 PERSPECTIVES

SCALE: N.T.S

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Email: drlanthropi@gmail.com

pure architecture inc.

DO NOT SCALE DRAWING

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	VKN
2	[illegible]	[illegible]	VKN
3	[illegible]	[illegible]	VKN

REV	DATE	DESCRIPTION	BY

START DATE	April 19, 2022
DESIGNED	VKN
DRAWN	VKN
CHECKED	VKN
SCALE	N/A

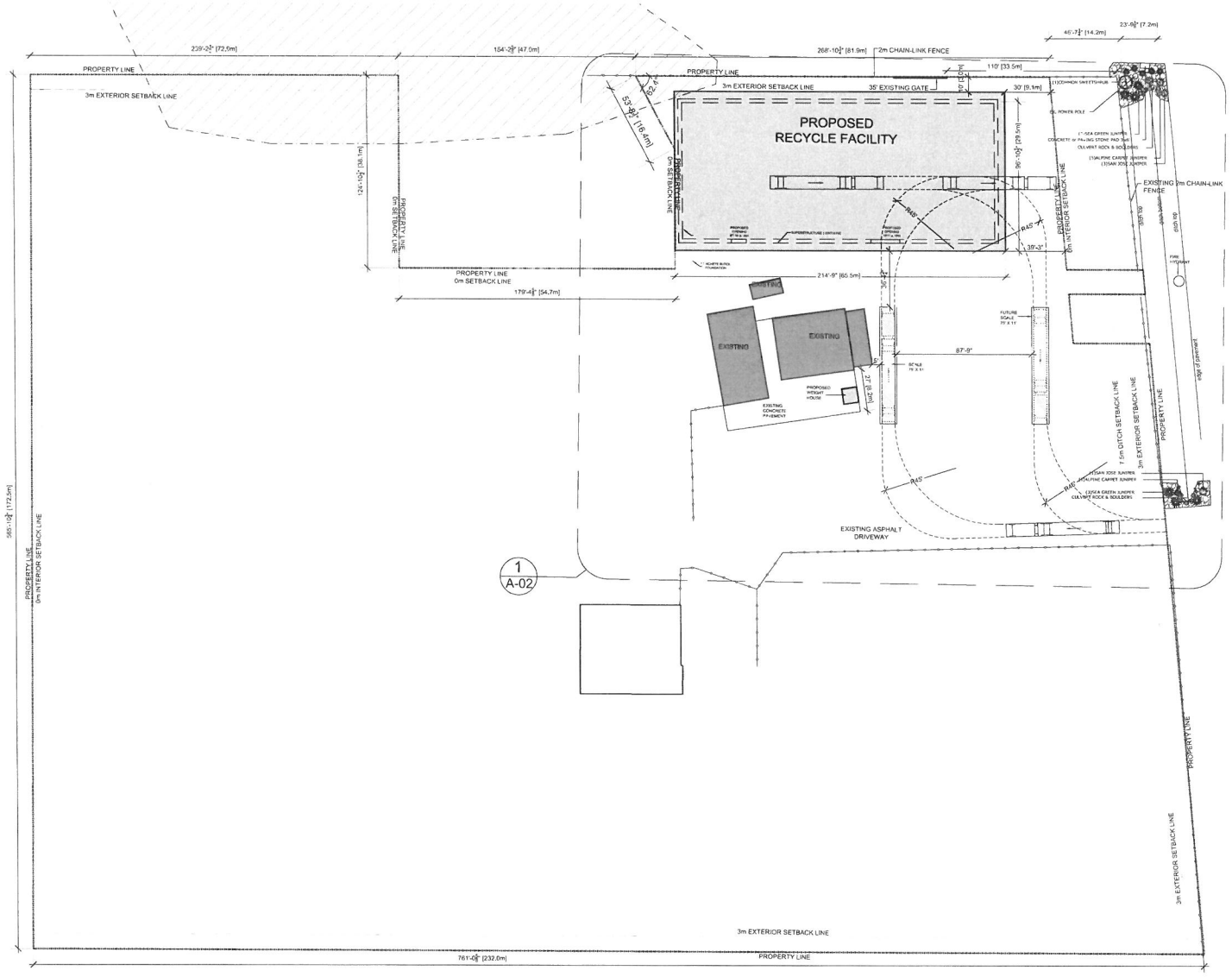
Architects Seal & Signature

Project Name
ABBOTSFORD RECYCLE FACILITY
93 West Rail Avenue, Abbotsford
LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 84458
P.I.D. 005-590-804

ELEVATIONS
PERSPECTIVES

Rev No.	Project No.	Dwg No.
3	2022-07	A-301

CITY OF ABBOTSFORD
DEVELOPMENT PERMIT NO. 2345
SCHEDULE "B"



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LEGEND

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- SETBACK LINE
- 2m EXISTING CHAIN-LINK FENCE
- ASPHALT PAVING
- SENSITIVE ECOSYSTEM
- FIN. 174.00 PROPOSED GRADING
- EX. 174.00 EXISTING GRADING (PROVIDED BY SURVEYOR)

HML
LANDSCAPE CONSTRUCTION & MAINTENANCE
www.hmlconstruction.com

LANDSCAPE DESIGNER:
JESSICA STEPHENS
587-988-3958
Jessica@hmlconstruction.com

LANDSCAPE REQUIREMENTS:

3m SET BACK x 81.9m PROPERTY LINE = 245.7 M2 AREA

PROVIDED: 17 SHRUBS.

FEATURE BOULDERS:

BOULDERS RANGING FROM 1'-2' DIAMETER

PLANT LIST:

KEY	QTY:	BOTANICAL NAME:	COMMON NAME:	SIZE:
		SHRUBS		
a	4	JUNIPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER	5 GAL. POT
b	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL. POT
c	6	JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	5 GAL. POT
d	1	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	5 GAL. POT

ZONING BYLAW 2400-2014 (City of Abbotsford)		
PROJECT DATA		
Project Name	**ABBOTSFORD RECYCLE FACILITY**	
Civic Address	63 WEST RAILWAY AVE, ABBOTSFORD,BC	
Legal Description	PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DICTRICT PLAN 65456 / P.I.D. 003-582-604	
Lot Area	36,150 m2	389,119 sqft
Facing # of Streets:	2	
Current Zone	I2 (GENERAL INDUSTRIAL)	
	ALLOWABLE	**PROPOSED**
Density	n/a	n/a
Setbacks- interior Lot line	minimum 0 m	0 m
Setbacks- exterior lot line	minimum 3 m	minimum 3 m
Setbacks- between building	minimum 1.5 m	minimum 3 m
Setback from ditches (ZBL 140 7-T2)	minimum 7.5 m	minimum 3 m
Height (maximum)	12.2m -or-	51'4" (from structural drawing)
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Existing floor area (offices)		763.5 m2
Total floor area (m2)		2,321.1 m2

1 SITE PLAN
SCALE: 1/32" = 1'-0"

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Email: dfsandnyc@gmail.com

pure Architecture Inc.

DO NOT SCALE DRAWING

NORTH

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1	April 28 2022	ISSUED FOR CONSULTANT COORDINATION	VKN				
2	May 6 2022	ISSUED FOR CLIENT REVIEW	VKN				

START DATE	April 19, 2022
DESIGNED	VKN
DRAWN	VKN
CHECKED	VKN
SCALE	N/A

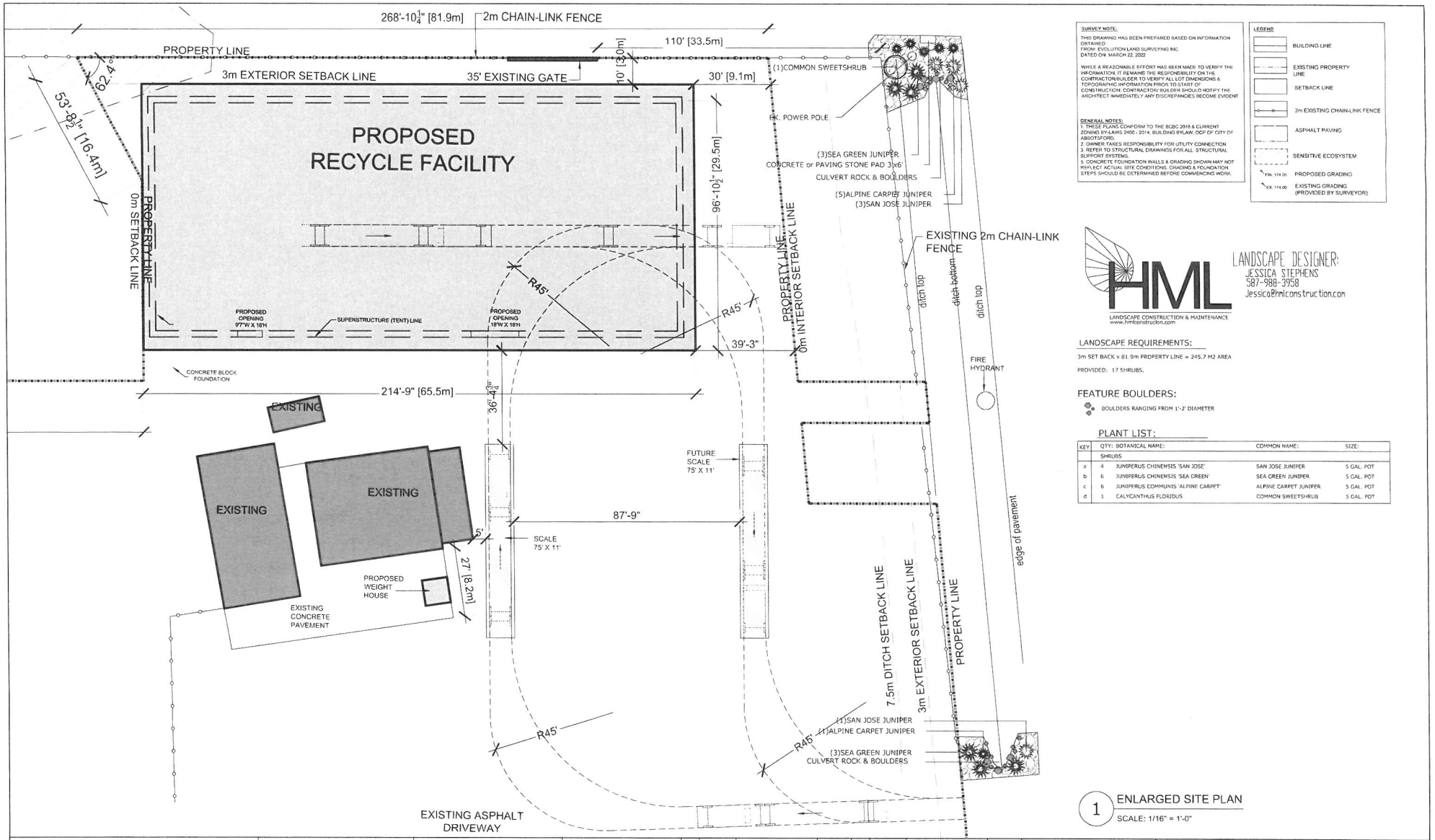
Architects Seal & Signature

Project Name
ABBOTSFORD RECYCLE FACILITY
63 West Rail Avenue, Abbotsford
LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DICTRICT PLAN 65456
P.I.D 003-582-604

SITE PLAN

Rev No.	Project No.	Dwg No.
1	2022-07	A-01

CITY OF ABBOTSFORD
DEVELOPMENT PERMIT NO. 2345
SCHEDULE "C"



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- SETBACK LINE
- 2m EXISTING CHAIN-LINK FENCE
- ASPHALT PAVING
- SENSITIVE ECOSYSTEM
- FIN. 174.00 PROPOSED GRADING
- EX. 174.00 EXISTING GRADING (PROVIDED BY SURVEYOR)

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JESSICA STEPHENS
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PROVIDED: 17 SHRUBS.

FEATURE BOULDERS:

BOULDERS RANGING FROM 1'-2' DIAMETER

PLANT LIST:

KEY	QTY:	BOTANICAL NAME:	COMMON NAME:	SIZE:
		SHRUBS		
a	4	JUNIPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER	5 GAL. POT
b	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL. POT
c	6	JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	5 GAL. POT
d	1	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	5 GAL. POT

1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

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Client: AMG Rentals Ltd
600 601 West Broadway, Vancouver, B.C. V6J 2Y4
Phone: 778-378-2167
Email: info@agmrentalsltd.com

Contact: Mr. Brant Leer
Phone: 778 388 2167
Email: drlandrpp@gmail.com

pure Architecture Inc.

DO NOT SCALE DRAWING

NORTH

REV	DATE	DESCRIPTION	BY
1	April 28 2022	ISSUED FOR CONSULTANT COORDINATION	VKN
2	May 6 2022	ISSUED FOR CLIENT REVIEW	VKN

REV	DATE	DESCRIPTION	BY

START DATE	April 19, 2022
DESIGNED	VKN
DRAWN	VKN
CHECKED	VKN
SCALE	N/A

Architects Seal & Signature

Project Name
ABBOTSFORD RECYCLE FACILITY
83 West Rail Avenue, Abbotsford

LEGAL DESCRIPTION:
PARCEL 38, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 59456
P.I.D 003-582-604

ENLARGED SITE PLAN
SITE PLAN DETAILS

Rev No.	Project No.	Dwg No.
1	2022-07	A-02

Fraser Valley Regional District

APPENDIX VIII

Facility Authorization Form

Contact Information

Robert Leer — Contact Person

Operation VP — Position Title

PO Box 38104 — Mailing Address *Street*

Morgan Heights — *City*

Surrey

V3Z 6R3 — *Postal Code*

[redacted] — Work Phone

[redacted] — Cell Phone

[redacted] — Email

Facility and Operational Details

1307219 BC LTD

Company Name, or BC Registered Name

Kayla McKinlay / EDSE Investments Ltd

Company Owner Name(s)

Site Ownership (check applicable box)

☐ Owned by Applicant *(provide proof of ownership)*

☑ Owned by others / Authorized to Act as Agent *(Obtain "Authorization to Act as an Agent" form from the FVRD)*

63 West Rail Ave

Facility's Location or Civic Address

Parcel 36,Plan NWP65456,Section 2,Township 16,Land District 36,Manfactured Home Reg # 72664 PID 003-582-604

Site's Legal Property Description

Is the facility currently in operation? ☐ Yes ☑ No

If yes, is it currently authorized under the Plan, and are you seeking an amendment? ☐ Yes ☐ No

Do you have a Business License for the proposed facility/current business? ☑ Yes ☐ No

If yes, please provide:

No. 2020 121329 — Business Licence No. *(attach copy)*

Pending Application FVRD — Current Zoning Designation

Type of facility *(check one of the following)*

☐ Disposal Facility ☑ Transfer Station ☐ Materials Recovery ☐ Storage ☐ Brokering

☐ Composting ☐ Land Clearing/Demolition ☐ Pet Crematoria ☐ Anaerobic Digesters

☐ Beneficial Use of Waste ☐ Waste-to-Energy ☐ Other *(please explain)*_____

Please provide a brief description of the activity to be carried out at the facility:
This facility will be an Material Recovery Facility within City of Abbottsford Limits with an approved Buisness Licence.
The description of the operation is "Construction Waste, Demo Waste - Transload
The activities will be progressing to a variety of material recovery and sorting for all aspects of recycling.

Indicate the origin of material *(check one or more of the following)* ☑ Residential ☑ Commercial ☑ Industrial

Indicate the source of material *(check one or more of the following)*

☐ Within FVRD only ☑ Within FVRD and Metro Vancouver ☐ Other *(please explain)* _____

Will there be any **odour** generated from the facility? ☐ Yes ☑ No
If yes, describe how it will be managed:

Will there be any **leachate** generated from the facility? ☐ Yes ☑ No
If yes, provide maximum daily rate of discharge, and how it will be managed:

Will there be any **dust** generated from the facility? ☐ Yes ☑ No
If yes, describe how it will be managed:

Is the site paved? ☑ Yes ☐ No

Is the handling and storage of municipal solid waste and recyclable material conducted under shelter? ☑ Yes ☐ No

Where will any residual waste or material not suitable for recycling be disposed? Yes, this will be transfered to Landfill.

Also required to accompany your application:
An Operations Plan and site map that accurately details the layout of the operations including drainage works and drainage direction.

Declaration

I declare that all information provided in this application form is complete and correct.

Robert Leer	Robert Leer	April 01/2022
Applicant/ Agent Signature	Print Name	Date (DD/MM/YY)

Contact Us:

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

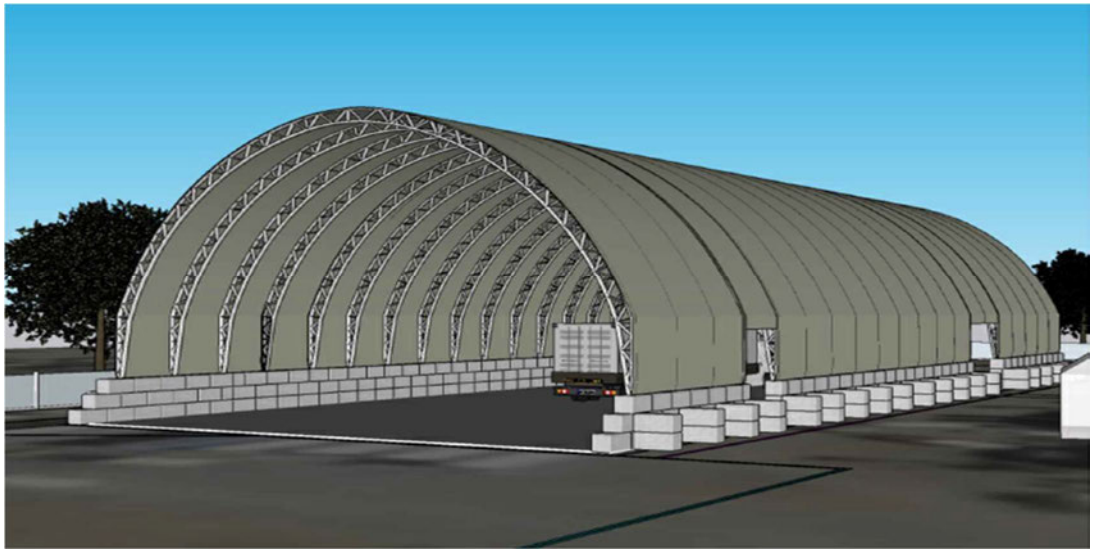
Local: 604. 702. 5000
Toll Free: 1. 800. 528. 0061

Fax: 604. 702. 5467
Web: www.fvrd.bc.ca

CONSCIOUS WASTE SOLUTIONS
63RD West Railway Ave
Abbotsford BC

OPERATION PLAN

PROPOSED OPENING SEPTEMBER 2022



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1. Overview

This Plan is designed to outline the operations of the Conscious Waste Solutions. (CWS) recycling facility, located at 63 West Railway Avenue, Abbotsford BC. The plan will cover operational handling methods of wastes and recyclables accepted and handled; Weigh scale methods; site inspections; emergency preparedness; record keeping; environmental measures and environmental security. This operating plan was prepared to meet the requirements of the FVRD Solid Waste Management Plan and The City of Abbotsford Waste Management Bylaws. CWS considers all information pertaining to financial security and waste volumes within the operating plan or appended materials to be proprietary in nature.

2. Company Mission

CWS is locally owned and operated. Our vision is to offer comprehensive and innovative solid waste management to the Fraser Valley and Vancouver areas. We strive towards getting closer to zero waste with recycling and transfer of solid waste bi products to usable end user facilities. The solid waste management plan at CWS will offer a facility to reduce waste generation by furthering progressive solid waste management programs and providing effective education to ensure a healthy environment and combat climate change. The operation plan presented will ensure clean air with no effect on the ground water system or contaminants by leachate

3. Site Operations

The Conscious Waste Facility functions as both a trucking/roll off container business as well as a full-service industrial waste and recyclable management facility catering to the construction and demolition industries, as well as other industrial, commercial, and residential customers. The licensed Conscious Waste Facility is a full scale industrial, commercial, and residential drop-off, sorting and processing site. Conscious Waste Solutions operating hours are from 7am to 6pm Monday to Saturday. Examples of Municipal Solid Waste handled at the Conscious Waste facility include materials that originate from: residential, commercial, institutional demolition, land clearing or construction sources waste, cardboard/paper, blue bag and recycle materials. The target strategies in this plan is to reduce waste and divert Municipal Solid Waste necessary to approved landfill. Our goal is to try achieving zero waste to the footprint and landfill by recycling as much as possible. The first line of handling will be sorting and separating. Materials with potential to create leachate will only be received and stored on asphalt and within a building that has a controlled drainage to separator baffles, or alternatively placed in a covered roll off container.

3.1 Handling Methods

All of the waste and recyclables will be received, stored and handled on an impermeable asphalt surface and/or loaded directly into a roll off container as required. No significant dust/odor generation and zero leachate is anticipated onsite as materials with potential to create dust/odor/leachate will only be received and stored on asphalt and within a building with a fully contained foundation.

3.2 Roofing Materials

Roofing materials that consist primarily of asphalt shingles and gravel, are collected, and stored within a concrete lock block cell on asphalt or in a designated roll off bin, separating the waste from immediate ground contact. Hand and mechanical sorting is used to remove clean wood/metal from the roofing material as required. For disposal, the roofing materials are packaged and loaded into an onsite roll off bin for proper transportation to an approved offsite disposal facility. This waste type is not expected to produce leachate as long-term deposition has likely occurred in the industrial/commercial/residential environment and potential petroleum hydrocarbons will have been degraded by exposure to ultraviolet radiation and precipitation prior to arriving at this facility.

3.3 Demolition Waste

Demolition wastes that arrive at the Conscious Waste Solutions Facility are received, sorted and stored within a building located on an impermeable asphalt surface. All incoming demolition waste will be hand/mechanically sorted by CWS employees to remove any recyclable and/or reusable material. All separated recyclable and/or reusable material will be stored within its specified lock block containment foundation or roll off containers. Any separated non- recyclable demolition material will be stored on site within a building located on asphalt prior to transport for appropriate disposal at an approved disposal or landfill site.

3.4 Wood Waste

Clean and treated wood wastes are handled separately at the Conscious Waste Solutions Facility. Clean wood waste without paint or treatment of any kind is hand and/or mechanically separated from other waste loads and stored in it designated lock block cell located on an impermeable asphalt surface or directly in a roll off container. Stored clean wood waste will sit no longer than 1 month before being processed using an onsite tub grinder which will convey the ground up hog fuel directly into transport trailers and/or roll off bins for transport to an approved facility. The short-term storage of clean wood waste will eliminate the formation of onsite leachate. Treated wood waste will be stored within a building located on an impermeable asphalt surface in its designated lock block cell or in a roll off container. Once a sufficient amount of treated wood waste has been collected, it will be transported by roll off for disposal at a licensed landfill or approved disposal facility.

3.5 **Shakes**

Wood shakes that arrive at the Conscious Waste Solutions Facility are received and sorted within a building located on an impermeable asphalt surface. All incoming shakes will be hand/mechanically sorted by CWS employees to remove any non-recyclable, recyclable, and reusable material of which will be stored within its specified lock block containment cells or loaded into designated roll off containers. Stored shakes will sit no longer than 1 month before being processed using an onsite tub grinder which will convey the ground up shakes directly into transport trailers and/or roll off bins for transport to an approved facility. The short-term storage of shakes will eliminate the formation of onsite leachate.

3.6 **Drywall**

Dry wall and gypsum-based materials that are received at the Conscious Waste Solutions Facility will be stored within a designated concrete lock block cell located in a building situated on an impermeable asphalt surface. With the drywall and gypsum holding cell being fully covered, it allows for no contact with precipitation or surface water/ ground water that could possibly create leachate. For shipping the drywall and gypsum will be mechanically loaded and sent to a licensed recycling facility.

3.7 **Concrete/Bricks/Rubble**

Concrete/brick/rubble is collected in a commercial/public drop off cell located outside on an impermeable asphalt surface or roll off container. These materials are hand and/or mechanically separated as required to remove debris. These inert materials are then processed into an aggregate product onsite and used as a road base at the facility, or they will be transported and processed into an aggregate product at another approved facility

3.8 **Cardboard/Paper**

Cardboard/paper are received in small quantities and stored in a concrete lock block cell located on an impermeable asphalt surface inside a building or directly in a lidded roll off container. This material is sent to an approved recycling facility on a regular basis as required for recycling. No bailing/processing is conducted onsite, as any large volumes of cardboard/paper will be directed directly to an approved recycling facility.

3.9 **Metal**

Metal occasionally arrives mixed in with incoming loads of other wastes and recyclables. Metal is separated from the mixed loads (wherever incoming mixed load type is specified to be dumped and separated in OP) by hand and/or mechanically and is stored within a concrete lock block cell located on an impermeable asphalt surface.

3.10 **Municipal Solid Waste**

MSW will be received and stored within a covered roll off container located within a building on an impermeable asphalt surface. The covered container will prevent any precipitation or surface water from coming in contact with the stored MSW. To reduce odor concerns, onsite MSW will be transported weekly to an approved facility.

3.11 **Furniture / Mattresses**

Furniture/Mattresses received at the facility will be stored on site within an outside concrete lock block holding cell located on an impermeable asphalt surface or in a roll off container until they may be shipped to an approved recycling or landfill facility. Any recyclable materials will be removed from the furniture/mattresses prior to disposal and directed to the appropriate recycling stream or facility

3.12 **Glass/Ceramics**

Small quantities of glass/ceramics may be received at the facility. All glass/ceramics received will be hand/ mechanically screened of all contaminates and then stored in a concrete lock block cell located on impermeable asphalt or within a roll off bin. Once an adequate amount of glass/ceramics has been stockpiled within the designated holding cell or roll off bin, it will then be transferred to an approved recycling facility for processing and recycling.

3.13 **Special Handling**

No hazardous or controlled wastes are received at the facility. Any unauthorized materials that could arrive in material loads accepted at the facility will be separated and stored in a designated area, on asphalt and within a building with a fully sealed foundation until they are sent to an approved facility.

3.14 **Unauthorized Materials**

Unauthorized or prohibited wastes and wastes requiring special handling or controlled wastes will be defined using definitions for controlled and prohibited wastes. The controlled and prohibited wastes as follows:

Controlled Waste means: Source-separated waste which is approved for acceptance at the disposal facility but which, because of its inherent nature and quantity, may require special handling and storage techniques to avoid creating health hazards, nuisances or environmental pollution, including, but not limited to: Cell phones, CFC appliances, disposable batteries, dusty material, insulation, fluorescent lamp ballasts, fluorescent tubes, gasoline, gypsum board or drywall, lead-acid batteries, non-refillable propane tanks, paint products, pesticide products, refillable propane tanks, rechargeable batteries, scrap tires, sewage screenings, solvents and flammable liquids, thermostats, used antifreeze, used antifreeze containers, used oil, used oil containers, used oil filters, waste sharps.

Prohibited Waste means: gaseous, liquid or solid waste not accepted at the disposal facility including, but not limited to: Asbestos cement, beverage containers, biomedical waste, bulky waste, commercial quantities of demolition waste, confidential files/reports, contaminated soil, dead animals and parts, gas cylinders, except as permitted in this bylaw, hazardous or reactive chemicals, hazardous waste, except as permitted in this bylaw, ignitable materials, except as permitted in this bylaw, industrial waste, land clearing debris, liquids or sludges, loads containing materials that are smoldering or on fire, petroleum by-products, pharmaceuticals, radioactive material, strong, offensive smelling loads, tight-head barrels, waste asbestos.

If wastes requiring special handling defined here as controlled waste are received as an incidental at the facility through other municipal solid waste collection, recycling operation and demolition wastes streams, these wastes will be separated from the bulk wastes and recyclables and directed to the appropriate waste stream to avoid creating health hazards, nuisances or environmental pollution.

If unauthorized wastes defined above as prohibited wastes are received as an incidental through other waste streams at the facility, CWS will work to ensure that none of the prohibited wastes are transferred to any of the FVRD disposal sites as required by Strategy 7.2.2. CWS will maintain records for; tipping date, type of material, haulers name, generators name and vehicle license number. CWS will also be maintaining records of rejected loads. Demolition waste is received and processed at the facility prior to being sorted into appropriate waste streams for reprocessing, reuse and disposal. In the event that prohibited wastes which are not handled by CWS are found within waste or recyclables, the waste will be removed, properly stored (covered roll off bin) and directed to appropriate/designated waste stream.

4. Litter Control

With most operations from the waste & recycling facility being done within a building, it is not anticipated that any litter will be produced. Site litter inspections will be done during the daily site inspections and if any little is found it will be picked up and disposed of in an onsite garbage bin.

5. Weigh Scale Operations

Upon arrival customers inform the scale operator of the type of wastes they are dropping off the vehicle is weighed while full. The driver receives directions from the scale operator and may pull forward after signal light is activated. To determine load weight, gross weight on loaded vehicle are taken directly from the weigh scale print out for the drop off materials a net weight of a load is determined using the scale. A gross full weight, determined on entry, is entered and the measured weight of the empty vehicle (tare) is subtracted. For the pickup of materials, a net weight is determined by taking a tare weight of the empty vehicle and subtracted it from the gross weight after the vehicle is loaded. The scale is calibrated by Western Scales and/or checked annually by Canada Scales and Weights.

6. Site Inspection

Site inspections are done daily. The site manager is looking primarily for safety related issues, but the inspection provides a regular opportunity to review the site operation for environmental issues or other operational concerns. Discussions during site safety meetings allow for a more thorough review of the site any issues that have come up. Records of site inspections will be kept on file for FVRD or City of Abbotsford review.

7. Traffic

Industrial, commercial, and residential traffic is anticipated at the Conscious Waste Solutions Facility. Directional, warning and speed limit signs will be clearly posted in conspicuous places throughout the site for site safety reasons.

8. Emergency Preparedness / Protection Measures

Fire

The CWS Environmental site is equipped with onsite fire hydrants. There is a 20lb (9.1kg) fire extinguisher mounted on the south wall of the waste & recycling facility in case of fire. Absolutely no smoking will be permitted within the facility. Earthmoving equipment (excavator and loader) are onsite to assist as required.

Floods

In the event of a flood, incoming deliveries of waste and recyclables would be restricted or refused. The Conscious Waste Solutions Facility would remain closed to prevent water from coming in contact with the in processing/ storage of the waste and recyclables and appropriate authorities would be contacted as required.

Seismic disturbance

The affected facility will temporarily shut down pending complete investigation by the operator in the case of any significant seismic disturbance. All structural components and ground infrastructure will be thoroughly investigated to ensure no damage has occurred to grounds or building which could create a safety or health hazard.

Emergency Planning

The FVRD and City of Abbotsford will be contacted verbally as soon as possible, and in writing within 48hrs, of an emergency event.

9. Monthly Statements

Monthly statements will be provided to the FVRD within 30 days of the last day of any month. All monthly statements will be signed off by an officer, principal of the owner, or facility operator. The statement will provide the quantity in metric tonnes of all municipal solid waste and recyclable material received, shipped from and stockpiled on site at any one time in a month.

10. Record Keeping

Records of the monthly statements will be kept by the licensee for a period of 7 years. Other records to be kept and maintained for a period of 7 years are available accurate records of all municipal solid waste and recyclable materials received, shipped from and stockpiled on site at any given time in a month, in metric tonnes or container or vehicle loads. For container or vehicle loads the size and capacity of the vehicles or containers will be provided along with a maximum tonnage on site at any one time in a month.

11. Potential Environmental Impacts of Waste Materials

Due to the majority of the wastes and recyclables being stored within a building with a fully contained foundation located on an impermeable asphalt surface potential environmental impacts of waste material will be eliminated. Possible but highly unlikely impacts that could occur if wastes are not properly handled are as follows:

- Substances handled by CWS that can affect the environment are; drywall, treated/clean wood waste, asphalt shingles, municipal solid waste and demolition waste.

- Drywall wastes are basic in nature. Run off or seepage of wet drywall piles may cause a pH increase in receiving waters.

- Wood waste piles can produce organic acids, as wood resins ferment. These acids will decrease the pH of run off from a wood waste pile and in turn may decrease the pH of any receiving waters. The decrease in pH can increase the mobility of trace and heavy metals received from other local or present in local soils and sediments, potentially increasing the bioavailability of these metals' practices.

- Petroleum hydrocarbons (PHC) based asphalt shingles received by CWS are arriving primarily from residential renovation projects within the FVRD, Abbotsford and surrounding areas. The shingles will have been exposed to precipitation and ultraviolet radiation, often for years and/or decades prior to their arrival at the facility The exposure of these shingles to precipitation and ultraviolet radiation will have likely removed and degraded the PHC in the shingles and deposited them in the residential environment where the shingles were used. Resultantly, this reduces the leachate forming potential of this waste type onsite.

- There is no control aside from disposal bans on what the public may put into refuse bags for disposal. Due to this fact there is a high level of uncertainty present in determining potential health and environmental risks due to MSW

- Demolition waste may contain paints and adhesives, which may have a toxic effect on freshwater habitats

12. Environmental Measures

The Conscious Waste Solutions site is controlled by locked access gates, one along the 1st Street off 63rd West Railway Avenue, the other at the 2nd Street. The existing scale house has phone/fax/email capabilities in place, staff are also equipped with cell phones/handheld transceivers. The site is fully asphalt paved and a concrete seal surrounds the entire inside foundation of the waste and recycling facility to prevent rainwater run-on from entering. All rainwater run-off is directed away from and around the waste and recycling facility to existing catch basins, bioswale and/or a stormwater retention unit (sru) located approximately 20 m east of the facility. The final drainage will filter through a separator system complete with baffles. The property fences will maintain a silt fence retention and filter to avoid direct run off the property to ditches.

An Environmental Management Plan exists for the site to monitor the potential environmental impacts of all onsite operations. In addition:

- All drywall wastes will be stored in such a way as to prevent contact with surface waters or precipitation as required in the Storage or Recyclable Materials Regulations. This will eliminate leaching from drywall.

- Demolition wood and wood waste is only ground into hog fuel directly prior to being transported off site or hauled to a site to be ground into hog fuel or cover. This minimizes the amount of dust that can occur during the processing and also reduces the potential for formation of acids from these stored wood and wood waste piles. All wood waste storage is on an impermeable asphalt surface to prevent surface water from coming in contact with the native soil on site. All treated wood waste will be covered to help lower the possibility of leachate from forming.

- All asphalt shingles containing PHC are stored and handled entirely on an impermeable asphalt surface

- Due to the unknown contents of municipal solid waste, it is only stored in covered roll off container on impermeable asphalt surface. This procedure separates these wastes from direct contact with soil, groundwater and surface water and reduces the potential environmental impacts of these wastes.

- Demolition wastes are stored on an impermeable asphalt surface in a concrete lock block foundation to separate these wastes from soil, groundwater, and surface water. Paints and adhesives on demolition wastes are typically of a nature that prevents transport in water.

The facility asphalt surfacing will be maintained as necessary to ensure containment and control of water on site. In the event of contamination of groundwater or surface water due to a spill event at the Conscious Waste Solutions Facility, the following actions will be taken:

- As required by the Spill Reporting Regulation, the governing bodies and stakeholders affected will be notified immediately.
- Expertise on remediation and/or spill clean-up will be obtained through a qualified contractor, and consulting agencies to assist in spill response clean up and monitoring. The following government agencies will be informed in the event of a reportable spill. The FVRD Manager will be informed verbally as soon as possible, and in writing within 48 hours of the spill event.

FVRD Manager	(604) 702-5000
Provincial Agencies - Ministry of Environment Provincial Emergency Program (PEP)	1-800-663-3456
Federal Agencies - National Environmental Emergency Center (NEEC)	1-819-997-3742
For Transport Spills Canadian Transport Emergency Center (CANUTEC)	1-613-996-6666

Appendix 1. Projected Tonnage Volumes Per Year

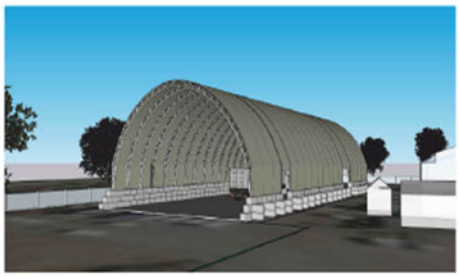
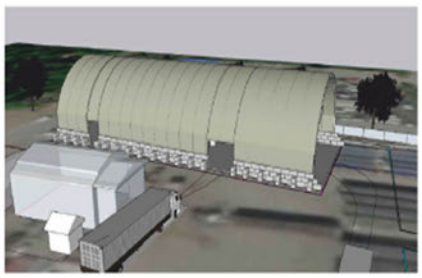
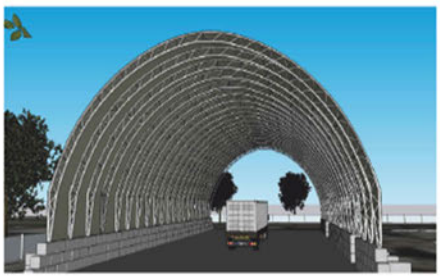
Very Busy:
20 tonne/hour x 8 hour day x 6 days week x 52 weeks/year = 50,000 tonne

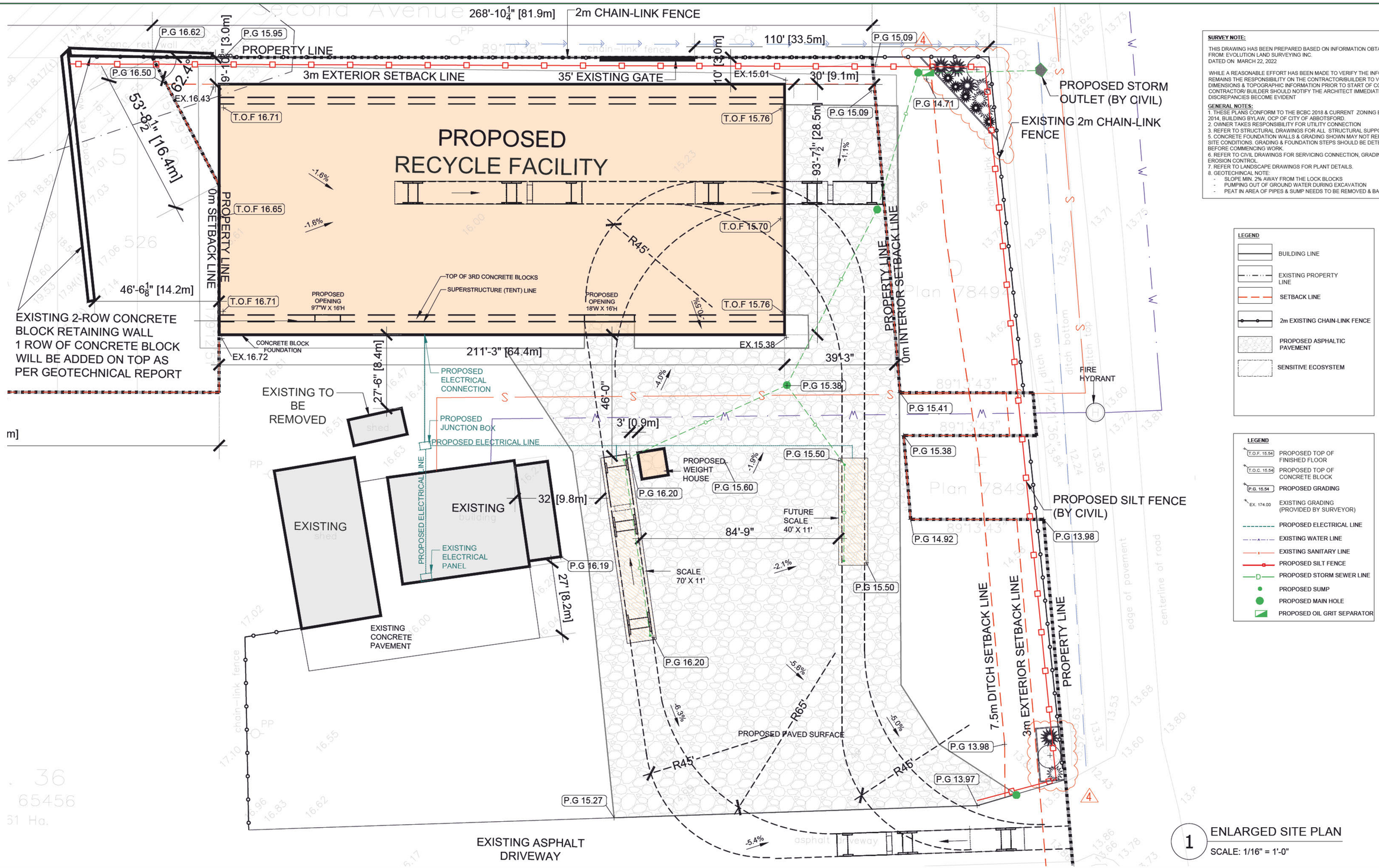
Busy:
10 tonne/hour x 8 hour day x 6 days week x 52 weeks/year = 25,000 tonne

Moderate:
5 tonne/hour x 8 hour day x 6 days week x 52 weeks/year = 12,500 tonne

Slow:	
1 tonne/hour x 8 hour day x 6 days week x 52 weeks/year =	**2,500 tonne**

Conscious Waste Solutions has capacity to operate at any of these levels. As the flow of intake will be a slow start and is expected to ramp up to Busy levels by 2023.



SURVEY NOTE:

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION OBTAINED:
FROM: EVOLUTION LAND SURVEYING INC.
DATED ON MARCH 22, 2022

WHILE A REASONABLE EFFORT HAS BEEN MADE TO VERIFY THE INFORMATION, IT REMAINS THE RESPONSIBILITY ON THE CONTRACTOR/BUILDER TO VERIFY ALL LOT DIMENSIONS & TOPOGRAPHIC INFORMATION PRIOR TO START OF CONSTRUCTION. CONTRACTOR/ BUILDER SHOULD NOTIFY THE ARCHITECT IMMEDIATELY ANY DISCREPANCIES BECOME EVIDENT

GENERAL NOTES:

1. THESE PLANS CONFORM TO THE BCBC 2018 & CURRENT ZONING BY-LAWS 2400 - 2014, BUILDING BYLAW, OCP OF CITY OF ABBOTSFORD.
2. OWNER TAKES RESPONSIBILITY FOR UTILITY CONNECTION
3. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SUPPORT SYSTEMS.
5. CONCRETE FOUNDATION WALLS & GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD BE DETERMINED BEFORE COMMENCING WORK.
6. REFER TO CIVIL DRAWINGS FOR SERVICING CONNECTION, GRADING, DRAINAGE & EROSION CONTROL.
7. REFER TO LANDSCAPE DRAWINGS FOR PLANT DETAILS.
8. GEOTECHINCAL NOTE:
   - SLOPE MIN. 2% AWAY FROM THE LOCK BLOCKS
   - PUMPING OUT OF GROUND WATER DURING EXCAVATION
   - PEAT IN AREA OF PIPES & SUMP NEEDS TO BE REMOVED & BACKFILLED

LEGEND

- BUILDING LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- 2m EXISTING CHAIN-LINK FENCE
- PROPOSED ASPHALTIC PAVEMENT
- SENSITIVE ECOSYSTEM

LEGEND

- T.O.F. 15.54 — PROPOSED TOP OF FINISHED FLOOR
- T.O.C. 15.54 — PROPOSED TOP OF CONCRETE BLOCK
- P.G. 15.54 — PROPOSED GRADING
- EX. 174.00 — EXISTING GRADING (PROVIDED BY SURVEYOR)
- PROPOSED ELECTRICAL LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SILT FENCE
- PROPOSED STORM SEWER LINE
- PROPOSED SUMP
- PROPOSED MAIN HOLE
- PROPOSED OIL GRIT SEPARATOR

1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

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Contact: Mr. Brant Leer
Phone: 778 788 2167
Email: drland1990@gmail.com

pure Architecture inc.

Architect: Van K. Nguyen *Architect AIBC*
3428 Shaughnessy Street, Port Coquitlam, B.C. V3B 5G9
Phone: 604.868.2545
Email: van@purearchitecture.ca

DO NOT SCALE DRAWING

NORTH

REV	DATE	DESCRIPTION	BY
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2	May 6 2022	ISSUED FOR CLIENT REVIEW	VKN
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6	July 29 2022	ISSUED FOR BUILDING PERMIT	VKN

REV	DATE	DESCRIPTION	BY

START DATE	April 19, 2022
DESIGNED	VKN
DRAWN	VKN
CHECKED	VKN
SCALE	N/A

Architects Seal & Signature

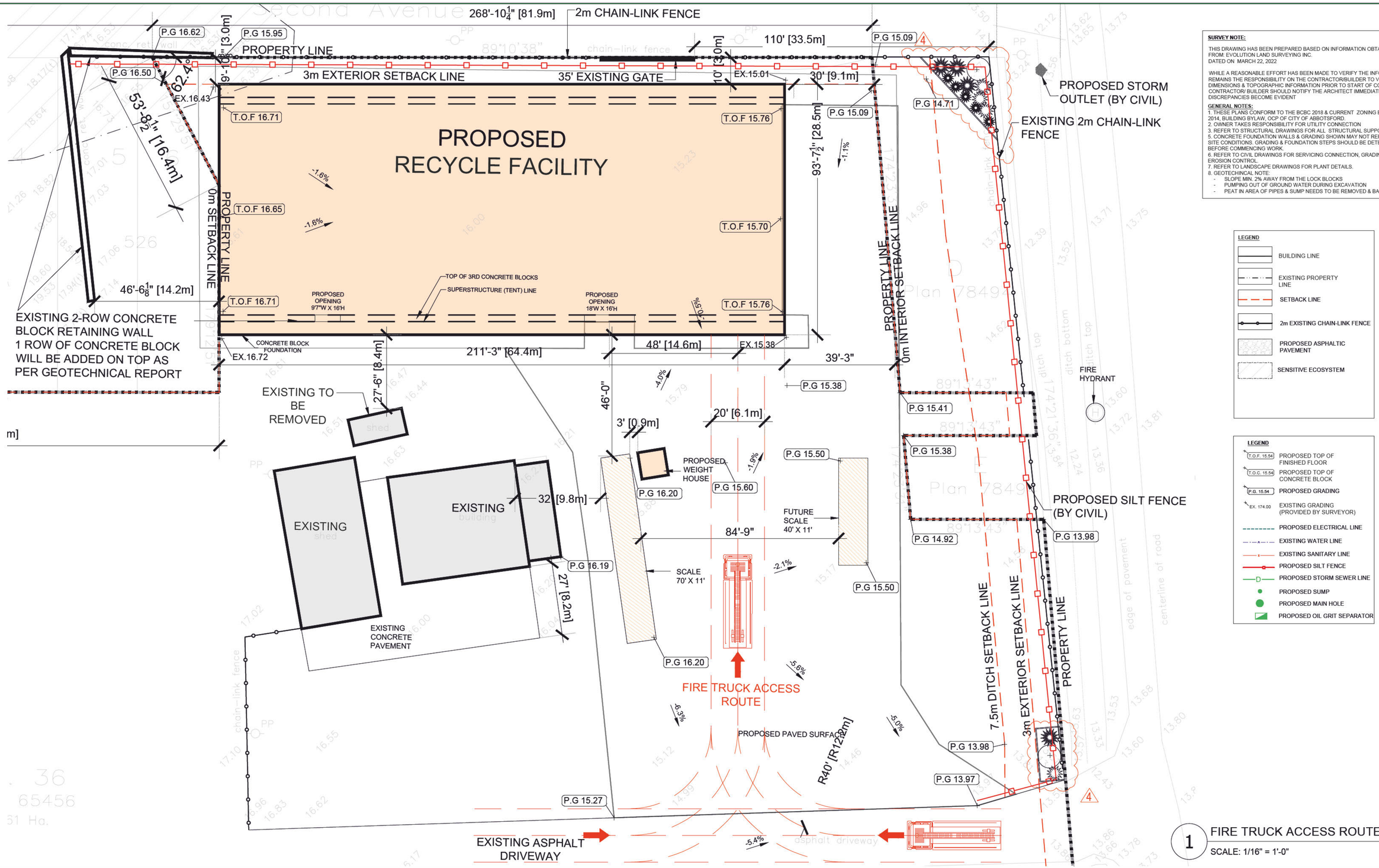
REGISTERED ARCHITECT VAN KHAC NGUYET NGUYEN BRITISH COLUMBIA

2022-08-18

Project Name
ABBOTSFORD RECYCLE FACILITY
63 West Rail Avenue, Abbotsford
LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 65456
P.I.D.003-582-604

ENLARGED SITE PLAN

Rev No.	Project No.	Dwg No.
6	2022-07	A-003



SURVEY NOTE:

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION OBTAINED:
FROM: EVOLUTION LAND SURVEYING INC.
DATED ON MARCH 22, 2022

WHILE A REASONABLE EFFORT HAS BEEN MADE TO VERIFY THE INFORMATION, IT REMAINS THE RESPONSIBILITY ON THE CONTRACTOR/BUILDER TO VERIFY ALL LOT DIMENSIONS & TOPOGRAPHIC INFORMATION PRIOR TO START OF CONSTRUCTION. CONTRACTOR/ BUILDER SHOULD NOTIFY THE ARCHITECT IMMEDIATELY ANY DISCREPANCIES BECOME EVIDENT

GENERAL NOTES:

1. THESE PLANS CONFORM TO THE BCBC 2018 & CURRENT ZONING BY-LAWS 2400 - 2014, BUILDING BYLAW, OCP OF CITY OF ABBOTSFORD.
2. OWNER TAKES RESPONSIBILITY FOR UTILITY CONNECTION
3. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SUPPORT SYSTEMS.
5. CONCRETE FOUNDATION WALLS & GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD BE DETERMINED BEFORE COMMENCING WORK.
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7. REFER TO LANDSCAPE DRAWINGS FOR PLANT DETAILS.
8. GEOTECHINCAL NOTE:
   - SLOPE MIN. 2% AWAY FROM THE LOCK BLOCKS
   - PUMPING OUT OF GROUND WATER DURING EXCAVATION
   - PEAT IN AREA OF PIPES & SUMP NEEDS TO BE REMOVED & BACKFILLED

LEGEND

- BUILDING LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- 2m EXISTING CHAIN-LINK FENCE
- PROPOSED ASPHALTIC PAVEMENT
- SENSITIVE ECOSYSTEM

LEGEND

- T.O.F. 15.54 — PROPOSED TOP OF FINISHED FLOOR
- T.O.C. 15.54 — PROPOSED TOP OF CONCRETE BLOCK
- P.G. 15.54 — PROPOSED GRADING
- EX. 174.00 — EXISTING GRADING (PROVIDED BY SURVEYOR)
- PROPOSED ELECTRICAL LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SILT FENCE
- PROPOSED STORM SEWER LINE
- PROPOSED SUMP
- PROPOSED MAIN HOLE
- PROPOSED OIL GRIT SEPARATOR

1 FIRE TRUCK ACCESS ROUTE

SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT VAN KHAC NGUYET NGUYEN BRITISH COLUMBIA

2022-08-18

Project Name
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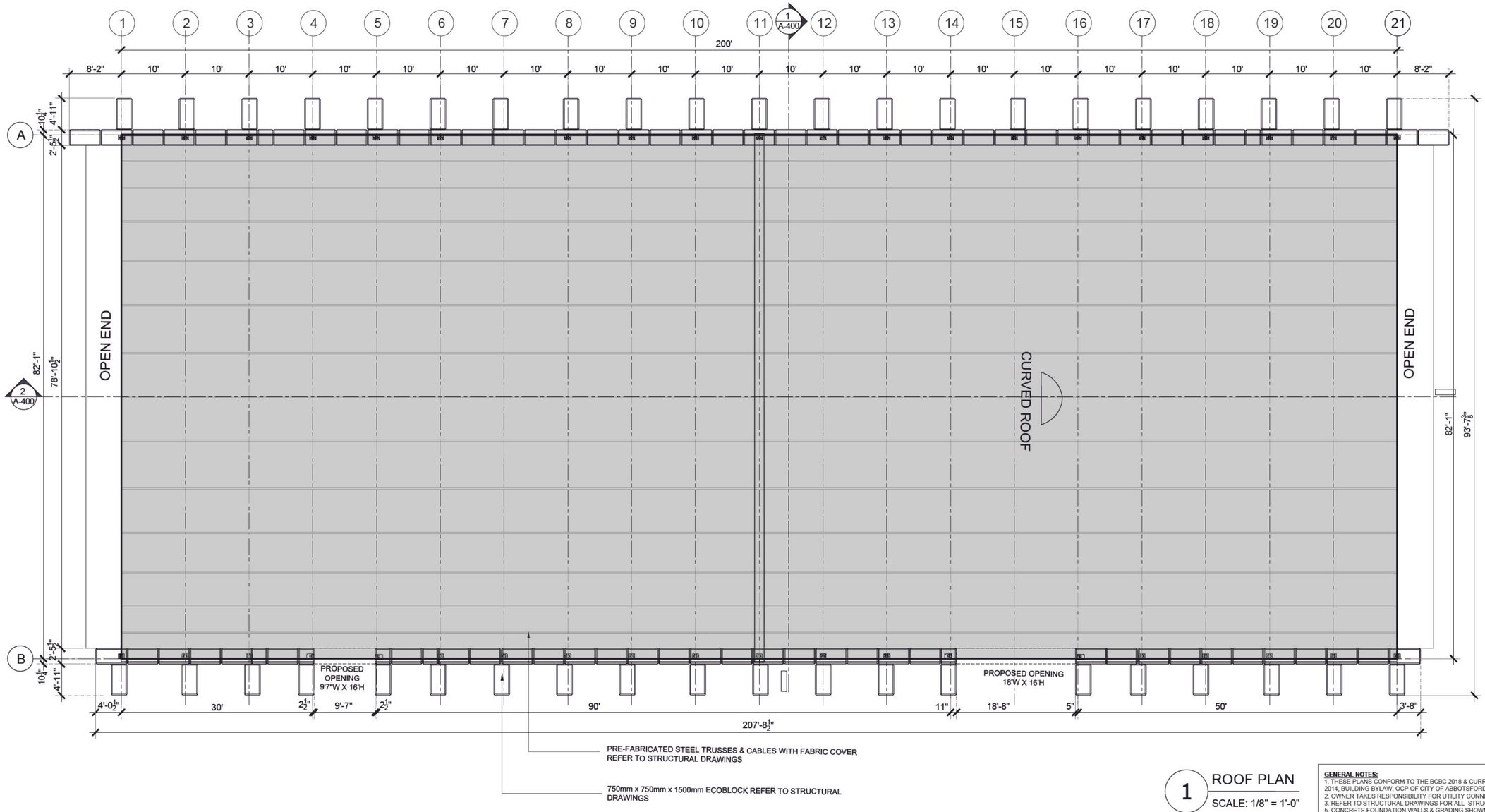
63 West Rail Avenue, Abbotsford

LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 65456
P.I.D.003-582-604

FIRE TRUCK ACCESS ROUTE

Rev No.	Project No.	Dwg No.
6	2022-07	A-004



1 ROOF PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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Architects Seal & Signature

VAN KHAC NGUYET NGUYEN — REGISTERED ARCHITECT — BRITISH COLUMBIA

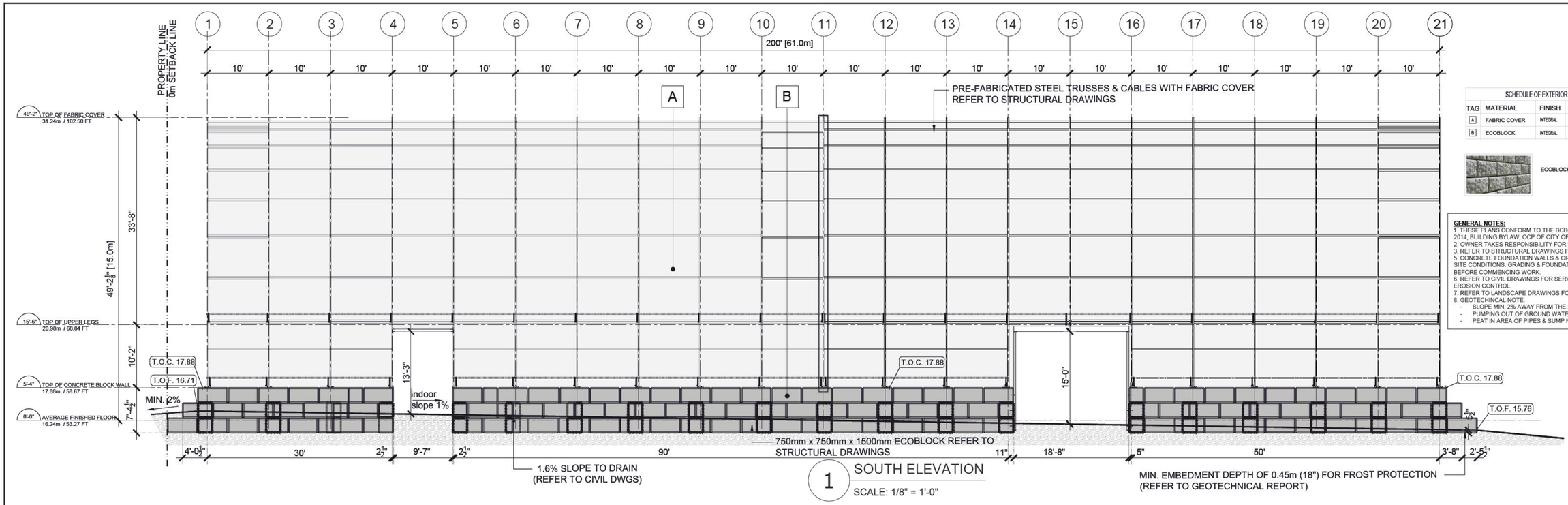
2022-08-18

Project Name
ABBOTSFORD RECYCLE FACILITY
63 West Rail Avenue, Abbotsford

LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 65456
P.I.D.003-562-604

ROOF PLAN

Rev No.	Project No.	Dwg No.
4	2022-07	A-101



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SCHEDULE OF EXTERIOR MATERIALS AND FINISHES				
TAG	MATERIAL	FINISH	COLOUR	SUPPLIER
A	FABRIC COVER	INTEGRAL	WHITE FR	KEDER SOLUTION
B	ECOBLOCK	INTEGRAL	CONCRETE COLOR	

ECOBLOCK

KEDER FABRIC
OFF-WHITE

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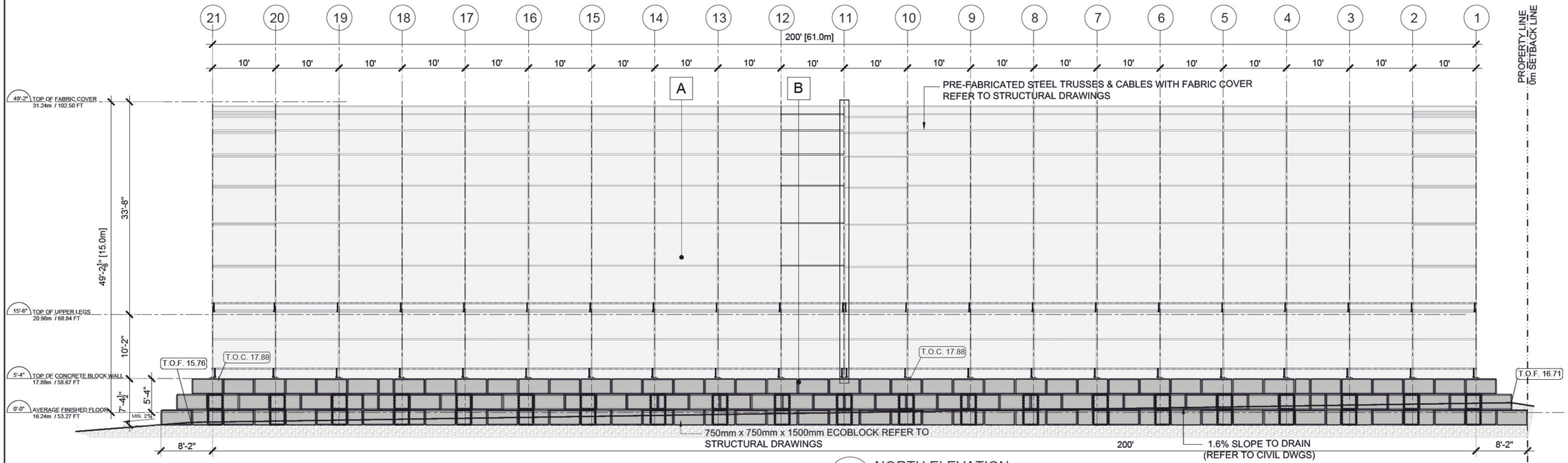

2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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SCALE	N/A

Architects Seal & Signature

2022-08-18

Project Name
ABBOTSFORD RECYCLE FACILITY
63 West Rail Avenue, Abbotsford

LEGAL DESCRIPTION:
PARCEL 36, SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 65436
P.I.D.003-562-604

ELEVATIONS

Rev No.	Project No.	Dwg No.
4	2022-07	A-300

GENERAL NOTES

CIVIL GENERAL NOTES:

1. ALL DIMENSIONS IN THIS DRAWINGS ARE IN METER UNLESS OTHERWISE NOTED.

2. THE DEVELOPER SHALL CONTACT THE CITY TO APPROVE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH
   - THE CITY OF ABBOTSFORD SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2120, 2013 LATEST REVISION;
   - THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT AND STANDARD DETAIL DRAWINGS (MMCD) LATEST EDITION (PLATINUM EDITION);
   - CONSTRUCTION PLANS ACCEPTED AND SIGNED BY THE CITY OF ABBOTSFORD;
   - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN.
   - MINISTRY OF WATER, LANDS AND AIR PROTECTION AND/OR MINISTRY OF ENVIRONMENT AND/OR FEDERAL DEPARTMENT OF FISHERIES AND OCEANS REQUIREMENTS.
   - MINISTRY OF TRANSPIRATION "B.C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS", LATEST EDITION;
   - WORKSAFEBC LATEST EDITION.

4. ALL ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO EXISTING INTEGRATED SURVEY MONUMENTS.

5. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE SUPERVISING CONSULTING ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO CONSTRUCTION.

6. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST CITY OR LOCAL AUTHORITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

7. INFORMATION ON THE DRAWINGS REGARDING EXISTING UTILITIES WAS COMPILED FROM MUNICIPAL RECORD DRAWINGS, CONSTRUCTION DRAWINGS OR FIELD SURVEY. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETED. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DATA BY EXPOSURE PRIOR TO ANY CONSTRUCTION AND TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.

8. IF REMEDIAL ACTION IS REQUIRED. ANY CLAIMS RESULTING FROM THE CONTRACTOR'S FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S EXPENSE.

9. FOR THE PURPOSE OF CONSTRUCTION AND ACCOUNTABILITY THE DEVELOPER MUST ADVISE THE CITY INSPECTOR, IN WRITING, WHICH OF THE CITY NOTES IS GOING TO BE THE RESPONSIBILITY OF THE DEVELOPER'S CONTRACTOR.

10. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY HIGHWAY AND TRAFFIC BYLAW, SUBDIVISION BYLAW, THE APPLICABLE MUNICIPAL MASTER CONSTRUCTION DOCUMENTS (MMCD), STANDARD DETAIL DRAWINGS, LOCAL AUTHORITY STANDARD CONSTRUCTION DOCUMENTS, SUPPLEMENTARY SPECIFICATIONS & STANDARD DRAWINGS AND CITY DESIGN CRITERIA.

11. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL COMPLY WITH ALL OF THE INDUSTRIAL HEALTH AND SAFETY REGULATIONS OF THE WORK SAFE B.C. THE INSTRUCTIONS OUTLINED ON THE LOCAL AUTHORITY BARRICADE PERMIT ISSUED BY THE LOCAL AUTHORITY. THE CONTRACTOR IS TO HAVE, ON-SITE, A COPY OF THE CURRENT "TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS" AS PUBLISHED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE, BC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL CITY PERMITS FOR WORK WITHIN THE LOCAL AUTHORITY ROAD ALLOWANCE.

13. WHERE UTILITY OR SERVICE CROSSINGS ARE REQUIRED ACROSS EXISTING PAVEMENTS, AN UNDERGROUND METHOD OF INSTALLATION IS REQUIRED UNLESS SPECIAL APPROVAL IS GIVEN FROM THE LOCAL AUTHORITY FOR AN OPEN CUT OPERATION. ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC,, ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION AND IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATIONS AND THE PAVEMENT CUT POLICY.

14. LOCAL AUTHORITIES MONUMENT(S) ARE TO BE PROTECTED AND SHOULD THEY REQUIRE RAISING, THREE WORKING DAYS IN ADVANCE WARNING OF SCHEDULING WORK AFFECTING THEM. ANY MONUMENT DISTURBED BY THE DEVELOPER'S CONTRACTOR SHALL BE REPLACED BY THE LOCAL AUTHORITY OR A LOCAL AUTHORITY APPROVED ALS ALL AT THE DEVELOPER'S CONTRACTOR'S EXPENSE.

15. THE DEVELOPER IS TO SUPPLY AND INSTALL ALL SIGNAGE AS PER THE BYLAW.

16. WHERE IN-FILLING OF EXISTING DITCHES IS REQUIRED OR WHERE SERVICES ARE CONSTRUCTED IN A FILL SECTION, FILL MATERIAL IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATIONS AND IS TO BE COMPACTED TO 95% MIN. OF MODIFIED PROCTOR DENSITY.

17. DRIVEWAY BOULEVARD CROSSINGS TO THE PROPOSED LOTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD DRAWINGS.

18. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT MUST BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. THE DEVELOPER'S CONTRACTOR WILL REQUIRE WRITTEN AUTHORIZATION FROM A PRIVATE PROPERTY OWNER, WITH A COPY TO THE LOCAL AUTHORITY, PRIOR TO ANY ENTRY ONTO PRIVATE PROPERTY AND A WRITTEN RELEASE, FROM THE PROPERTY OWNER, WHEN COMPLETED.

19. WHEN NATIVE SITE GRANULAR BACKFILL IS PROPOSED FOR USE IN TRENCHES, THE DEVELOPER'S CONTRACTOR SHALL EMPLOY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEO-TECHNICAL ENGINEERING FOR PERFORMANCE OF IN-PLACE DENSITY AND SIEVE TESTING. SELECTION OF THE PROFESSIONAL ENGINEER AND USE OF THE SITE MATERIAL IS TO BE APPROVED BY THE LOCAL AUTHORITY. THE SITE MATERIAL MUST FALL WITHIN ONE OF THE GRANULAR BACKFILL MATERIAL SPECIFICATIONS. RIVVER SAND IS NOT ACCEPTABLE AS TRENCH BACKFILL MATERIAL UNLESS APPROVED BY LOCAL AUTHORITY ENGINEER IN A WRITTEN LETTER.

20. THE CONTRACTOR SHALL FACILITATE AND SUPPLY ALL NECESSARY SAFETY EQUIPMENT REQUIRED UNDER THE WCB REGULATIONS FOR THE LOCAL AUTHORITY OR ITS REPRESENTATIVES OR THE ENGINEER OF RECORD TO INSPECT THE SANITARY SEWER, WATER, AND STORM SEWER SYSTEMS. THE EQUIPMENT SHALL BE SUPPLIED UNTIL SUCH TIME AS A CERTIFICATE OF COMPLETION IS ISSUED BY THE LOCAL AUTHORITY.

ROAD WORK NOTES:

1. THE DEVELOPER'S CONTRACTOR SHALL EMPLOY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING FOR PERFORMANCE OF IN-PLACE TESTING DURING THE PREPARATION OF THE SUBGRADE AND CONSTRUCTION OF THE ROAD STRUCTURE TO VERIFY THE ADEQUACY OF THE PROPOSED AND EXISTING ROAD STRUCTURE AND SUBGRADE. SELECTION OF THE PROFESSIONAL ENGINEER IS TO BE APPROVED BY THE LOCAL AUTHORITY.

2. EXISTING VALVE BORES, MANHOLES, ETC. WITHIN THE ROAD ALLOWANCE MUST BE ADJUSTED TO SUIT THE PROPOSED FINISHED GRADE.

3. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT OR AS DIRECTED BY THE LOCAL AUTHORITY.

4. CHANGES OF GRADE AND ALIGNMENT SHALL BE FORMED BY SMOOTH CURVES.

5. ALL SUBGRADE AND GRANULAR BASE MATERIALS TO BE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6. ARROWS ON PAVEMENT INDICATE DIRECTION OF DRAINAGE.

7. ASPHALTIC PAVEMENT SHALL BE LAID IN 2 LIFTS; AND UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY, SHALL BE PERFORMED LATER.

8. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND P.C. CONCRETE SHALL CONFORM TO SPECIFICATION DETAILED IN MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) APPLICABLE AT THE TIME OF CONSTRUCTION. SHOULD DEVIANCIES BE ALLOWED FROM THESE SPECIFICATIONS, THE CONTRACTOR IS TO ASSUME ALL RESPONSIBILITY FOR THESE PRODUCTS.

STORM SEWER NOTES:

1. POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE, VIDEO TAPE OF ALL MAINS SHALL BE REVIEWED BY THE CITY PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SUPERVISING CONSULTING ENGINEER. VIDEO TAPES AND TEST RESULTS SHALL BE PROVIDED TO THE CITY WORKS INSPECTOR PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.

2. INSULATION REQUIRED WHERE COVER DEPTH IS LESS THAN 1.2 M. 50 MM HI-40 MIN.

3. GRANULAR PIPE BEDDING REQUIRED, CLASS B MIN.

4. STORM PIPE TO BE ARMTEC-BOSS 2000 OR APPROVED E.Q.

5. DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE CITY'S SEWER SYSTEM.

6. CATCH BASIN LEADS TO BE SLOPED AT 1% UNLESS OTHERWISE NOTED.

7. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO STORM MAINS.

8. ALL MANHOLES ARE TO BE A MINIMUM OF 1200MM DIAMETER AS PER LOCAL AUTHORITY DRAWING, UNLESS OTHERWISE NOTED.

9. FOR DETAIL OF THE TRENCH, MANHOLE AND CATCH BASIN SEE THE STANDARD DRAWINGS OF THE LOCAL AUTHORITY.

10. CUT/FILL BERM SLOPE ARE TO BE VEGETATED WITH A SUITABLE NATIVE GRASS SEED MIXTURE.

DETENTION NOTES:

1. REQUIREMENT OF DETENTION STORAGE WILL BE THE DETERMINATION OF THE APPROVING AUTHORITY. IF DETENTION STORAGE IS REQUIRED ON THE SUBJECT SITE, CONTACT TRYON IMMEDIATELY TO DELINEATE AND DESIGN A DETENTION STORAGE SYSTEM.
   *NOTE:
2. ALL NEW DETENTION STRUCTURES, INFILTRATION FACILITIES AND FLOW CONTROL STRUCTURES EG. ORIFICES, GATES, WEIRS TO BE VIDEO TAPED OR PHOTOGRAPHED BY DEVELOPER.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL WORK IS TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO ANY STORM SEWER, LAWN DRAIN, SOAK-AWAY, DRY WELL OR WATERCOURSE.

2. EARTHWORK OPERATIONS SHALL BE CONDUCTED IN A WAY THAT EXPOSED UNPROTECTED AREAS BE LIMITED TO A MINIMUM. TEMPORARY STOCKPILES OF MATERIAL AND ANY EXPOSED SLOPES SHALL BE COVERED WITH POLYETHYLENE SHEETING TO PREVENT EROSION. ALL EXPOSED AREAS WHICH WILL BE DORMANT FOR A PERIOD OF LONGER THAN 30DAYS SHALL BE SEEDED AND STABILIZED WITH NATIVE VEGETATIVE SPECIES.

3. SITUATION CONTROL WORKS, INCLUDING FENCES, CHECK DAMS AND SETTLEMENT PONDS ARE TO BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES TO ASSURE PROPER OPERATION. REPLACEMENT OF FENCES OR CHECK DAMS, THE FLUSHING OF SEWERS AND THE CLEANING OF SUMPS MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

4. ALL SILTATION WORKS ARE TO REMAIN IN PLACE UNTIL ALL BUILDING ACTIVITIES ARE 90% COMPLETED AND VEGETATION ON EXPOSED AND DISTURBED AREAS HAVE BEEN DEVELOPED TO PROVIDE ADEQUATE EROSION PROTECTION.

5. DURING CONSTRUCTION THE CONTRACTOR MAY NEED TO EMPLOY ADDITIONAL MEASURES (SUCH AS SURFACE SWALES, TRENCHES OR FILTER FABRIC FENCES) TO MINIMIZE SILT CONTAMINATED SURFACE RUNOFF, AS DIRECTED BY THE ENGINEER OR ENVIRONMENTAL MONITOR.

LANDSCAPING NOTES

1. THE FOLLOWING STANDARDS AND BY-LAW SHALL BE FOLLOWED:
   - SUBDIVISION AND DEVELOPMENT SERVICES BYLAW OF CITY OF ABBOTSFORD.
   - BC LANDSCAPE STANDARD, CURRENT EDITION.
   - NATIONAL GUIDE TO SUSTAINABLE MUNICIPAL INFRASTRUCTURE (CANADA).
   - IRRIGATION ASSOCIATION-TURF AND LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES.

2. PUBLIC LANDS MAY NOT BE USED AS STORAGE SPACE FOR ANY MATERIALS OR MACHINERY AT ANY TIME DURING OR AFTER CONSTRUCTION COMMENCES.

3. ANY DISTURBED TURF MUST BE REPAIRED WITH TOP-DRESSING AND TURF SEED.

4. ALL NOXIOUS AND PROHIBITED NOXIOUS WEEDS MUST BE ADDRESSED AND CONTROLLED IN ACCORDANCE TO THE FEDERAL NOXIOUS AND PROHIBITED NOXIOUS WEED ACT.

ISSUED FOR CONSTRUCTION

CLIENT:

AMG RENTALS LTD.
#400 - 601 WEST BROADWAY
VANCOUVER, BC
V5Z 4C2
drland1990@gmail.com
Phone: 778-788-2167

TRYON PROFESSIONAL GROUP

Dawson Creek Office:
10201 - 17 Street,
Dawson Creek, B.C. V1G 4C3
Phone: 250-782-5868
Fax: 250-782-6029

Fort St. John Office
11320 - 100 Avenue,
Fort St. John, B.C. V1J 1Z9
Phone: 250-262-0031

STAMP:

ENGINEER OF RECORD

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REVISIONS

Rev.	DATE	DESCRIPTION
0	2022/08/10	IFC

Project: 22-0105

CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

GENERAL NOTES

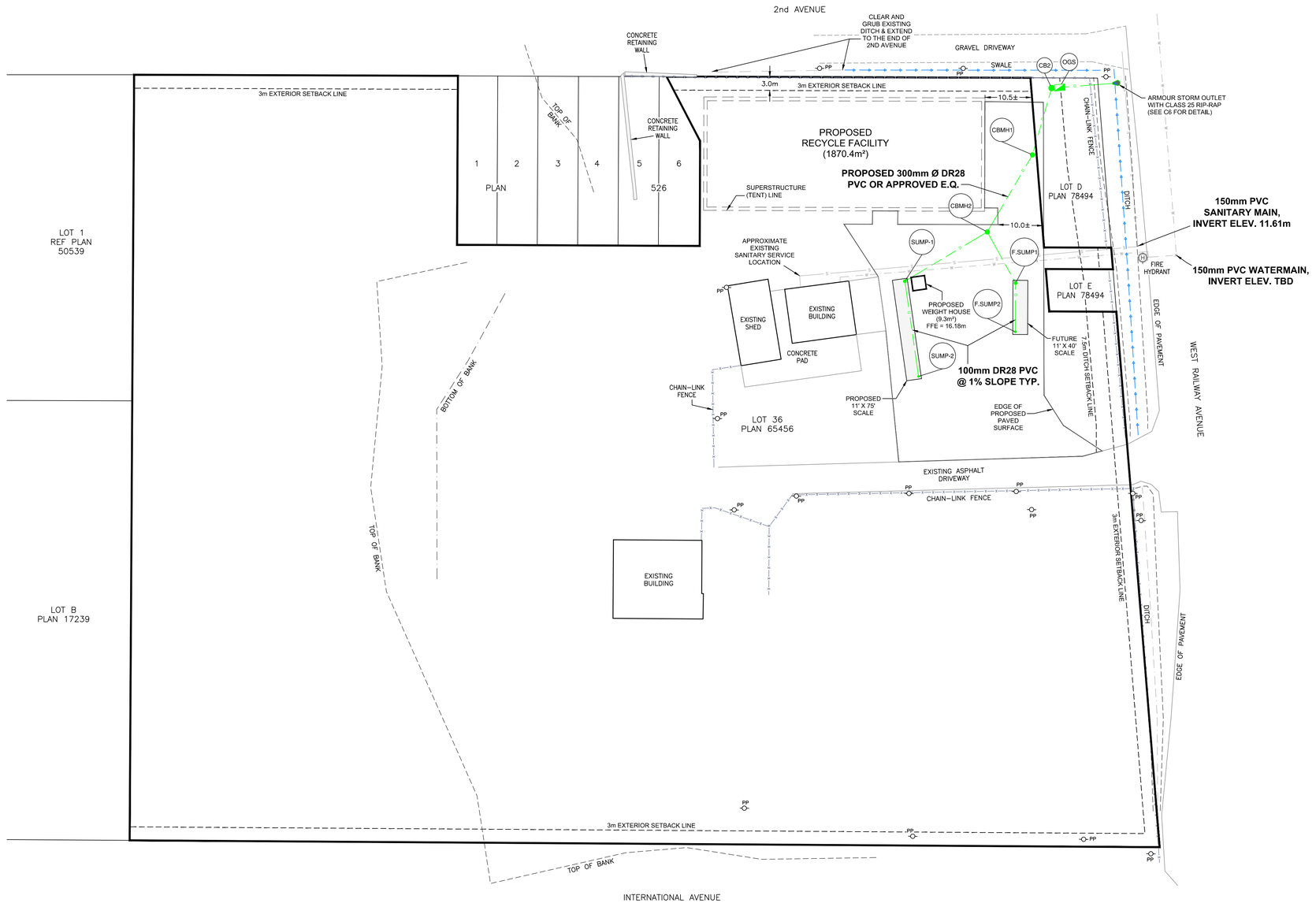
Drawing Scale:

DESIGNED	A. MERCER	2022/06/16
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:

C0

Sheet #: 2 of 8



SITE SERVICE PLAN
1:500

CLIENT:

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drland1990@gmail.com
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Project: 22-0105

CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

SERVICING PLAN

Drawing Scale: 1:500

DESIGNED	A. MERCER	2022/07/14
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:

C1

Sheet #: 3 of 8

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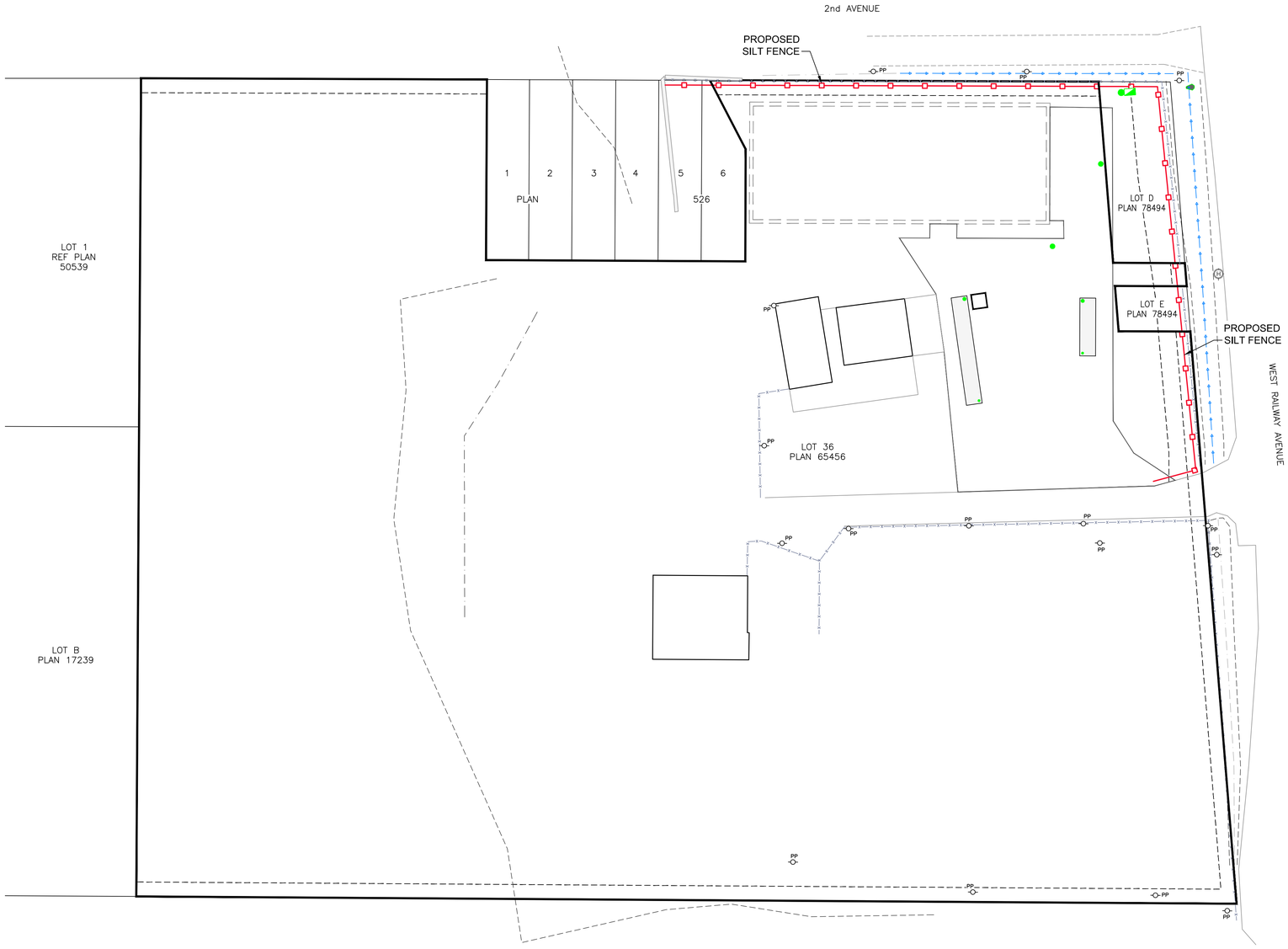
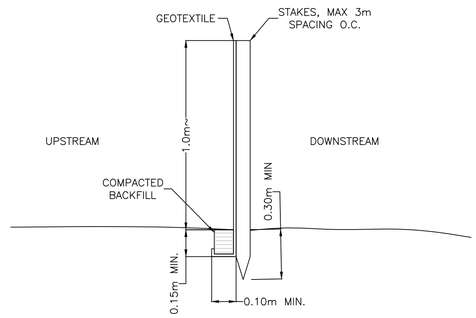


EROSION CONTROL PLAN
1:500



SILT FENCE INSTALLATION DETAIL
N.T.S.

ISSUED FOR CONSTRUCTION

CLIENT:

AMG RENTALS LTD.
#400 - 601 WEST BROADWAY
VANCOUVER, BC
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Project: 22-0105

CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

PROPOSED EROSION CONTROL PLAN

Drawing Scale: 1:500

DESIGNED	A. MERCER	2022/07/14
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:

C2

Sheet #: 4 of 8

EXISTING GRADE PLAN
1:500

CLIENT:

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drland1990@gmail.com
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Project: 22-0105

CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

EXISTING GRADE PLAN

Drawing Scale: 1:500

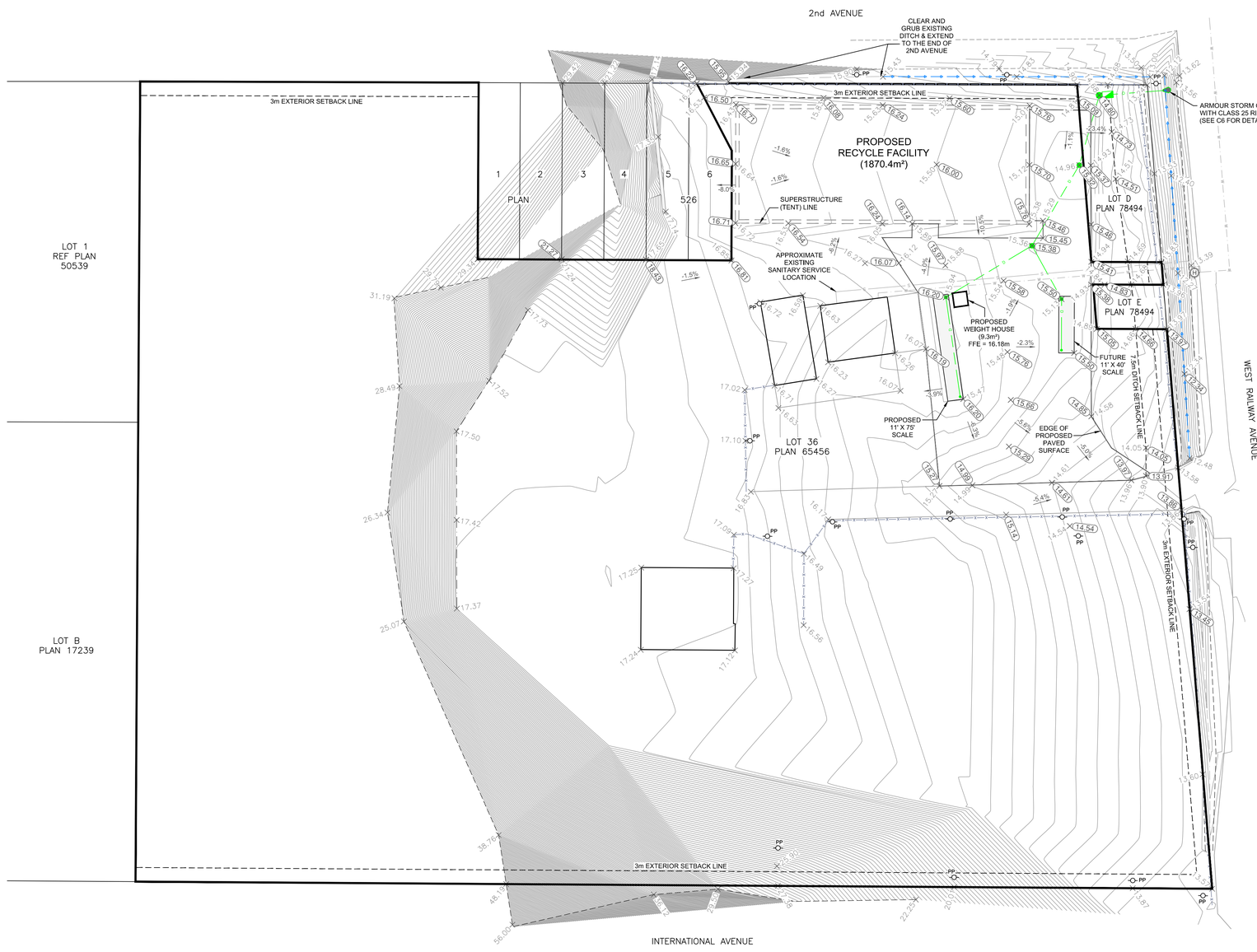
DESIGNED	A. MERCER	2022/06/16
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:

C3

Sheet #: 5 of 8

ISSUED FOR CONSTRUCTION



GRADING PLAN
1:500

CLIENT:

AMG RENTALS LTD.
#400 - 601 WEST BROADWAY
VANCOUVER, BC
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MIN. 2m @ 5% SLOPE AWAY FROM THE BUILDING OR MIN. 0.8m DROP FROM BUILDING TO PROPERTY LINE

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CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

PROPOSED GRADING PLAN

Drawing Scale:1:500

DESIGNED	A. MERCER	2022/06/16
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

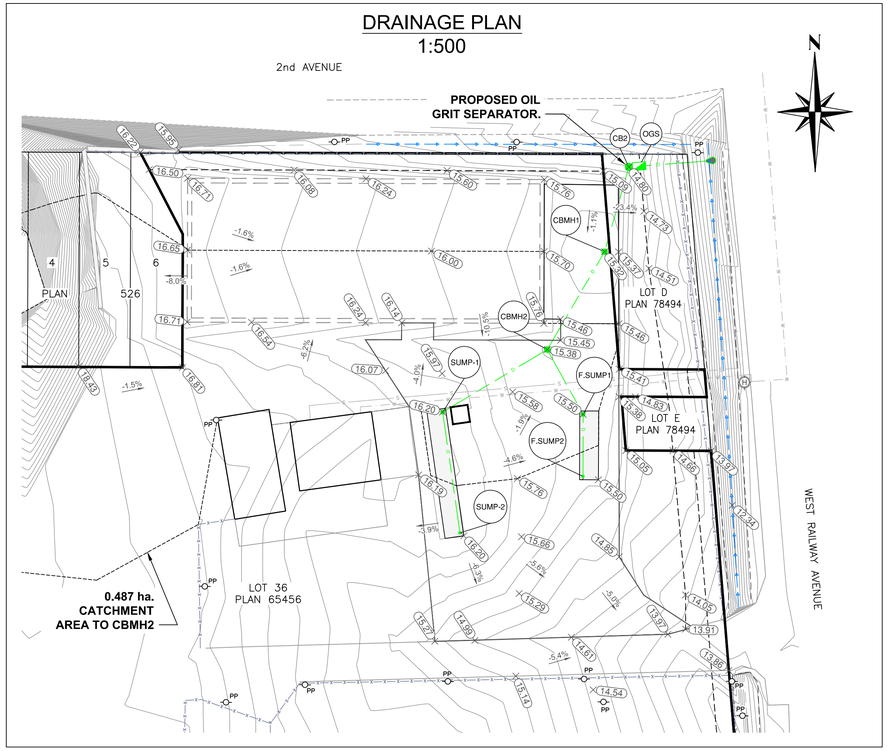
Drawing No.:

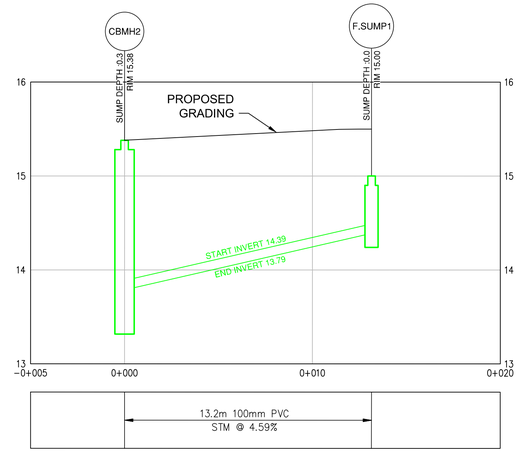
C4

Sheet #: 6 of 8

ISSUED FOR CONSTRUCTION

DRAINAGE PLAN
1:500

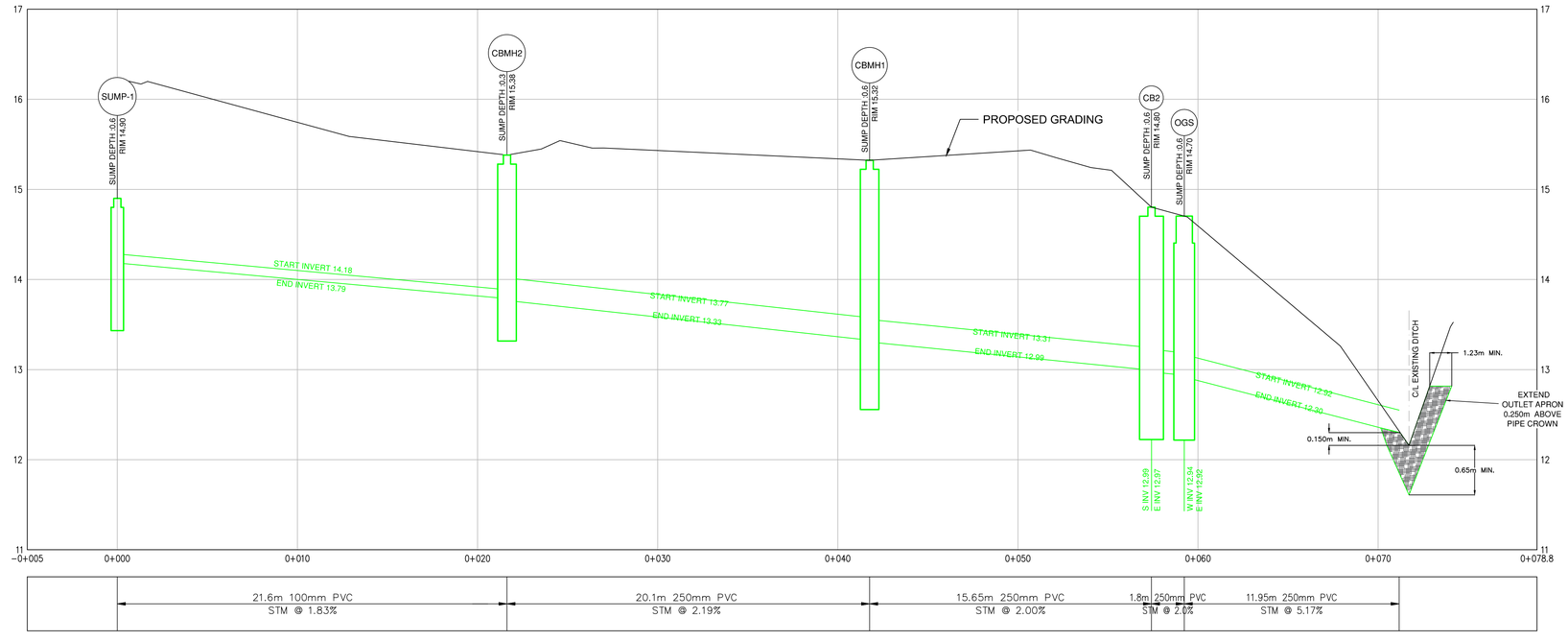




PROPOSED PIPE PROFILE
H=1:150 V=1:30

CB ID	Area	Runoff Coefficient	CxA	Time of Concentration	Intensity	Flow	Road Grade	CB Capacity
	(ha)	C	(ha)	(min)	I (5) (mm/hr)	Q (L/s)		L/s
CBMH2	0.487	0.9	0.4383	16	37.5	45.66	Low Point	50
CBMH1	0.03	0.95	0.0285	10	55.7	4.41	Low Point	50

Manhole		Drainage Area Description	Area	Runoff Coefficient	CxA	Total C x A	Time of Concentration (Inlet Time)	Total Time	Intensity	Flow	Pipe Design						Travel Time to Downstream Manhole	Ratio Q(5)/ Q Cap.
From	To		(ha)	C	(ha)	(ha)	(min)	(min)	I(5) (mm/hr)	Q(5) (L/s)	Slope %	Pipe Dia. (mm)	Manning "n"	Q Cap. (L/s)	V Cap. (m/s)	Length (m)	(min)	
CMBH2	CBMH1	1	0.487	0.900	0.438	0.438	16.000	16.2	35.120	42.759	2.190	250	0.011	103.952	2.119	22.050	0.173	0.411
CBMH1	CB2	2	0.032	0.950	0.030	0.469	16.173	16.3	34.974	45.534	2.000	250	0.011	99.340	2.025	15.650	0.129	0.458
CB2	OGS	N/A	N/A	N/A	N/A	0.469	16.302	16.3	34.957	45.512	2.000	250	0.011	99.340	2.025	1.800	0.015	0.458
OGS	Ditch	N/A	N/A	N/A	N/A	0.469	16.317	16.4	34.888	45.423	5.170	250	0.011	159.719	3.255	11.950	0.061	0.284



PROPOSED PIPE PROFILE
H=1:150 V=1:30

CLIENT:

AMG RENTALS LTD.
#400 - 601 WEST BROADWAY
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V5Z 4C2
drland1990@gmail.com
Phone: 778-788-2167

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Project: 22-0105

CIVIL DESIGN

#63 WEST RAIL AVENUE
ABBOTSFORD, BC

LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:

PROPOSED
PIPING PROFILES
& DRAINAGE PLAN

Drawing Scale: AS SHOWN

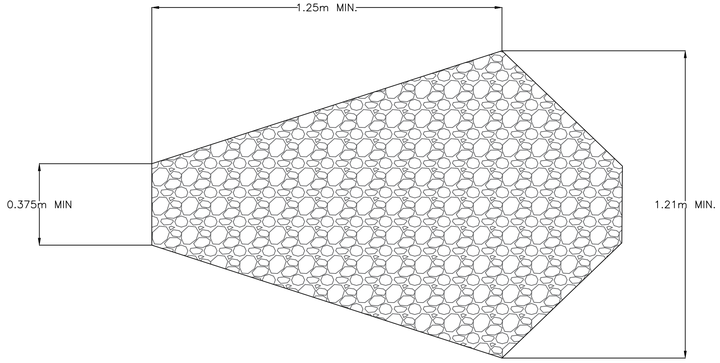
DESIGNED	A. MERCER	2022/06/15
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:

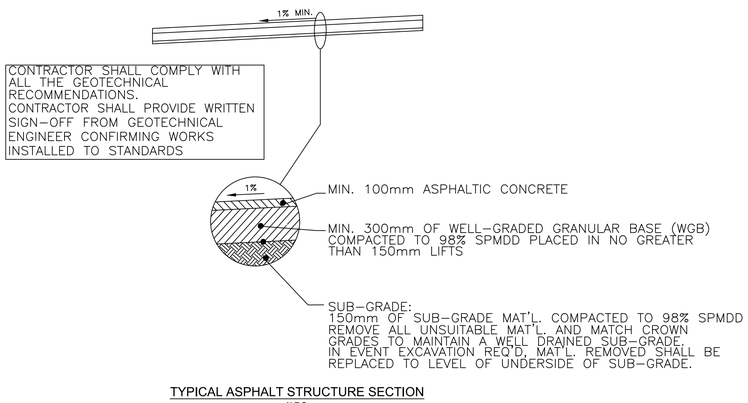
C5

Sheet #: 7 of 8

ISSUED FOR CONSTRUCTION

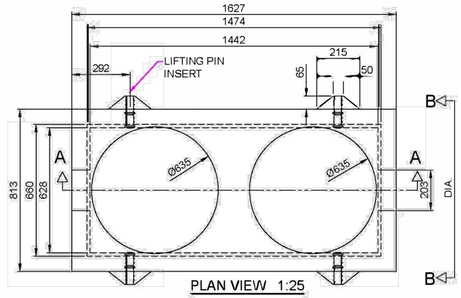


PROPOSED OUTLET APRON
N.T.S

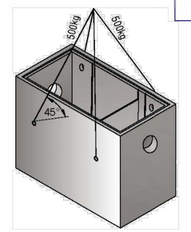


TYPICAL ASPHALT STRUCTURE SECTION
N.T.S

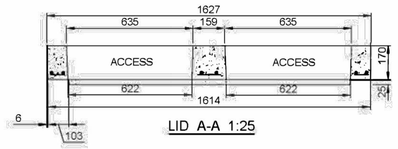
OI6432



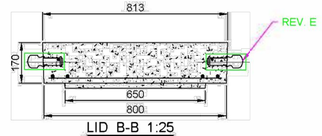
PLAN VIEW 1:25



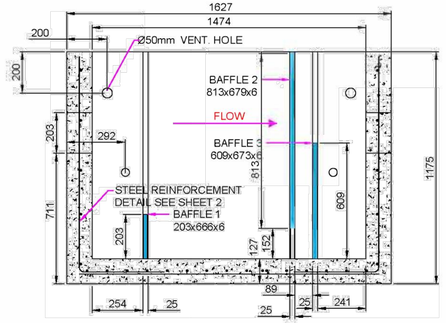
ISOMETRIC VIEW N.T.S.



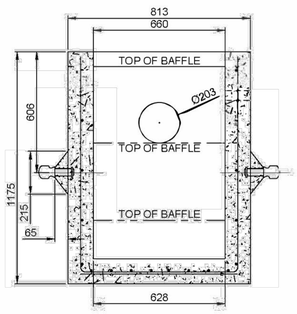
LID A-A 1:25



LID B-B 1:25



VAULT BASE A-A 1:25



VAULT BASE B-B 1:25

Specification and General Notes:

1. Structure design to ASTM C913-08 Specification.
2. Concrete testing to current version of CSA A23.1 & 2.
3. Min. concrete compressive strength 30 MPa with Max. W/C ratio of 0.5
4. Concrete cover to be Min.25mm.
5. All dimensions to be millimeter.
6. Construction to MMCD manhole specification section 02725.
7. Manufacturing tolerance to be +/- 5mm.
8. Concrete Exposesure Class to be A-3
9. Min. Stripping Strength to be 15MPa
10. All Form Finish to be Standard Grade
11. All Unformed Finish to be Steel Trowelled Finish or Wood Float Finish
12. Lifting cable and accessaries to meet the strength requirement in lifting detail
13. Hoisting and Rigging system to meet WORK SAFE BC OHS Regulation Guildline Part 14/15
14. Refer to steel reinforcement drawings for Rrinforcement details
15. Baffle steel to CAN/CSA G4020/G4021 Grade 350A
16. Baffle plate galvanizing to current version of CAN/CSA G164M

Baffle design can be modified to fit your needs, contact the office for details.

DIAMOND PRECAST CONCRETE

7520 Conrad Street Burnaby, B.C. V5A 2H7 Phone : 604-415-5181 Fax : 604-415-5185
www: diamondprecast.com

Description:
OIL INTERCEPTOR VAULT & LID
1627X813X1163 VAULT 3676# (NET Vol. 1.05m³)
Project: Estimated Weight 3676lbs

Drawn :	Date :	Catalog No.
S.D.	29/08/2017	OI6432
Aproved :	Load Rating:	Dwg. No.
V.W.	H20 RATED	OI6432-1
Rev. No. F	Scale : As Shown	Sheet No. 1 OF 2

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TYPICAL OIL & GRIT SEPARATOR DETAIL
N.T.S

CLIENT:
AMG RENTALS LTD.
#400 - 601 WEST BROADWAY
VANCOUVER, BC
V5Z 4C2
drland1990@gmail.com
Phone: 778-788-2167

TRYON PROFESSIONAL GROUP

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Phone: 250-262-0031

NOTES:
ARCHITECTURAL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED.

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REVISIONS

Rev.	DATE	DESCRIPTION
0	2022/08/10	IFC

Project: 22-0105
CIVIL DESIGN
#63 WEST RAIL AVENUE
ABBOTSFORD, BC
LOT 36 PLAN NWP65456
SECTION 2 TOWNSHIP 16
PID: 003-582-604

Drawing Title:
OUTLET APRON, ASPHALT STRUCTURE AND OIL & GRIT SEPARATOR DETAILS

Drawing Scale: AS SHOWN

DESIGNED	A. MERCER	2022/06/15
QUALITY CONTROL	D. GAO	2022/08/10
QUALITY ASSURANCE	A. HALL	2022/08/10
DRAWN BY	N. ALBERT	2022/08/10

Drawing No.:
C6
Sheet #: 8 of 8

ISSUED FOR CONSTRUCTION

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Alison Stewart, Manager of Strategic Planning

Date: 2023-09-14
File No: 8500-35-27080

Subject: 2024-2027 Transit Improvement Program Initiatives (TIPs) and FVRD Transit Services Update

---

RECOMMENDATION

THAT the Fraser Valley Regional District Board support the 2024/2025 expansion initiative to add two in-service trips of the Fraser Valley Express (FVX) to meet capacity challenges and customer demand between Chilliwack and the Lougheed Town Centre SkyTrain Station.

AND THAT the Fraser Valley Regional District Board review and confirm the 2025/2026 FVX Transit service expansion priorities to ensure they align with ridership demand and regional transit interests before consideration of next year's Transit Improvement Program initiatives.

AND FURTHER THAT the Fraser Valley Regional District Board support BC Transit undertaking detailed cost analysis and engagement for the North of Fraser initiative to expand transit service between the District of Kent and the City of Mission.

BACKGROUND

BC Transit confirms transit service expansion plans each year to outline priorities and coordinate budgets through its Three Year Transit Improvement Program Initiatives (TIPs). The annual TIPs ensure that service expansions are consistent with the FVRD's expectations and allow BC Transit to secure the necessary funding to implement expansion plans and procure additional buses (see Appendix A).

Prior to implementing these expansion initiatives, BC Transit is using its current core budget to implement an FVX critical fix to address capacity issues between Abbotsford and Burnaby. With transit services resuming in the Fraser Valley after the labour disruption, the critical fix expansion, and the upcoming implementation of Umo, it is hoped that ridership levels will quickly return in the region.

DISCUSSION

Resumption of Transit Services after Labour Disruption

On March 20, 2023, a labour dispute between CUPE Local 561 and its employer, Trans Dev Canada, resulted in the loss of bus service in the Fraser Valley. After four and a half months, transit services throughout the Fraser Valley resumed on August 6, 2023.

Prior to the labour disruption, preliminary indicators show that transit ridership in all three Fraser Valley transit systems had largely returned to pre-pandemic levels, including the three FVRD-specific routes (Figure 1), and was leading the province in ridership recovery.

With the resumption of transit services, BC Transit and local government partners offered free transit fares in August 2023 to encourage transit users to re-engage with the transit system and kick-start a return to ridership in the region.

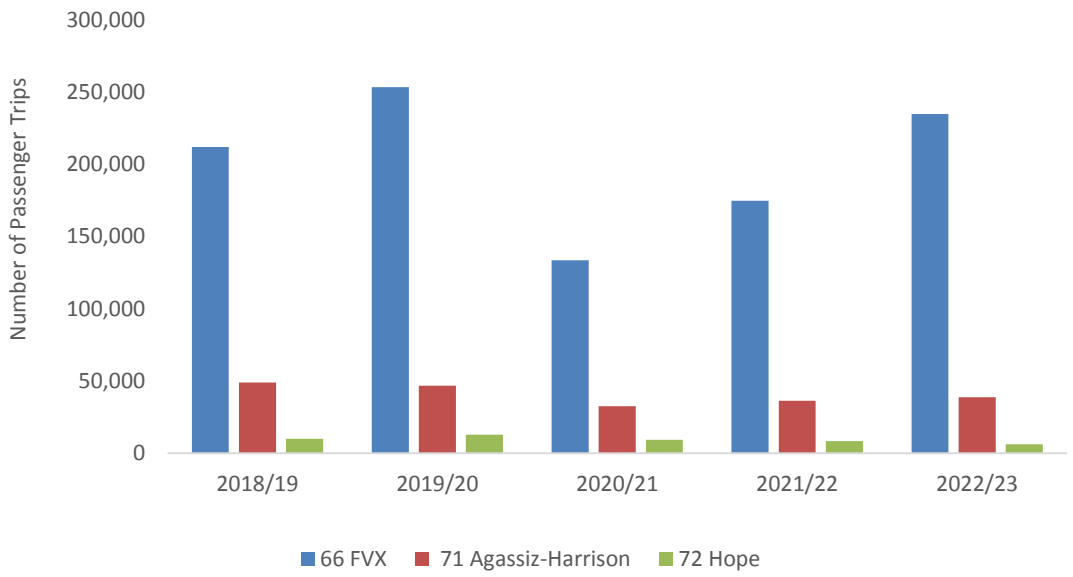


Figure 1. FVRD Routes - Public Transit Ridership (2018-2023)

FVX Critical Fix to Address Capacity Issues between Abbotsford and Burnaby

The Fraser Valley Express (FVX)'s extended route into Lougheed SkyTrain station in Burnaby in early 2022 has brought a significant increase in ridership. This has resulted in pass-up and overcrowding issues on the FVX, particularly between McCallum and Lougheed stations. While the Province had not funded any transit expansions in 2022/23 and 2023/24, BC Transit proposed a "critical fix" of two additional short-turn trips to/from McCallum Park & Ride and Lougheed SkyTrain station on weekday PM hours. This expansion was implemented in early September 2023.

Umo – Electronic Fare Collection System (EFCS)

BC Transit's project to implement its electronic fare collection system (EFCS) with contactless payment capabilities, Umo, is currently underway (see Figure 2). This new EFCS will replace end-of-life technology and equipment while improving the transit experience for riders and providing more reliable ridership data for local government partners. Options for payment include a mobile app and reloadable card in the first phase, followed by debit cards, credit cards, and mobile wallets in the

second phase. The Umo project was piloted in the Victoria Regional Transit System over the past several months and has now proceeded to public launch.

BC Transit is currently targeting January 2024 for the public launch of the Umo fare collection technology within the FVRD transit system. Installation of validators on buses will occur in the few weeks prior. Information sessions will be held by BC Transit in early December in the region, and BC Transit staff will be on-site during launch week to conduct on-street outreach.

Any updated details regarding implementation dates and processes for FVRD transit systems will be forthcoming once more information becomes available.

Figure 2. Umo's contactless payment experience. *Cubic Transportation Systems.*

Proposed Expansion Initiatives (as per Provincial Fiscal Year)

2024/2025:

The first year of BC Transit's three-year Transit Improvement Program Initiatives (TIPs) cycle accounts for additional hours required to address capacity limitations at the Chilliwack transit facility. The current facility is at capacity and will be a barrier to future expansions for both the City of Chilliwack and FVRD transit services. Therefore, year one's expansion plans include 1,100 hours to accommodate FVX pull trips out of the Central Fraser Valley transit facility in Abbotsford temporarily.

There are also 1,500 hours allocated for two more in-service trips to provide needed additional capacity on the FVX, in particular, some trips between Abbotsford and Burnaby have been running at standing room only. This will require 3 additional buses. This builds upon the critical fix expansion that was approved in May 2023. Unlike the 2023 critical fix expansion, this expansion will provide full trips between Chilliwack and Burnaby.

The estimated annual net municipal share for year one will be $219,171. Once the proposed new Chilliwack transit facility is in service, or if pull trips are not required, these hours will be put back into additional service hours to address any short-term capacity issues that may arise as ridership fully recovers and grows.

PROPOSED FRASER VALLEY EXPRESS EXPANSION INITIATIVES – YEAR 1 (2024/2025)					
Estimated In Service	**Annual Hours**	**Vehicle Requirements**	**Estimated Annual Revenue**	**Estimated Annual Total Costs**	**Estimated Annual Net Municipal Share**
January 2025	**2,600**	**3**	**$81,981**	**$481,605**	**$219,171**
	Description	1,500 for 2 additional in-service trips, and 1,100 to accommodate pull trips from the Abbotsford facility.			

2025/2026:

It remains a priority to assess the feasibility of expanding FVRD transit services between the District of Kent and the City of Mission. Initial planning work has been underway on the North of Fraser initiative. Completion of this feasibility study had been delayed due to COVID-19 and ongoing provincial funding challenges in 2022/23 and 2023/24. Facility capacity in Chilliwack will also need to be resolved to facilitate such expansion. Following detailed planning, engagement, and costing analysis by BC Transit, the FVRD, its municipal partners, and interested Indigenous communities along the corridor will consider implementing the new service.

The 2025/2026 fiscal period also proposes a further FVX expansion of 4,700 hours and an additional 3 buses. This will be subject to demand warranting such an expansion, but given current demand, expanding weekend service is a strong likelihood.

PROPOSED CONVENTIONAL EXPANSION INITIATIVES – Year 2 (2025/2026)					
Estimated In Service	**Annual Hours**	**Vehicle Requirements**	**Estimated Annual Revenue**	**Estimated Annual Total Costs**	**Estimated Annual Net Municipal Share**
January 2025	**2,500**	**2**	**12,231**	**504,978**	**275,443**
	Description	New FVRD Paratransit System North of Fraser on HWY #7 between Agassiz and Mission.			
January 2025	**4,700**	**3**	**150,999**	**879,472**	**362,257**
	Description	FVX - 3,600 for new in-service trips and 1,100 to accommodate pull trips from the Abbotsford facility.			

2026/2027:

FVX expansion initiatives in the third year of the planning cycle propose to add 7,300 hours to the service. This is consistent with the high-growth Transit Future Action Plan (TFAP) investment trajectory. The implementation of further expansion of the FVX is subject to ridership recovery, demand, and revenue growth, and may be dependent upon new transit partnerships in the long term.

COST

Under BC Transit's funding formula, the Province funds 46.69% of conventional transit systems, and local governments fund 53.31%. Revenues collected from the transit systems are used to reduce the local property tax share of the costs. The estimated year one net municipal share for the 2024-2027 TIPs will be $219,171. The additional cost of the year one initiatives will be offset by the FVX Appropriated Surplus account which sits at approximately $2.3 million (year-end 2022). The surplus is due to recovering revenues, Safe-Restart funds and other BC Transit supports received over the past three years. Increased revenues from the improved service to the Lougheed Town Centre may also offset some of these costs as the recovery continues.

The Umo electronic fare collection system initiative is funded through the *Investing in Canada Infrastructure Program.* It is cost-shared with the Government of Canada contributing 50 percent, the Province of British Columbia contributing 40%, and local government partners contributing the remaining 10% through respective Annual Operating Agreements.

CONCLUSION

The purpose of BC Transit's three-year TIPs is to facilitate the full implementation of FVX expansions and to further evaluate the demand for future transit expansions as outlined in years two and three of the TIPs cycle. With the resumption of transit services in the region after the labour disruption, BC Transit's critical fix expansion to address FVX's capacity issues, and the upcoming implementation of Umo, it is hoped that ridership levels in the Fraser Valley will quickly recover and continue growing.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

August 1, 2023

Attn: Alison Stewart
Manager of Strategic Planning
45950 Cheam Avenue
Chilliwack
V2P 1N6

Re: Transit Improvement Program - 3 Year Transit Expansion

Dear Alison,

The purpose of this letter is to confirm transit service expansion plans for 2024/25 and approve transit expansion priorities for the subsequent two years.

BC Transit confirms service expansion plans with local government partners on an annual basis to coordinate the development of three-year budgets and capital plans with the Provincial Service Plan. Confirmation of next year's desired level of transit service expansion is also required to support the procurement of buses.

As your transit system has service initiatives requiring expansion funding, we have attached a Memorandum of Understanding (MOU) to formalize the process of securing provincial funding on your behalf. This MOU summarizes specific transit expansion initiatives for the next three operating years from 2024/2025 through to 2026/2027. These initiatives are derived from recommendations outlined in the most recent service plan(s) received by your Council/Board and validated in collaboration with local government staff.

Transit service expansion investments are important components to sustaining and growing a successful transit system. These investments in your transit system come with several considerations. To support Council/Board decision making, we have provided updated order-of-magnitude costing for each transit service initiative. These are based on the estimated annual increase to revenue service hours, and/or the estimated increases to the Taxi Supplement budget for Custom Transit (if applicable). If your expansion requires additional vehicles, this is identified and factored into estimated total costs. Should vehicles be procured following MOU signoff and a decision is made to not pursue service expansion, the lease fees for the new vehicles will still be added to your operating budget for a minimum of one year. If expansion requests exceed available provincial funding, BC Transit's expansion prioritization process will be used to determine which projects receive funding.

One of the key challenges we continue to face through this process is the higher probability that demand for expansion vehicles will exceed the availability in each fleet category. More advanced lead times are required for procurement and delivery of buses, and bus orders need to be strategically timed to align with our deployment plans. While every effort is made to align bus orders with demand, some expansion initiatives will likely be impacted by the limited availability

of certain vehicle types. Despite these challenges, we continue to work with our local government partners to identify and develop expansion priorities, and to align our expansion initiatives with our overall fleet procurement plans.

By conveying proposed transit service expansion initiatives as far in advance as possible, we are seeking to achieve four important goals:

1. Ensure 3-year expansion initiatives are consistent with the expectations of local governments.
2. Provide local government partners with enhanced 3-year forecasts that identify longer term funding requirements.
3. Ensure transit system infrastructure investments needed to support transit service expansion plans are aligned with transit service expansion initiatives identified in both local government and BC Transit's 3-year operating budgets and the long-term capital plans.
4. Attain a commitment from local governments that allow BC Transit to proceed with the procurement and management of resources necessary to implement transit service expansions.

Upon confirmation of your Council/Board's commitment to the expansion initiatives, we will include your request in BC Transit's Service Plan funding request to the Province. Following confirmation of the provincial budget, I will confirm with you if supporting provincial funding was secured and initiate a transit service implementation plan and work with local government to advance any capital infrastructure planning that may be required to ensure alignment with transit service expansion initiatives. I look forward to working with you on the continued improvement of your transit service and encourage you to contact me if you have any questions regarding these proposed initiatives.

We ask that a signed copy of this letter be returned to BC Transit by September 29, 2023. If you are unable to meet this deadline, please contact me at your earliest convenience.

Yours truly,

Rob Ringma
Senior Manager, Government Relations
BC Transit

Three-Year Transit Expansion Plan

Date	August 1, 2023
Expiry	September 29, 2023
System	Fraser Valley RD Transit System

Proposed Transit Service Expansion Initiatives

The table below outlines expansion initiatives for the 2024/25 fiscal year with an estimated costing based on the hourly rates of your existing system. Please ensure that these initiatives are consistent with your local government expectations. Upon receipt of this MOU, we will confirm funding from the Province on your behalf. Please keep in mind that should vehicles be procured to support your expansion following agreement to the MOU and a determination is made that an expansion is no longer desired by the local government, the lease fees related to the new vehicles will still be added to your operating budget for a minimum of one-year.

PROPOSED FRASER VALLEY EXPRESS EXPANSION INITIATIVES – YEAR 1 (24/25)						
AOA Period	**Estimated In Service**	**Annual Hours**	**Vehicle Requirements**	**Estimated Annual Revenue**	**Estimated Annual Total Costs**	**Estimated Annual Net Municipal Share**
2024/25	January	**2,600**	**3**	**81,981**	**481,605**	**219,171**
		Description	1,500 for 2 additional in-service trips, and 1,100 to accommodate pull trips from Abbotsford facility.			

The table below outlines expansion initiatives for year two and three of the three-year transit service expansion initiatives with an estimated costing based on the hourly rates of your existing system. Please ensure that these initiatives are consistent with your local government expectations. Upon confirmation of your local government's intent to commit to the expansion and budget, we will proceed with the request to secure funding from the Province on your behalf.

PROPOSED CONVENTIONAL EXPANSION INITIATIVES – Year 2 & 3 (25/26 & 26/27)						
AOA Period	**Estimated In Service**	**Annual Hours**	**Vehicle Requirements**	**Estimated Annual Revenue**	**Estimated Annual Total Costs**	**Estimated Annual Net Municipal Share**
2025/26	January	**2,500**	**2**	**12,231**	**504,978**	**275,443**
		Description	New FVRD Paratransit System North of Fraser on HWY #7 between Agassiz and Mission.			
2025/26	January	**4,700**	**3**	**150,999**	**879,472**	**362,257**
		Description	FVX - 3,600 for new in-service trips and 1,100 to accommodate pull trips from Abbotsford facility			
2026/27	January	**7,300**	**4**	**234,530**	**1,355,068**	**548,845**
		Description	FVX - Expansion of 7300 hours, consistent with high growth TFAP investment trajectory. Assumes three buses and 4700 hours are added in 2025/26.			

Approval

On behalf of the Fraser Valley Regional District, I/we are confirming to BC Transit to proceed with the request for funding to the Province on our behalf for the 2024/25 Fiscal year, and that we will budget accordingly for the initiatives identified above and will review and confirm on an annual basis as per the advice provided and with the knowledge a more detailed budget will follow as service details and capital initiatives are confirmed.

Signature: _____ **Date:** _____

Name: _____ **Position**: _____

Signature: _____ **Date**: _____

Name: _____ **Position**: _____

On behalf of BC Transit

Signature: **Date:** **Aug 1, 2023**

Name: Rob Ringma **Position**: Senior Manager, Government Relations

Fraser Valley Regional District

CORPORATE REPORT

To: Regional and Corporate Services Committee
From: Alison Stewart, Manager of Strategic Planning

Date: 2023-09-14
File No: 8500-35-27080

Subject: Accessible Transit

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to make an application to Infrastructure Canada's Rural Transit Solutions Fund planning stream to undergo a Rural Transit Needs Assessment and Action Plan for the region.

BACKGROUND

In June 2023, the Fraser Valley Regional District (FVRD) received a request from the District of Kent to assess the feasibility of integrating a handyDART program within its Agassiz-Harrison (AGH) Transit service.

The Agassiz-Harrison (AGH) Transit service provided by the FVRD serves the communities of Chilliwack, Harrison Hot Springs, Kent, and portions of Electoral Area D. The current AGH Transit service consists of one route (Route 71), which is classified as "paratransit". This means that although the service follows a fixed route, at designated times and locations, buses may make small deviations from the route under certain conditions to pick-up or drop-off customers upon request. This limited on-request service gives priority to people with mobility challenges, however, a specialized bus, like that used for handyDART which allows for easier access, is not used.

For this conventional transit system, the Province provides 46.7% funding while the other partners in the service contribute the remaining costs net of revenues. This funding model is represented in the required Service Area bylaw. Cheam First Nation also participates in the service through an agreement with the FVRD.

With regard to handyDART, the FVRD does not currently operate its own handyDart program, but instead pays the City of Chilliwack via contract to provide this service to Electoral Area E and a portion of Area H. The FVRD collects taxes from these electoral areas as outlined in an associated Service Area Bylaw in order to pay for its contract with the City of Chilliwack. For handyDART services, the Province provides 66.7% funding, which is a higher proportion than that of conventional services like the AGH.

HandyDART is an accessible, door-to-door shared transit service for people with permanent or temporary disabilities that prevent them from using fixed-route transit without assistance from

another person. Customers are picked up at their front door and then are dropped off at the accessible door of their destination. Customers must first register for the program, a process which includes a detailed application and professional assessment (provided without cost) to determine whether applicants meet the eligibility criteria (Attached).

DISCUSSION

The District of Kent is proposing that the FVRD assess the feasibility of integrating a handyDART program within the AGH Transit service. They propose that the FVRD undertake a feasibility study that could be cost shared among all participants of the AGH Transit service.

There are several issues that need to be taken into consideration:

- There may be other communities interested in exploring handyDART service. For example, the District of Hope has inquired about this service in the past.
- As the City of Chilliwack already has its own handyDART system, it is unclear whether the City would be interested in sharing in the costs of a feasibility study. It is also possible that the District of Kent could engage with the City of Chilliwack for an expansion of their handyDART service, but due to distance, this may or may not be feasible/desirable as it could impact existing services.
- Neither the FVRD nor BC Transit currently have the capacity to undertake such a feasibility study on their own. The current priority is the North of Fraser planning work that needs to be completed if that service is to be implemented by 2025/26. The North of Fraser transit route has been a Board priority for several years.
- Provincial funding for handyDART would be different than the current funding for the AGH Transit service, and there may be different participants. A new/different service (with its own Service Area Bylaw) would have to be considered.

There is no doubt that providing transit services in less populated parts of the region is a challenge, even with conventional transit services. The greater distances and lower density population impact economic feasibility with higher operating costs and lower ridership than more urban routes. The challenge is even greater with specialized services such as handyDART, where the distances can be quite significant depending upon the extent of the service area and destinations.

Sustainable transit solutions for rural communities often look quite different from standard public transit models. There are many examples of innovative public transit solutions in rural communities across Canada, North America, and around the world. Solutions often rely on community involvement, and are tailored to the needs of local populations.

The above highlights the need to apply a needs-based lens to transit planning within rural areas of the region and to explore community-specific, innovative, and cost-effective solutions, which will require collaboration, political support, and a willingness to look to outside of what are traditional forms of public transit. The undertaking of a Regional Rural Transit Needs Assessment and Action Plan would help better understand current transit gaps, needs, and potential solutions specific to various rural

communities within the region. Such a plan could include an assessment of handyDART feasibility, but also explore other solutions that may meet each community's needs.

The federal government's Rural Transit Solutions Fund may provide an opportunity to fund a Regional Rural Transit Needs Assessment and Action Plan. The federal Rural Transit Solutions Fund program aims to help Canadians living in rural and remote areas get around their communities more easily and connect with nearby communities. The fund is offering grants for planning activities and capital costs. It targets transit projects in rural communities where traditional transit solutions are not always responsive to the needs of the community.

Eligible applicants can seek grants of up to $50,000 to support project planning or feasibility studies; up to $3 million to help cover capital costs (e.g. purchase of a vehicle or digital platforms); and up to $5 million to support zero-emission transit solutions (e.g. for the purchase of a zero-emission vehicle(s)).

The feasibility study could include an assessment of handyDART feasibility but also explore other solutions that may meet each community's needs. If supported by the Board, FVRD staff could submit an application to Infrastructure Canada's Rural Transit Solutions Fund[1] in support of this work when the application window opens this October. In the interim, staff could consult with the City of Chilliwack, the Village of Harrison Hot Springs, the District of Hope and all electoral areas about their interest.

COST

Staff are proposing that all costs for planning are provided through grant funding.

CONCLUSION

Neither the FVRD nor BC Transit currently have the capacity to undertake a feasibility study on their own to assess the provision of a handyDART program that could service the District of Kent and surrounding areas due to the current North of Fraser planning work that needs to be completed if that service is to be implemented by 2026/27. Therefore, staff are proposing that grant funding be sought to assist in moving the consideration of handyDART along more quickly. However, staff are recommending taking a broader approach to that study and exploring other solutions that may meet each community's needs through the completion of a Regional Rural Transit Needs Assessment and Action Plan.

[1] Government of Canada, Rural Transit Solutions Fund: Overview, www.infrastructure.gc.ca/rural-trans-rural/index-eng.html

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

handyDART APPLICATION

INSTRUCTIONS

Introduction

BC Transit operates under the *British Columbia Transit Act*, which provides it with a mandate to plan, implement, maintain and operate public transportation systems across British Columbia, excluding Metro Vancouver.

handyDART is a shared ride, door-to-door service for people with physical or cognitive disability, permanent or temporary, that prevents them from riding accessible, fixed route service, some or at all of the time.

The Custom Registration Program was introduced in 2015 to modernize the eligibility process based on the rider's functional ability to use the fixed route service, regardless of diagnosis, age, or mobility device. BC Transit works with contracted Mobility Specialists who are trained on public transit service options to provide professional assessments leading to a recommendation for an individual's eligibility criteria for handyDART.

Application

- Ensure the application form is fully completed, signed and dated. If a person with the Power of Attorney for the applicant is involved in the application process, please provide a non-certified copy of the Power of Attorney letter with the application form.
- Upon receiving the application form, the Mobility Specialist clinic will contact you within seven (7) working days to make an appointment for the assessment. You will be given the option of using the handyDART service to go to and from the assessment centre, free of charge.
- The outcome of the assessment will be mailed to your mailing address within three (3) working days.

Reminders for your appointment

- Please come dressed for the weather, including good footwear, and expect to be walking outdoors.
- If you use a mobility device, please bring the device that you usually use when going outdoors.
- You are encouraged to bring a family member, social worker or a friend who is familiar with your conditions. Please inform us if you are bringing someone with you.
- If you missed the call from the Mobility Specialist clinic, please call back as soon as possible. The clinic will attempt to call you twice over a period of two weeks. If they do not hear back from you, a letter will be sent advising you to contact them. If there is no response after two weeks from the date of the letter, your application will be considered withdrawn.
- We require a 24-hour notice if you need to cancel your appointment, except in case of a verified emergency. If you miss or cancel two appointments, your application will be closed. You will be able to apply again after 90 days.

Eligibility Types

- **Unconditional eligibility** – Allows for the use of handyDART services all year round with no restrictions. This eligibility is valid for three (3) years, and can be renewed indefinitely.
- **Conditional eligibility** – Allows for the use of handyDART services if specific weather or physical conditions of the travel route are met or if a specific destination is required. The conditions are determined by the Mobility Specialist during the assessment. This eligibility is valid for three (3) years, and can be renewed indefinitely.
- **Temporary eligibility** – Allows for the use of handyDART services for a limited period of time, which can be extended until the rider has fully recovered.

Appeals

If you do not agree with the outcome of the assessment, you have the right to appeal the determination within 90 days from the date of the outcome letter.

handyDART APPLICATION

If you have a disability that prevents you from using fixed-route service some, or all of the time, you may be eligible for door-to-door handyDART service.

Please complete all sections of this form. Our staff will contact you to discuss your application and travel options.

☐ By checking this box you acknowledge that the personal information provided by you is collected under Section 26(c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of determining eligibility for custom transit pursuant to Section 11 of the British Columbia Transit Regulation (B.C. Reg. 30/91). If you have any questions about the collection, use or disclosure of this information, please contact BC Transit's Privacy Office by telephone at 1·250·385·2551; via email to Privacy@BCTransit.com; or by regular mail to 520 Gorge Road East, Victoria, BC V8W 2P3.

CONTACT INFORMATION

PLEASE PRINT

1. Permanent Address

FIRST NAME | LAST NAME

ADDRESS | SUITE #

CITY | POSTAL CODE

HOME PHONE | CELL PHONE

EMAIL

2. If your current mailing or temporary address is different from your permanent address (example: care facility or hospital), complete the following:

FIRST NAME | LAST NAME

ADDRESS | SUITE #

CITY | POSTAL CODE

3. Pickup Location and Accessibility

Do your driveway and road provide clearance for a tall vehicle?	☐ Yes	☐ No
Is the walkway and entry level clear of obstacles?	☐ Yes	☐ No
Do you have any concerns regarding a handyDART vehicle safely accessing your pickup location?	☐ Yes	☐ No

4. Secondary Contact

FIRST NAME | LAST NAME | RELATIONSHIP

DAYTIME PHONE | EVENING PHONE

PERSONAL INFORMATION

5. **Date of Birth** _____ /_____ /_____
   MONTH DAY YEAR

6. **Gender** ☐ MALE ☐ FEMALE ☐ OTHER _____ ☐ PREFER NOT TO DISCLOSE

TRANSPORTATION DISABILITY INFORMATION

7. **Describe why BC Transit's accessible, fixed-route service is not an option for you, some or all of the time, based on your cognitive and/or physical functional mobility limitations.**

8. **Describe your travel abilities and limitations.**

I am able to:	Always	Sometimes	Never
Walk/roll 3 city blocks	☐	☐	☐
Walk up and down steps	☐	☐	☐
Stand for 15 minutes	☐	☐	☐
Sit down or rise without assistance	☐	☐	☐
Ask for or receive travel directions verbally, or in writing	☐	☐	☐
See signs and read directions clearly	☐	☐	☐

9. **Is your mobility limitation** ☐ Permanent

   Or ☐ Temporary, specify until when (date can be extended as required) _____ /_____ /_____ (MONTH / DAY / YEAR)

   ☐ Surgery date (when applicable) _____ /_____ /_____ (MONTH / DAY / YEAR)

10. **Can you be left alone at your residence?** ☐ Yes ☐ No, explain below:

    _____

    NOTE: Your secondary contact will be called if someone is not available to receive you at home.

11. **Do you need an attendant to travel with you due to a cognitive condition, confusion, or disorientation?**

    ☐ No ☐ Yes, explain, _____

12. **Do you use any of the following aids?** Check all that apply and let the handyDART office know the type and size of equipment when booking:

    ☐ Power wheelchair with lapbelt and foot rests
    ☐ Manual wheelchair with lapbelt and foot rests
    _____ approximate combined weight of wheelchair and passenger
    ☐ 3-wheel scooter
    ☐ 4-wheel scooter
    ☐ Walker
    ☐ Cane
    ☐ Oxygen tank
    ☐ Certified service animal

TRAVEL OPTION INFORMATION

We encourage our customers to use fixed-route service for some trips, and to use handyDART only as needed.

13. **Do you use fixed-route service for some of your trips?** ☐ Yes ☐ No

If no, are you interested in learning how to travel independently on the bus for some of your trips?

☐ Yes, I am interested in receiving free training that will teach me how to use the bus at my own pace with a qualified trainer.

☐ No, I do not wish to receive free training.

14. **BC Transit can obtain my mobility information from one of the following** (check one only):

☐ Licensed Physician
☐ Certified Rehabilitation Specialist
☐ Registered Recreation Therapist
☐ Health Authority Case Manager
☐ Licensed Optometrist
☐ Registered Occupational Therapist
☐ Registered Vocational Therapist
☐ Registered Nurse or Nurse Practitioner

Please provide the information for the contact you selected above.

NAME PHONE

MAILING ADDRESS

HANDYPASS and TAXI SAVER

Permanent handyDART customers are eligible for a handyPASS that allows their attendant to ride free on conventional, fixed-route transit**.**

15. **Are you applying for handyPASS** ☐ Yes ☐ No

Enclose two (2) passport-sized photos with this application. Refer to the handyPASS Photo Specifications Form H2. If you are ineligible for handyDART, these photos will be returned to you.

AUTHORIZATION

16. The information provided in this form is solely for the use of BC Transit and Agents to determine your eligibility for custom transit services. By completing this application, you or your legal representative declare that you understand and authorize the following:

- You have a disability, medical condition, or age related frailty that prevents you from using the regular bus some or all of the time.
- You consent to the disclosure of personal information by your medical practitioner (Doctor, Therapist, Case Manager) to BC Transit or its agents.
- You acknowledge that you may be requested to undergo a functional assessment.
- BC Transit can re-assess your eligibility if it appears your transportation needs have changed.
- You allow a site visit, at your primary pick-up location, and a mobility assessment by a BC Transit representative.
- I certify that the information provided in this application is true to the best of my knowledge.

SIGNATURE OF HANDYDART APPLICANT DATE

FOR LEGAL REPRESENTATIVE* USE ONLY

FIRST NAME OF LEGAL REPRESENTATIVE LAST NAME OF LEGAL REPRESENTATIVE

RELATIONSHIP TO APPLICANT PHONE OF REPRESENTATIVE

EMAIL OF REPRESENTATIVE

SIGNATURE OF LEGAL REPRESENTATIVE DATE

**Legal Representative*: *The Representation Agreement Act allows you to appoint someone as your legal representative to handle your financial, legal, personal care and health care decisions, if you're unable to make them on your own. You cannot appoint any person who is paid to provide you with personal or health care or who is an employee of a facility through which you receive personal or health care, unless that person is your child, parent or spouse.*

SEND COMPLETED APPLICATION TO:

Client Registrar
Chilliwack handyDART
44275 Yale Road West,
Chilliwack, BC V2R 4H1

For more information, call 604·795·5121 or fax: 604·795·5110.

DISTRICT OF KENT AGASSIZ

7170 Cheam Avenue
PO Box 70
Agassiz, British Columbia
Canada V0M 1A0

Tel: (604) 796-2235
Fax: (604) 796-9854
Web: www.kentbc.ca

June 5, 2023

File: 1715-01

Mr. Jason Lum
Chair of the Board, Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Mr. ~~Lum~~ Jason,

Re: Addition of HandyDART to the Agassiz-Harrison Transit System

On behalf of the District of Kent, I am writing to request the consideration of adding HandyDART service to the Agassiz-Harrison Transit System. We firmly believe that this addition will significantly enhance the transportation options available to individuals with disabilities and mobility challenges in our shared communities.

We commend the Fraser Valley Regional District for its continuous efforts in improving the accessibility and inclusivity of public transportation across our region. The existing Agassiz-Harrison Transit System has been instrumental in connecting residents, supporting sustainable transportation, and promoting community engagement. However, we have recognized the absence of HandyDART services within this system.

HandyDART service is an essential lifeline for individuals with disabilities or limited mobility, enabling them to maintain their independence, access crucial services, and actively participate in various aspects of community life. The inclusion of HandyDART within the Agassiz-Harrison Transit System would ensure that all members of our community, regardless of their physical abilities, have equal access to reliable and accessible transportation services.

Furthermore, we believe that cost sharing among all participants in the transit service is a fair and equitable approach. By pooling resources and distributing the financial responsibility, we can alleviate the burden on individual municipalities and establish a sustainable funding model for the provision of HandyDART service. This collaborative effort would contribute to the overall development and prosperity of Chilliwack, Popkum/Bridal Falls, Kent and Harrison Hot Springs.

We kindly request the Board's consideration of conducting a feasibility study to assess the potential for integrating HandyDART service within the Agassiz-Harrison Transit

System. Through thoughtful planning, collaboration, and consultation with relevant stakeholders, we can ensure that the implementation of this service aligns with the unique needs and requirements of all our communities.

The District of Kent is committed to supporting this endeavor and is prepared to contribute our time and resources. We eagerly offer our participation in community consultations, focus groups, and any other advocacy initiatives that arise during this process. Together, we can build an inclusive, accessible, and equitable transportation system that benefits all residents of the Agassiz-Harrison Transit System service area.

Thank you for your attention to this matter. We sincerely hope for a positive response and remain optimistic that the Fraser Valley Regional District Board will consider our request favorably.

Yours sincerely,

Sylvia Pranger
Mayor

c: Jennifer Kinneman, Fraser Valley Regional District CAO
Wallace Mah, District of Kent CAO
Mike Veenbaas, District of Kent CFO

Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Rafid Shadman, Planner 1

Date: 2023-09-14
File No: 6935-50 2023-04

Subject: Rogers Telecommunications Facility- 30655 Trans Canada Hwy, Yale, Area B

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Rogers Communications for the installation of a new telecommunications facility at 30655 Trans Canada Highway in Yale, Area B, with the following comments:

1. The scope of the public consultation is satisfactory to the Fraser Valley Regional District.
2. Rogers Communications will provide documentation confirming that the consultation is complete.
3. Rogers Communications has provided information about the potential for other telecommunication companies to co-locate on the proposed tower.

Proposal Description

Rogers Communications is proposing to construct a 53 m (174 feet) telecommunication tower on a private property at 30655 Trans Canada Highway in Yale, Area B.

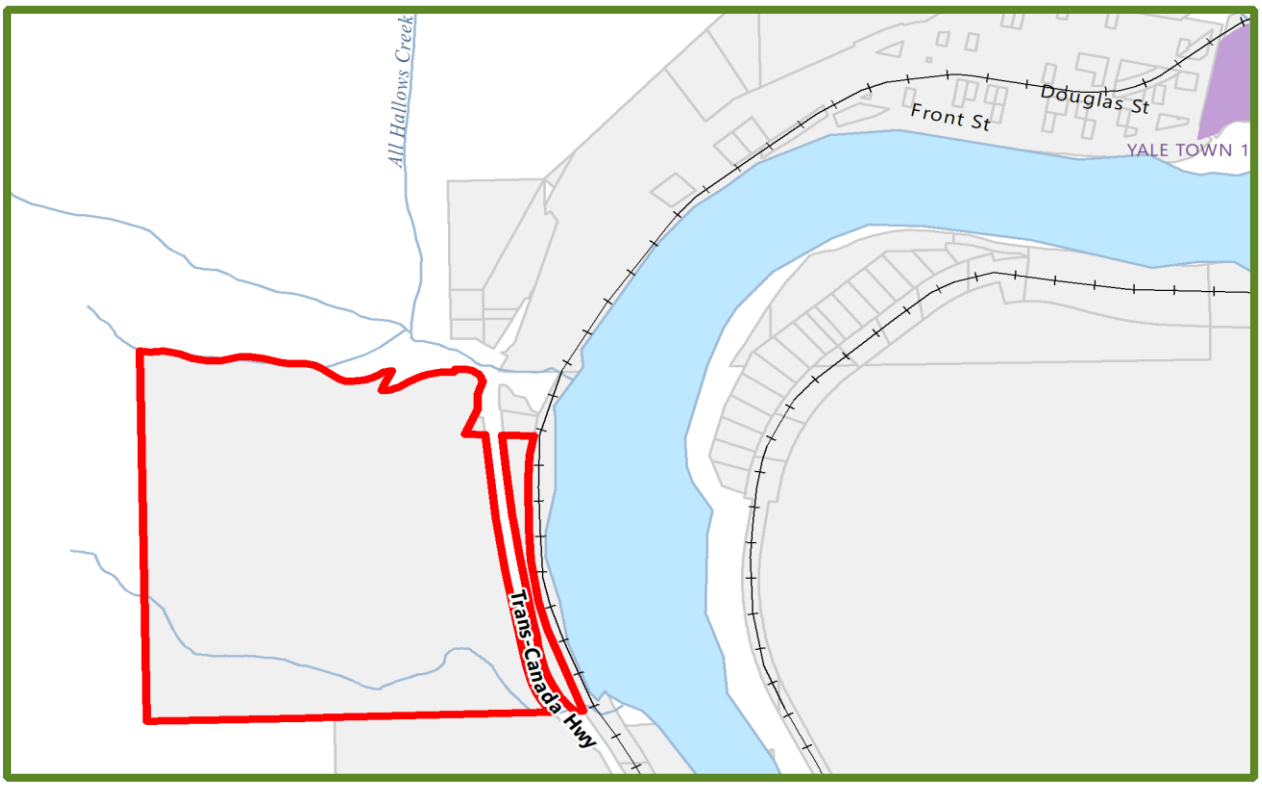
The facility will consist of a 50-metre self-support tower structure with four (4) Rogers panel antennas, four (4) future panel antennas, four (4) future dish antennas and one (1) GPS antenna. The overall height, including the lightning rod placed at the top of the tower, will be approximately 53 metres.

The purpose of the facility is to provide dependable wireless data and voice communication services to Yale and areas along the Trans Canada Highway.

PROPERTY DETAILS			
Address	30655 Trans Canada Hwy	**Area**	B
PID	012-109-991	**Agent**	Rob Kemp on behalf of Rogers Communications
Folio	732.00204.100		
Lot Size	129.32 acres		
Current Zoning	R-7 & R-5	**Current OCP**	n/a
Development Permit Areas	n/a		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 5 (R-5), Limited Use (LU), BC Hydro ROW
East	>	Rural 5 (R-5) & Trans Canada Hwy
West	<	Rural 5 (R-5)
South	v	Rural 5 (R-5)

Neighbourhood Map



DISCUSSION

There is limited cell phone coverage and emergency 911 service available in Yale and the surrounding areas. This proposal is a continuation of the efforts to increase cell phone coverage along Highway 1 and Highway 5. According to Rogers Telecommunications, *"The new tower and antenna system is intended to serve primarily the 'Greater Yale' community and visitors, and travellers to and through the area along Trans Canada. This site will be important as it will help bridge the poor coverage gap between Spuzzum to the north and Squeah to the south. These are areas we are trying to serve better and over time our plans are to have key installations in place to best serve the needs of customers here."*

The subject property is split-zoned Rural 5 (R-5) and Rural 7 (R-7) in the FVRD Zoning Bylaw. As per Section 5.1 (Permitted in All Zones), Public Utilities such as telecommunication towers are permitted in all zones. The subject property is outside of the official community plan area.

FVRD mapping indicates that All Hallows Creek is in the vicinity of the subject property. Rogers Communications is responsible for ensuring that the proposal complies with provincial riparian area requirements should any land alteration or construction be proposed within 30 metres of the watercourse.

Tower Location

Rogers Communications advised that the proposed site was chosen after considering the most suitable locations in the area. In conversation with the applicant, some of the factors that were considered at the time of selecting this location include the following:

- Vehicular access to the site
- Topography of the proposed site location as it sits higher on the land to enable optimal coverage for Yale and areas around Trans Canada Highway
- The location of the tower on the property is well away from the primary residence on the same parcel
- The site is the least disruptive location for both the property owners and Rogers Communications crew
- The proposed location will allow Rogers to meet the basic coverage for customers in the community of Yale and those travelling along the busy stretch of the Trans Canada Highway

Figure 1: Site Plan for the proposed location of the Rogers Telecommunication Facility

Co-location Potential

As part of the Rogers standard protocol, Rogers Communications assessed other carrier installations within the Yale search map area. Only Telus has an existing installation close to the proposed new tower and it is located on BC Hydro's transmission tower. BC Hydro has a strict policy prohibiting more than one carrier on transmission towers. Therefore, the option was dismissed.

The proposed new tower will be designed and engineered to enable colocation by other telecommunications carriers or emergency services as needed.

Public Consultation Process

Innovation, Science and Economic Development Canada (ISED) requires Rogers Communications to consult with the local government and obtain a response regarding the telecommunication proposal. The default public consultation process under ISED requirements includes conducting a mailout notification to properties within a radius of three times the proposed tower height (160 metres).

After the consultation process, Rogers will prepare a summary of comments from the community and request a letter of concurrence from FVRD for the proposal.

Building Permit

Although the design/construction of the tower is not subject to the building permit, the pad of the tower may be subject to the FVRD Building Permit. Structural and geotechnical engineering design and professional assurances will be required at the Building Permit stage.

COST

There is no fee or cost recovery on telecommunication tower referrals.

CONCLUSION

Rogers Communications will proceed with Innovation, Science, and Economic Development Canada's default Public Consultation Process. Staff are satisfied with the proposed consultation process, and the provided information about co-location potential. Staff recommend support of the proposal subject to positive consultation outcomes.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

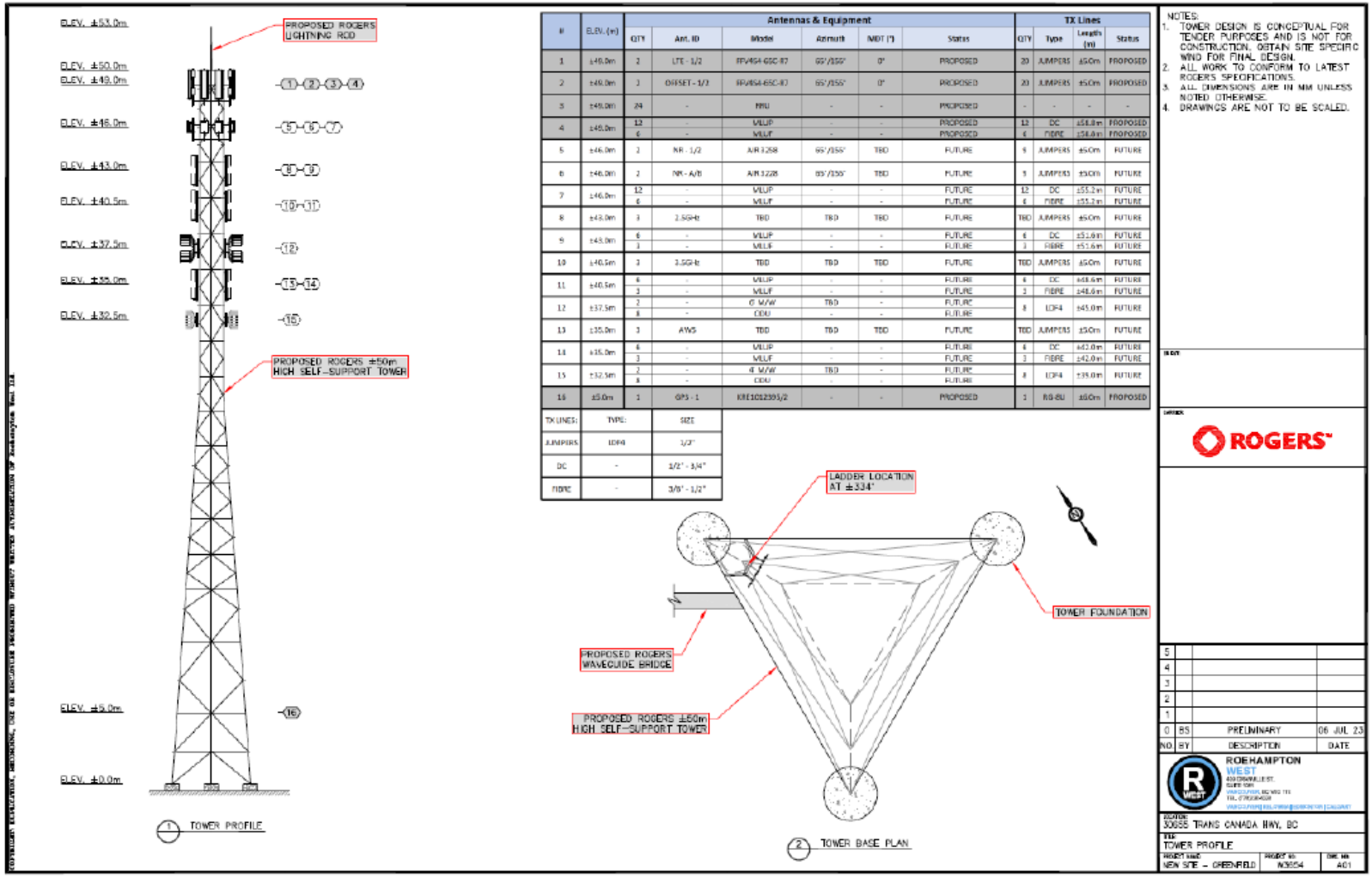
The Industry Canada process assumes that the local government will consider the adequacy of the community consultation proposed by the applicant. However, EA Directors should know that this referral is also an opportunity for the Board to return any comments it wishes to the proponent and Industry Canada, including comments on whether the local government supports or opposes the proposed tower.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Schedule A

Preliminary Plan – Tower Elevation



#	ELEV. (m)	Antennas & Equipment						TX Lines			
		QTY	Ant. ID	Model	Azimuth	MDT (°)	Status	QTY	Type	Length (m)	Status
1	±49.0m	2	LTE - 1/2	RFV45H-65C-R7	65°/155°	0°	PROPOSED	20	JUMPERS	±5.0m	PROPOSED
2	±49.0m	1	OFFSET - 1/2	RFV65H-65C-R3	65°/155°	0°	PROPOSED	20	JUMPERS	±5.0m	PROPOSED
3	±49.0m	24	-	RRU	-	-	PROPOSED	-	-	-	-
4	±48.0m	12	-	VLUP	-	-	PROPOSED	12	DC	±58.8m	PROPOSED
		6	-	VLUF	-	-	PROPOSED	6	FIBRE	±58.8m	PROPOSED
5	±46.0m	2	NR - 1/2	A/R 3268	65°/155°	TBD	FUTURE	9	JUMPERS	±5.0m	FUTURE
6	±46.0m	2	NR - A/B	A/R 3228	65°/155°	TBD	FUTURE	9	JUMPERS	±5.0m	FUTURE
7	±46.0m	12	-	VLUP	-	-	FUTURE	12	DC	±55.2m	FUTURE
		6	-	VLUF	-	-	FUTURE	6	FIBRE	±55.2m	FUTURE
8	±43.0m	3	2.5GHz	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
9	±43.0m	6	-	VLUP	-	-	FUTURE	6	DC	±51.6m	FUTURE
		3	-	VLUF	-	-	FUTURE	3	FIBRE	±51.6m	FUTURE
10	±40.5m	3	2.5GHz	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
11	±40.5m	6	-	VLUP	-	-	FUTURE	6	DC	±48.6m	FUTURE
		3	-	VLUF	-	-	FUTURE	3	FIBRE	±48.6m	FUTURE
12	±37.5m	2	-	6' W/W	TBD	-	FUTURE	8	LDF4	±45.0m	FUTURE
		8	-	CDU	-	-	FUTURE				
13	±35.0m	3	AWS	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
14	±35.0m	6	-	VLUP	-	-	FUTURE	6	DC	±42.0m	FUTURE
		3	-	VLUF	-	-	FUTURE	3	FIBRE	±42.0m	FUTURE
15	±32.5m	2	-	4' W/W	TBD	-	FUTURE	8	LDF4	±39.0m	FUTURE
		8	-	CDU	-	-	FUTURE				
16	±5.0m	1	GPS - 1	KRE1012305/2	-	-	PROPOSED	1	RG-8U	±5.0m	PROPOSED

TX LINES:	TYPE:	SIZE
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"

NO.	BY	DESCRIPTION	DATE
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1			
0	BS	PRELIMINARY	06 JUL 23

Schedule B

Site Access Plan

July 11, 2023

Via Email: planning@fvrd.ca

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

Attention: Planning Officer

Subject: Rogers Telecommunications Facility Proposal
Address: 30655 Trans-Canada Highway, Yale
Coordinates: 49.556636 N, -121.446320 W
Rogers Site: W3654 "Yale"

Overview:

Kempar Projects, as agent to Rogers Communications Inc., is submitting this information package ("Information Package") for the purpose of initiating the consultation process related to the installation and operation of a telecommunications facility with the goal to provide dependable wireless data and voice communication services in the area. This Information Package is intended to formalize the consultation process with the Fraser Valley Regional District ("FVRD").

Proposed Site:

The subject property is located at the coordinates 49.556636 N, 121.446320 W, in Yale in the Fraser Valley Regional District, BC. The proposed tower site is on a 124 acre parcel of private land within the FVRD as shown on Schedule A attached. The primary residence of the property owner is located approximately 500 metres from the area where the proposed tower will be situated.

The proposed installation consists of a 50 metre self support tower structure with four (4) Rogers panel antennas and four (4) future panel antennas, four (4) future dish antennas and one (1) GPS antenna. The overall height, including the lightning rod to be placed at the top of the tower, will be approximately 53 metres. The tower will be situated within a chain-link fence enclosure of 400 square metres (20m x 20m). Roger's equipment cabinets will be placed on a concrete pad secured within the fenced enclosure. The chain-link fence will be topped off with protective barbed wire at a full height of approximately 2.1 metres. Access to the site will be via the existing 265 metre long access road on the property, extended to Rogers' proposed tower by approximately 35 metres.

Basis for Site Selection:

Rogers' objectives are to maintain and improve high quality and dependable network services to those in the community. With the proposed installation we are confident that services will be much improved in this area along the important Trans-Canada Highway route in the Fraser Valley.

The proposed site is a result of many considerations. When telecommunication carriers are determining an optimal location for a new wireless installation, they must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building and tree heights, road patterns, availability of land and existing structures. Rogers has investigated the area for collocation options on nearby tower sites but none were suitable to accommodate Roger's equipment or able to provide required power and access. Schedule A attached shows the proposed location.

Tower Proposal Details:

Rogers is proposing to construct a 50 metre self support tower. Preliminary plans have been completed by Rogers' engineers at Roehampton West. Attached as Schedule B are a Site Plan and equipment Compound Layout, and Tower Elevations. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Applications to both NavCanada and Transport Canada have been submitted. Aviation safety lighting or marking will be added to comply with Transport Canada requirements. Rogers encourages comments from FVRD regarding the proposed site location and design of the tower.

Consultation Process with the FVRD:

The FVRD has a policy with respect to proposals for communications towers on private lands within the FVRD. Please consider this Information Package as part of the consultation stage with FVRD. We welcome your feedback and confirmation of the terms contained in FVRD's siting policy which shall apply.

Health and Safety:

Health Canada's Safety Code 6 regulations are applicable to this and all telecommunications sites. The primary objective of Safety Code 6 regulations is to limit the public's exposure to radiofrequency electromagnetic fields and to ensure public safety. Additional information on health and safety can be found on-line at the Health Canada website as follows:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements:

In order to complete the consultation process, in due course, Rogers will be requesting concurrence from the FVRD in a form acceptable to both the FVRD and to Innovation, Science and Economic Development Canada ("ISED"). It is our understanding that the FVRD will be issuing a letter of resolution of concurrence at such time.

Conclusion:

Please consider this Information Package as the official commencement of the consultation process. Rogers is committed to working with the FVRD and the community to ensure that the proposed location and design for a new self-support tower and to provide high quality wireless services in this area of the Fraser Valley.

On behalf of Rogers Communications, I look forward to working with you during this process. Please don't hesitate to contact me by phone at 604-506-4788 or email kemparprojects@gmail.com.

Thank you for your consideration and assistance in this matter.

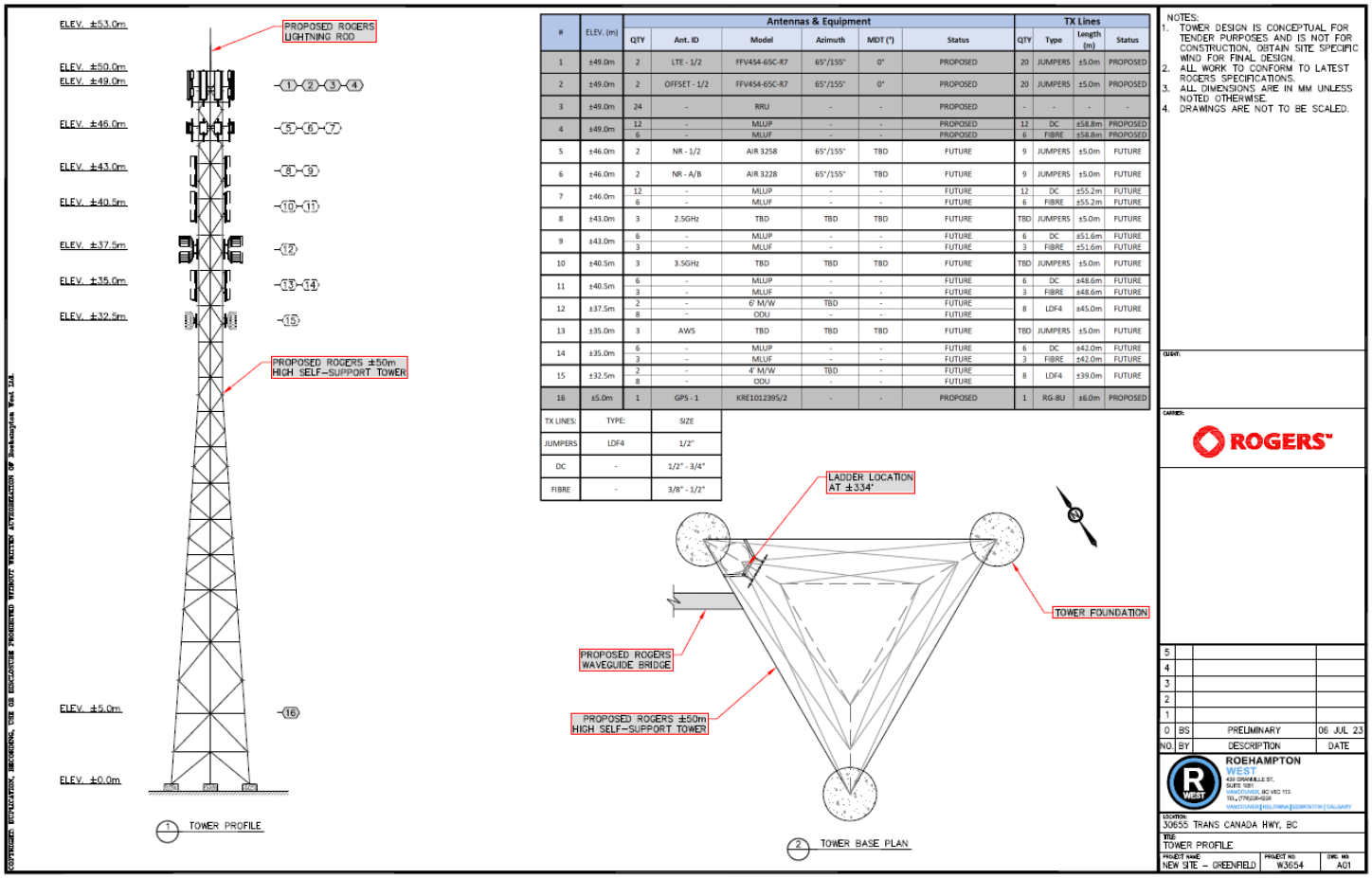
Yours truly,
KEMPAR PROJECTS
Agent for Rogers Communications Inc.

Rob Kemp
Principal

SCHEDULE "A"

Spuzzum
W3654
Yale
Squeah
Dogwood Valley
Choate
Image © 2023 Airbus
Image © 2023 Maxar Technologies
Google Earth
Imagery Date: 6/4/2023 lat 49.572677° lon -121.483006° elev 720 m eye alt 35.82 km

SCHEDULE "B"



#	ELEV. (m)	Antennas & Equipment						TX Lines			
		QTY	Ant. ID	Model	Azimuth	MDT (°)	Status	QTY	Type	Length (m)	Status
1	±49.0m	2	LTE - 1/2	FFV45A-65C-R7	65°/155°	0°	PROPOSED	20	JUMPERS	±5.0m	PROPOSED
2	±49.0m	2	OFFSET - 1/2	FFV45A-65C-R7	65°/155°	0°	PROPOSED	20	JUMPERS	±5.0m	PROPOSED
3	±49.0m	24	-	RRU	-	-	PROPOSED	-	-	-	-
4	±49.0m	12	-	MLUP	-	-	PROPOSED	12	DC	±58.8m	PROPOSED
		6	-	MLUF	-	-	PROPOSED	6	FIBRE	±58.8m	PROPOSED
5	±46.0m	2	NR - 1/2	AIR 3258	65°/155°	TBD	FUTURE	9	JUMPERS	±5.0m	FUTURE
6	±46.0m	2	NR - A/B	AIR 3228	65°/155°	TBD	FUTURE	9	JUMPERS	±5.0m	FUTURE
7	±46.0m	12	-	MLUP	-	-	FUTURE	12	DC	±55.2m	FUTURE
		6	-	MLUF	-	-	FUTURE	6	FIBRE	±55.2m	FUTURE
8	±43.0m	3	2.5GHz	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
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		3	-	MLUF	-	-	FUTURE	3	FIBRE	±51.6m	FUTURE
10	±40.5m	3	3.5GHz	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
11	±40.5m	6	-	MLUP	-	-	FUTURE	6	DC	±48.6m	FUTURE
		3	-	MLUF	-	-	FUTURE	3	FIBRE	±48.6m	FUTURE
12	±37.5m	2	-	6' M/W	TBD	-	FUTURE	8	LDF4	±45.0m	FUTURE
		8	-	ODU	-	-	FUTURE				
13	±35.0m	3	AWS	TBD	TBD	TBD	FUTURE	TBD	JUMPERS	±5.0m	FUTURE
14	±35.0m	6	-	MLUP	-	-	FUTURE	6	DC	±42.0m	FUTURE
		3	-	MLUF	-	-	FUTURE	3	FIBRE	±42.0m	FUTURE
15	±32.5m	2	-	4' M/W	TBD	-	FUTURE	8	LDF4	±39.0m	FUTURE
		8	-	ODU	-	-	FUTURE				
16	±5.0m	1	GPS - 1	KRE101239 5/2	-	-	PROPOSED	1	RG-8U	±6.0m	PROPOSED

TX LINES:	TYPE:	SIZE
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"

NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
2. ALL WORK TO CONFORM TO LATEST ROGERS SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER: ROGERS

NO.	BY	DESCRIPTION	DATE
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0	BS	PRELIMINARY	06 JUL 23

ROEHAMPTON WEST

LOCATION: 30655 TRANS CANADA HWY, BC

TITLE: TOWER PROFILE

PROJECT NAME: NEW SITE – GREENFIELD | PROJECT NO: W3654 | DWG. NO: A01

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1 SITE ACCESS PLAN

NOTES:
VEGETATION TO BE CLEARED AS REQUIRED w/ LANDLORD AND CITY APPROVAL.

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 10 JUN 22 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER: ROGERS

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ROEHAMPTON WEST
439 GRANVILLE ST.
SUITE 1201
VANCOUVER, BC V6C 1T2
TEL: (778)329-6028
VANCOUVER | EDMONTON | CALGARY

LOCATION: 30655 TRANS CANADA HWY, BC

TITLE: SITE ACCESS PLAN

PROJECT NAME	PROJECT NO.	DWG. NO.
NEW SITE – GREENFIELD	W3654	A02

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1 SITE PLAN

NOTES:
VEGETATION TO BE CLEARED AS REQUIRED w/ LANDLORD AND CITY APPROVAL.

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 10 JUN 22 & GOOGLE MAPS; PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER: ROGERS

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ROEHAMPTON WEST

LOCATION: 30655 TRANS CANADA HWY, BC

TITLE: SITE PLAN

PROJECT NAME	PROJECT NO.	DWG. NO.
NEW SITE – GREENFIELD	W3654	A03

1 ELECTRICAL ROUTING

NOTES:
VEGETATION TO BE CLEARED AS REQUIRED w/ LANDLORD AND CITY APPROVAL.

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 10 JUN 22 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER: ROGERS

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0	BS	PRELIMINARY	06 JUL 23

ROEHAMPTON WEST
439 GRANVILLE ST, SUITE 1201
VANCOUVER, BC V6C 1T2
TEL: (778) 328-4528
VANCOUVER | EDMONTON | CALGARY

LOCATION:
30655 TRANS CANADA HWY, BC

TITLE:
ELECTRICAL ROUTING

PROJECT NAME	PROJECT NO.	DWG. NO.
NEW SITE – GREENFIELD	W3654	E01

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Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
Date: 2023-09-14

From: Deanne Bozek, Protective Services Specialist
File No: 1855-30

Subject: Community Emergency Preparedness Fund – Volunteer and Composite Fire Departments Equipment & Training Application

---

RECOMMENDATION

THAT the Fraser Valley Regional District Board support an application to the Community Emergency Preparedness Fund (2023 Volunteer & Composite Fire Departments Equipment & Training Fund), up to the maximum allowable, to allow Electoral Area fire departments meet BC Structure Firefighter Minimum Training Standards.

BACKGROUND

The Community Emergency Preparedness Fund is administered through the Union of British Columbia Municipalities (UBCM). The 2023 Volunteer & Composite Fire Departments Equipment & Training Fund is now open for funding applications. This program is designed to assist local governments in supporting volunteer fire departments by providing financial aid for the acquisition of new equipment and the provision of training. It operates on an application-based system, aiming to enhance the capacity of these departments with responding to emergencies.

DISCUSSION

In 2022, the Office of the Fire Commissioner (OFC) released the new BC Structure Firefighter Minimum Training Standards. These standards are aligned with the National Fire Protection Association (NFPA) and are required for all structure firefighters in British Columbia. Also in 2022, our fire departments were successful applicants to the 2022 Volunteer & Composite Fire Departments Equipment & Training Fund, allowing them to take courses to meet these new standards. Adoption of these current Training Standards must be confirmed by the Fraser Valley Regional District (FVRD) to the OFC by March 2024.

The current funding opportunity through UBCM can potentially contribute 100% of the cost of eligible activities to continue to meet these new BC standards along with equipment. Regional districts can apply for a maximum of $30,000 for each fire department that has an established service area. Each department has outlined training and equipment needs for the 2024 budget, these can be included in the grant application and, if successful, has the potential to offset increased costs in the service area budgets to meet the standards.

A Board resolution is required to be submitted as part of the application package. Staff has worked with each Fire Chief to outline what needs they have to be included in the grant application deadline of October 20th 2023.

COST

Not applicable at this time.

CONCLUSION

The Community Emergency Preparedness Fund is welcoming applications to its 2023 Volunteer & Composite Fire Departments Equipment & Training Fund. It is a requirement of the funding application to also submit a Board resolution of support. Staff are looking for a recommendation of support for this grant application which will assist FVRD fire departments to continue to meet required standards.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Community Emergency Preparedness Fund

Volunteer and Composite Fire Departments Equipment and Training

2023 Program and Application Guide

Application Deadline: October 20, 2023

1. Introduction

The Community Emergency Preparedness Fund (CEPF) is a suite of funding streams intended to support First Nations and local governments to better prepare for disasters and reduce risks from natural hazards in a changing climate. Funding is provided by the Province of BC and is administered by the Union of BC Municipalities (UBCM).

As of April 2023, the funding streams include:

- Disaster risk reduction-climate adaptation
- Emergency operations centres equipment and training
- Emergency support services equipment and training
- Extreme temperature mapping, assessment, and planning
- Indigenous cultural safety and cultural humility training
- Public notification and evacuation route planning
- Volunteer and composite fire departments equipment and training

Please refer to Appendix 1 for definitions of terms used in this guide. All defined terms are in **bold** in the program guide.

Background

Fire departments provide fire protection services in designated areas. **Fire departments** may be structured differently but all structure firefighters in BC are required to meet the published minimum training standards.

The *BC Structure Firefighter Minimum Training Standards* include the requirement for **fire departments** to declare their **level of service**. This applies to all local government, Treaty First Nation and any independent society-run **fire departments**. The training standards are not automatically applicable on federal reserve lands and, for the purpose of CEPF funding, non-Treaty First Nations are not required to declare their level of service if they are not prepared to do so. This will not impact the review or scoring of applications.

Under the *Fire Services Act*, all fire departments must submit all reportable fires through FIRES incident reporting to the Office of the Fire Commissioner. Compliance with fire incident reporting will be a requirement for eligible applicants under future Volunteer and Composite Fire Departments Equipment and Training funding stream intakes.

Volunteer and Composite Fire Departments Equipment and Training Funding Stream

The intent of this funding stream is to enhance the ability of **volunteer fire departments** and **composite fire departments** to prepare for and respond to emergencies. Ongoing operational costs and the purchase of major fire apparatus are not eligible.

2. Eligible Applicants

Eligible applicants are:

- First Nations (bands and Treaty First Nations) in BC
- Local governments (municipalities or regional districts) in BC
- Legally incorporated society-run fire departments in BC that are in good standing
- Improvement Districts in BC

Eligible applicants can submit one application per funding stream intake. This includes applying as a partnering applicant in a regional application.

Please note that eligible applicants must be a **fire department** as per the definitions in order to apply. Wildfire crews are not considered to be fire departments and are not eligible.

3. Grant Maximum

The Volunteer and Composite Fire Departments Equipment and Training funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of $30,000.00.

However, due to the number of fire departments that may be under their jurisdiction, regional districts can apply for a maximum of $30,000.00 for each fire department that they have established a service area for in a single application.

In order to ensure transparency and accountability in the expenditure of public funds, all other contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the funding. This includes any other grant funding and any revenue that is generated from activities that are funded by the Community Emergency Preparedness Fund.

4. Eligible Projects

To qualify for funding, proposed activities must enhance the ability of **volunteer fire departments** and **composite fire departments** to prepare for and respond to emergencies.

In addition, to qualify for funding, projects must be:

- A new or subsequent phase of a project (retroactive funding is not available);
- Capable of completion by the applicant within one year from the date of grant approval;
- Where applicable, eligible for required approvals, authorizations and permits; and,
- Implementing full adoption of the BC Structure Firefighter Minimum Training Standards.

Regional Projects

Funding requests from two or more eligible applicants for regional projects may be submitted as a single application for eligible, collaborative projects. In this case, the maximum funding available would be based on the number of eligible applicants included in the application. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

The primary applicant submitting the application for a regional project is required to submit a resolution or motion as outlined in Section 7 of this guide. Each partnering applicant is required to submit a resolution or motion that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf.

5. Requirements for Funding

As part of both the development of the application package and the delivery of the approved project, local governments are encouraged to proactively engage with local First Nations and Indigenous organizations. Engagement by local governments both locally and regionally can help build relationships with First Nations, benefit both communities and enhance reconciliation. More information on engagement best practices is available here.

As part of the approval agreement, approved applicants must agree to the following requirements for funding:

- Any in-person activities, meetings, or events must meet public health orders and/or guidance.
- Activities must comply with all applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act* in relation to the collection, use, or disclosure of personal information while conducting funded activities. Personal information is any recorded information about an identifiable individual other than their business contact information. This includes information that can be used to identify an individual through association or inference.
- Where applicable, the Qualified Professionals that manage the proposed project must be subject matter experts and any professional activities must be developed and signed by a qualified professional as per the *Professional Governance Act*.

6. Eligible and Ineligible Costs and Activities

Eligible Costs and Activities

First Nation and local government applicants are encouraged to review the 2024 FireSmart Community Funding and Supports program guide before completing this application. Depending on wildfire risk, FireSmart funding can provide up to $200,000 for eligible activities – including all of the interface fire equipment and training that is included in this guide.

Eligible costs are direct costs that are approved for funding, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Table 1 identifies activities that are eligible for funding. Other activities that support the intent of the program may be considered for funding. Eligible activities must be cost-effective.

Table 1: Activities Eligible for Funding.
1. Purchase of new or replacement equipment to enable or enhance the ability of eligible fire departments to meet the needs of the community and Training Standards in accordance with declared level of service.
• Equipment required to support response to structure fire (other than major fire apparatus) including turn out gear and equipment identified in Appendix 2 • Equipment required to support response to interface fires, limited to wildland firefighting personal protective equipment and equipment identified in Appendix 3

2. Training to enhance the ability of eligible fire departments to meet the needs of the community and Training Standards.

Applicants are encouraged to identify qualified local providers for training. The following list includes examples of commonly used course names.

For all virtual courses, eligible costs include: course fee (if any), required course materials, and travel (including accommodations and per diems) only if required for internet connection or access to necessary technology. For all in-person courses, eligible costs include: course fee, required course materials, and travel (including accommodations and per diems).

- All courses and functions defined in the BC Structure Firefighter Minimum Training Standards 2022 in accordance with declared level of service
- Other specific training intended to build the resiliency of fire departments, including:
  - Mental wellness (e.g., Resilient Minds™)
  - Incident Command System (relevant levels to capacity of fire department)
  - Drafting suppression water from water courses (streams, creeks and lakes)
  - Pumping courses
  - Ropes and knots
  - Strategy and Tactics
  - Fire Officer training
  - Level 1 and 2 first aid
  - Indigenous Cultural Safety and Cultural Humility Training, in alignment with the CEPF funding stream
- Fire-related training props to assist with in-house training, including live burn training structures (limited to live burning using Class B fuels only)
- Cross training required to support response to interface fires limited to:
  - Wildfire Risk Reduction Basics Course (free, online course for non-forest professionals that provides an introduction to the key concepts to minimize the negative impacts of wildfires in BC.)
  - Fire Life & Safety Educator (public education course for fire safety education)
  - ICS-100 (Incident Command System - introduction to an effective system for command, control, and coordination of response at an emergency site; available online)
  - SPP-WFF1 Wildland Firefighter Level 1 (includes S-100, S-185, ICS-100)
  - S-100 Basic fire suppression and safety (basic fire suppression training for contract crews) and S-100A (annual refresher)
  - S-185 Fire entrapment avoidance and safety (general knowledge course on wildfire safety and entrapment avoidance for local governments, contract crews, and First Nations)
  - S-231 Engine Boss (training for structure protection program in a WUI event)
  - WSPP-115 (training for structure protection unit crews) and WSPP-FF1(train the trainer)
  - Task force leader (for structure protection only; course for wildfire personnel to monitor and assess specialty resources that work together to accomplish a common wildfire task)
  - Structure Protection Group Supervisor (GrpS) (for structure protection only; course for wildfire personnel to implement assigned portion of the Incident Action Plan and be responsible for all operations conducted in the division/group)

Additional Eligible Costs and Activities

In addition to the activities identified in Table 1, the following expenditures are also eligible provided they relate directly to eligible activities:

- Incremental applicant staff and administration costs (e.g., creating a new position or adding new responsibilities to an existing position);
- Consultant/contractor costs. Please note: if you intend to hire a qualified professional to support proposed activities, professional consultant rates will only be considered for activities that represent respective professions. For other activities (e.g., planning events) consultant rates are expected to be commensurate with the type of activity being undertaken;
- Identification/incorporation of community and cultural values through engagement. This includes seeking advice from Indigenous Knowledge Holders and other experts (e.g., health authorities, First Nations Health Authority, biologists, etc.) and engaging the community (e.g., equity-denied populations, Indigenous organizations), Indigenous Nations, local governments, agricultural sector, critical infrastructure owners, etc.;
- Honoraria for cultural leaders, Elders, Indigenous knowledge keepers, and/or cultural keepers when they are scheduled to speak, present, or teach. Note: these honoraria should reflect the role of Indigenous Peoples as subject matter experts and be equitable to consultant rates;
- Costs related to local cultural protocols (e.g., gifts, cultural ceremonies);
- Honoraria for equity-denied populations or service organizations that support equity-denied populations;
- Translation costs and the development of culturally appropriate education, awareness, or engagement materials;
- Presentation to Band Council, Treaty First Nation government, or local government Council or Board, or community organizations, etc.;
- Where applicable, costs related to required approvals, authorizations and permits;
- Public information costs. Please note, public information costs (e.g., workshops, printed materials) need to align with the intent of the funding stream and provide benefit to the community at large.

Ineligible Costs and Activities

Any activity that is not outlined in Table 1 or is not directly connected to activities approved in the application is not eligible for grant funding. This includes but is not limited to:

- Routine or ongoing operating costs or activities (e.g., heating, cooling, and lighting; security; software or service subscriptions; or membership fees);
- Routine or ongoing planning costs or planning activities that are not incremental to the project;
- Regular salaries and/or benefits of applicant staff or partners;
- Duplication of recently developed information, maps, or imagery (e.g., LiDAR) provided the information remains accurate;
- Project-related fees payable to the applicant(s) (e.g., permit fee for installation of eligible equipment);
- Costs related to individual or household preparedness or **mitigation** work, including workshops and purchase of emergency supplies (e.g., first aid kits, evacuation supplies) for community members or households;
- Development of curriculum for Kindergarten to Grade 12 education;
- Major capital improvements or major renovations to existing facilities and/or construction of new, permanent facilities (excluding live burn training structures);
- Purchase of promotional items, door/raffle prizes, give-away items, and/or gifts for community members (except costs related to local cultural protocols);

- Use of a fire department during an emergency;
- Training offered through the Provincial Emergency Management Training Program;
- Training required for chain saw operation, helicopter landing zones, search and rescue, high angle rescue, road rescue and/or medical assist;
- Conferences;
- Trailers and/or canopies for utility vehicles;
- Refer to Appendix 2 for examples of specific equipment that is not eligible for funding.

Local Government applicants are encouraged to review the Community Works Fund (Canada Community Building Fund) program materials. New and retrofit/modernization fire halls and fire stations are eligible under CWF, as well as the acquisition of a fire truck as part of an overall capital upgrade to an existing fire hall or construction of a new fire hall.

7. Application Requirements and Process

UBCM is in the process of implementing an online application tool. Information on this tool will be available later in 2023.

Application Deadline

The application deadline is **October 20, 2023**. Applicants will be advised of the status of their application within 90 days of the application deadline.

Required Application Contents

EMCR and GeoBC respect the First Nations principles of OCAP®. Any product, data or information which may include Indigenous knowledge may be submitted at the discretion of the applicant.

All applicants are required to submit an electronic copy of the complete application, including:

- Completed Application Form and all required attachments;
- Evidence of declared service level (e.g., bylaw, resolution);
- Detailed budget that indicates the proposed expenditures from CEPF and aligns with the proposed activities outlined in the application form. Although additional funding or support is not required, any other grant funding or in-kind contributions must be identified;
- For regional projects only: resolution or motion from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive and manage the grant funding on their behalf. Resolutions or motions from partnering applicants must include this language.

If the applicant is a local government, First Nation or improvement district, the following must also be submitted:

- Band Council resolution, Treaty First Nation resolution, or local government Council or Board resolution indicating support for the current proposed activities and willingness to provide overall grant management.

If the applicant is a legally incorporated society-run fire department, they must also submit:

- Board of Directors motion indicating support for the current proposed activities and willingness to provide overall grant management;
- Current Certificate of Good Standing.

Submission of Applications

Applications should be submitted as Word, Excel or PDF files. Total file size for email attachments cannot exceed 20 MB.

All applications should be submitted to Local Government Program Services, Union of BC Municipalities by e-mail: cepf@ubcm.ca.

Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application contents have been submitted and to ensure that basic eligibility criteria have been met. Only complete application packages will be reviewed.

As required, the Evaluation Committee will assess and score all eligible applications. Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

Higher application review scores will be given to projects that:

- Align with the intent of the Volunteer and Composite Fire Departments, Equipment and Training funding stream:
    - Clearly demonstrate how the proposed project will build the resiliency of volunteer and composite fire departments in preparing for and responding to emergencies, based on the declared level of service;
    - Support eligible fire departments with limited resources that impede the ability to purchase essential equipment and/or obtain training.
- Provide training to specifically address the mental and physical health and wellbeing of eligible fire department staff and volunteers;
- Demonstrate partnerships, transferability or mutual aid with neighbouring jurisdictions;
- Contribute to a comprehensive, cooperative and regional approach and benefits; and,
- Are cost-effective.

As required, the Evaluation Committee will consider the provincial, regional, and urban/rural distribution of proposed projects, and previous CEPF funding. Recommendations will be made on a priority basis. All funding decisions will be made by UBCM.

UBCM may share all applications with the Province of BC and the First Nations' Emergency Services Society

8. Grant Management and Applicant Responsibilities

Grants are awarded to eligible applicants only and, as such, the applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

Notice of Funding Decision

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM within 30 days.

Grants are awarded in two payments: 50% when the signed Approval Agreement has been returned to UBCM, and the remainder when the project is complete and the final reporting requirements have been met.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

Progress Payments

To request a progress payment, approved applicants are required to submit the Interim Report Form. The form will require the following information:

- Description of activities completed to date;
- Description of funds expended to date; and,
- Written rationale for receiving a progress payment.

Changes to Approved Projects (Amendment Requests)

Approved grants are specific to the project as identified in the approved application, and grant funds are not transferable to other projects. Generally speaking, this means funds cannot be transferred to an activity that was not included in the approved application or to a new or expanded location.

Approval from UBCM and/or the Evaluation Committee will be required for any variation from the approved project. Depending on the complexity of the proposed amendment, requests may take up to 90 days to review.

To propose changes to an approved project, applicants are required to submit the Interim Report Form. If UBCM determines the amendment is eligible for consideration, applicants will be required to submit:

- Amended application package, including updated, signed application form, required attachments, and an updated resolution or motion;
- For regional projects only, evidence of support from partnering applicants for proposed amendments will be required; and,
- Written rationale for proposed changes to activities and/or expenditures.

Applicants are responsible for any costs above the approved grant unless a revised application is submitted and approved prior to work being undertaken.

Extensions to Project End Date

All approved activities are required to be completed within the time frame identified in the approval agreement and all extensions beyond this date must be requested in writing and be approved by UBCM.

The Interim Report Form will be required to be submitted for all extension requests over six months. Extensions will not exceed one year from the date of the original final report deadline.

9. Final Report Requirements and Process

All funded activities must be completed within one year of notification of funding approval and the final reports are due within 30 days of project completion.

EMCR and GeoBC respect the First Nations principles of OCAP®. Any product, data or information which may include Indigenous knowledge may be submitted at the discretion of the applicant.

Final Reports

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form with all required attachments;
- Detailed financial summary that indicates the actual expenditures from CEPF and other sources (if applicable) and that aligns with the actual activities outlined in the Final Report Form;
- Copies of any training or capacity building materials that were produced with grant funding;

- Photos of funded activities and/or completed projects; and,
- Links to media directly related to the funded project.

Submission of Final Reports

Reports should be submitted as Word, Excel or PDF files. Total file size for email attachments cannot exceed 20 MB.

All applications should be submitted to Local Government Program Services, Union of BC Municipalities by e-mail: cepf@ubcm.ca.

UBCM may share all report materials with the Province of BC and the First Nations' Emergency Services Society.

10. Additional Information

For enquiries about the application process or general enquiries about the program, please contact:

Union of BC Municipalities

E-mail: cepf@ubcm.ca

Phone: (604) 270-8226 extension 220

Appendix 1: Definitions

Please refer to CEPF Definitions for defined terms used throughout the Community Emergency Preparedness Fund program and application materials.

The following definitions apply to the Volunteer and Composite Fire Departments Equipment and Training funding stream.

Career Fire Department: a **fire department** that has a complete roster of fulltime members that ensure that the fire services required by the local government can be provided to the residents of a defined fire protection area. Any roster of volunteers within the department is not essential to the ability of the fire department to function in their service provision. The volunteer roster is strictly for succession or an introductory path of community members to assist in fire services and only there for surge capacity if ever needed.

Composite Fire Department: a **fire department** that has a mixture of fulltime paid members and volunteers (unpaid, honorarium or paid on call). The capability of the department is fully dependent on the volunteer roster for the department to provide the required fire services to residents of a defined fire protection area.

Fire Department: a department established and operated as a Local Authority service responsible for the prevention or suppression of fires in a defined Fire Protection Area by a Local Authority or a board, or commission of a registered society having the responsibility for the management or conduct of work or services through a service agreement, or equivalent of any of the above.

Level of Service: the determination and declaration of a service level (*exterior, interior* and *full-service*) for a local government fire department is intended to assist in the development of a training program for their structure firefighters. The training program is expected to enable the department personnel that attends a fire scene will have the skills and abilities to safely and effectively deliver, fire services of the declared service level.

Mitigation: the lessening or minimizing of the adverse impacts of a hazard (modified from Sendai Framework for Disaster Risk Reduction).

Resilience: the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management (Sendai Framework for Disaster Risk Reduction).

Volunteer Fire Department: a **fire department** that has a complete roster of volunteers (unpaid, honorarium or paid on call) members that are available either on a scheduled rotation or on-call to provide the fire services of the department for the residents of a defined fire protection area.

Appendix 2: Funding Requirements for Equipment Required to Support Response to Structure Fire

The purchase of new or replacement equipment to enhance the ability of eligible fire departments to meet the needs of the community and BC Structure Firefighter Minimum Training Standards in accordance with declared level of service is eligible for funding and must align with Table 2.

For additional information regarding apparatus, the Underwriters' Laboratories of Canada Standard, ULC S515 should be referenced. This Standard may be purchased from the Underwriters' Laboratories of Canada.

Eligible Costs and Activities

Table 2: Basic Fire Department Apparatus Equipment

Category	Item	Quantity
Minimum Equipment Carried by Water Tenders (Mobile Water Supply)	2.7 kg axe, either pick-head or flathead	1
	2 m or longer pike pole or plaster hook	1
	Portable hand lights	2
	Approved dry chemical portable fire extinguisher with a minimum 80-B:C rating	1
	9.5 L or larger water extinguisher	1
	SCBA complying with CSA Z94.4 “Selection, Use and Care of Respirators”, but not less than two, mounted or stored in containers supplied by the SCBA manufacturer	1
	Spare SCBA cylinder for each SCBA carried, each mounted or stored in a specially designed storage space	1
	First aid kit (meeting member certification)	1
	Combination spanner wrenches	2
	Hydrant wrench	1
	Minimum of 60 m of 65 mm or larger fire hose	1
	Double female adapter for 65 mm or larger fire hose	1
	Double male adapter for 65 mm or larger fire hose	1
	Wheel chocks each designed to hold the fire fighting apparatus when loaded to its maximum in-service weight, when on a 10% grade with the transmission in neutral and the parking brake released, shall be mounted in readily accessible locations	2
	If none of the pump intakes are valved, a hose appliance that is equipped with one or more gated intakes with female swivel connection(s) compatible with the supply hose used on one side and a swivel connection with pump intake threads on the other side shall be carried. Any intake connection 90 mm or larger shall include a pressure relief device	As required

Category	Item	Quantity
Minimum Equipment Carried by Water Tenders (Mobile Water Supply) - *continued*	Rubber mallet for use on suction hose connections shall be carried in a bracket fastened to the apparatus	1
	If the mobile water supply fire fighting apparatus is equipped with a fire pump Portable collapsible water tank of at least 5600 L capacity Portable pump with gasoline-driven engine	1
Mobile Water Supply Fire Fighting Apparatus equipped with Fire Pump *Along with the minimum equipment noted above, the following shall be added*	6.1 m of smooth-bore hard suction hose of size appropriate to the pump or 4.6 m of soft suction	1
	120 m of 38 mm, 45 mm or 50 mm fire hose	1
	Combination spray nozzles, 360 L/min minimum	2
Additional Equipment Recommended for Mobile Water Supply	Crowbar, 1 m minimum	1
	Pair insulated bolt cutters with 11 mm minimum cut	1
	Halligan-type tool with brackets	1
	Fire service claw tool	1
	2 ½ in (65 mm) Hydrant gate valve	1
	Shovel pointed, long handle	1
	Hose straps	4
	38 m length of utility rope with a minimum breaking strength of 2268 kg	1
	Portable pump	1
	Low level strainer for use with portable tanks	1
	Tool box with hammers, wrenches, screwdrivers and other assorted tools	1
	Water transfer device to be used between portable tanks	1
	Gas Engine trash pump	
	Portable bladder(s)	
Required Equipment for an Engine	2.7 kg pick-head axe, with unpainted wooden handle	1
	2.7 kg flathead axe, with unpainted wooden handle	1
	1.8 m pike pole or plaster hook	1
	2.4 m or longer pike pole	1
	Portable hand lights	2
	Approved dry chemical portable fire extinguisher with a minimum 80-B:C rating	1
	9.5 L or larger water extinguisher	1

Category	Item	Quantity
Required Equipment for an Engine - *continued*	Self-contained breathing apparatus (SCBA) complying with CSA Z94.4 “Selection, Use and Care of Respirators”, for each assigned seating position, but not less than four, mounted or stored in containers supplied by the SCBA manufacturer	Minimum of 4
	Spare SCBA cylinder for each SCBA carried, each mounted or stored in a specially designed storage space	1
	First aid kit- (meeting member certification level)	1
	Combination spanner wrenches	4
	Hydrant wrenches	2
	65 mm double female adapter	1
	65 mm double male adapter	1
	Rubber mallet, suitable for use on suction hose connections	1
	Salvage covers, 3.7 m X 4.3 m	2
	Wheel chocks each designed to hold the fire fighting apparatus when loaded to its maximum in-service weight, when on a 10% grade with the transmission in neutral and the parking brake released, shall be mounted in readily accessible locations	2
	For supply hose not using sexless couplings: additional double female adapter and double male adapter required. Adapters sized to fit fire hoses 65 mm or larger and mounted in brackets fastened to the fire fighting apparatus	As required
	If none of the pump intakes are valved, a hose appliance that is equipped with one or more gated intakes with female swivel connection(s) compatible with the supply hose used on one side and a swivel connection with pump intake threads on the other side shall be carried. Any intake connection 90 mm or larger shall include a pressure relief device	As required
	Straight ladder with roof hooks	1
	Extension ladder	1
	Attic ladder NOTE: Purchaser should specify a greater length such as 9 or 10 m as being more useful in most cases	1
	120 m of 38 mm, 45 mm or 50 mm fire hose	1
	360 m of 65 mm or larger fire hose	1
	Combination spray nozzle, 750 L/min minimum combination spray nozzle, 750 L/min minimum	1

Category	Item	Quantity
Required Equipment for an Engine - *continued*	Combination spray nozzle, 360 L/min	1
	Playpipe with shut off and 25 mm, 29 mm and 32 mm tips	1
	Additional of either a combination spray nozzle, 750 L/min minimum or playpipe with shut off and 25 mm, 29 mm and 32 mm tips	1
	Quick Connect deluge gun	1
	Fire blankets	
Additional Equipment Recommended for Engines (According to level of service)	Crowbar, 1 m minimum	1
	Pair insulated bolt cutters with 11 mm minimum cut	1
	Halligan-type tool with brackets	1
	Back-pack type pump tank extinguishers	6
	2 ½ in (65 mm) hydrant gate valve	1
	Reducing gated wye, to fit hose used	1
	Hose straps	4
	38 m length of utility rope with a minimum breaking strength of 2268 kg	1
	3000 W (minimum) portable generator	1
	500 W portable lights	2
	Cord reels with a minimum 61 m cord on each, compatible with lights, and generator	2
	Portable pump	1
	Tool box with hammers, wrenches, screwdrivers and other assorted tools	1
	Fire brooms	3
	Hose clamp	1
	Metal rakes	4
	Long handle, pointed shovel	1
	Scoop shovel	1
	Master stream appliance, (3785 L/min) minimum	1
	Foam delivery equipment compatible with onboard foam system	As required
	Additional 38 mm hose and nozzles for rural service	As required
	Additional longer extension ladders in lieu of ladder truck support	As required
	Additional self-contained breathing apparatus (SCBA) sufficient that each fire fighter fighting interior fires shall be equipped, along with one spare bottle per SCBA	As required

Category	Item	Quantity
Additional Equipment Recommended for Engines (According to nature of service) - *continued*	Electric power blower	
	Saws (chain, electric, cordless, circular, reciprocating, etc.) in support of RIT	
	Drills (power or cordless)	
Incident Command Equipment	Radios	As required
	ICS Command Boards	1
	Leatherman	
	Binoculars or similar	
	Map books (primarily backroads or trails knowledge)	
Training items *All live fire devices must be limited to Class B fuels to limit exposures to firefighters*	Digital Fire simulator	
	Smoke generator	
	Palmer dollhouse	
	Manuals and workbooks (e.g., International Fire Service Training Association)	

Ineligible Costs and Activities

The following items are not eligible as equipment required to support response to structure fire:

- Major capital items, major fire apparatus or vehicles
- Foam, flammable liquid and/or batteries (except when used for training purposes only)
- Defibrillators
- Weather metres and/or weather stations
- GPS devices and compasses
- Drones
- IT equipment
- CPR training dummies
- Tents, sleeping bags and sleeping mats
- Spill kits
- Equipment required for search and rescue, high angle rescue, road rescue and/or medical assist (e.g., stretcher mule)
- Wildland fire training equipment

Appendix 3: Funding Requirements for FireSmart Structure Protection

The purchase of equipment for FireSmart Structure Protection should be in support of the completion of a FireSmart Structural Protection Trailer, a Structure Protection Community Assessment and training of structural protection personnel as outlined below.

For more information on the trailer requirements and Structure Protection Community Assessments please contact the Structure Protection Coordination Office at spco@gov.bc.ca

Phase 1 Start up

It is recommended that in this phase applicants commit to completion of a FireSmart Structure Protection Trailer and purchase initial equipment (limited to Table 2), start the process of requesting Structure Protection Community Assessments (contact the Structure Protection Coordination Office at SPCO@gov.bc.ca) and train staff to support a structure protection program.

Phase 1 was designed to ensure that a community would have a functional set of structure protection equipment while they build their overall structure protection program.

For the purpose of funding, the following are not eligible as Phase 1: Start Up expenditures: mixed oil 2 cycle, chain oil, tape (duct, Teflon or electrical), and rags.

Table 3: Eligible Activities for FireSmart Structure Protection Phase 1: Start Up

Category	Item	Quantity
Pump	Mark 3/Wick 75/Watson	2
	Pump Tool Kit	3
	Suction Hose	3
	Fuel Can	4
	Single Fuel Line	4
	Dual Fuel Line	4
Berm	Portable Berm	2
Hose	1.5” x 100ft	15
	1.5” X 50ft	20
	Econo x 50ft	50
	Econo x 25ft	40
Nozzle	Econo	5
	1.5”	6
Valves	3-way	10
Sprinklers	Butterfly	15
	Large Sprinkler	15
	Small Sprinkler	15
	Gutter Mount	10
	Gutter Mount Bracket	10

Category	Item	Quantity
Water thieves	1.5”	30
Portable Tank	2500 Gal	1
	Drain Kit	1
Ladder	Extension	1
Impact Tool	Impact Driver	1
Poly	Rolls	2
Tape	SPU Flagging	5 x 5 colours
Saw	Hand	1
Safety	Fire Extinguisher	1
	First Aid	1
	Cones	1

CITY OF CHILLIWACK
OFFICE OF THE MAYOR

August 15, 2023

Via Email: PSSG.Minister@gov.bc.ca

Honourable Mike Farnworth
Minister of Public Safety and Solicitor General

Dear Honourable Minister Farnworth,

It was a pleasure to host you recently at Chilliwack City Hall for the announcement of a mobile integrated crisis-response team coming to Chilliwack and several other municipalities. This is great news for our community and we look forward the program being implemented.

Thank you for meeting with me after that announcement to discuss the Province's decision to alter the South Coast Highway Patrol's service model. In our meeting, you mentioned you would ask that the decision be put on hold for further review. Our Officer-in-Charge of the Upper Fraser Valley Regional Detachment has advised that the RCMP has not heard anything to this effect.

As we discussed, downloading traffic-related calls for service to municipalities will negatively affect our ability to respond to local policing concerns. We understand that the Province's intention is to allow Highway Patrol members to do more proactive policing. Unfortunately, this would exacerbate existing staff shortages for the RCMP. Further, unlike many other municipal detachments, Chilliwack is part of a regional detachment, which includes Agassiz, Hope and Boston Bar. We are greatly concerned that the RCMP will be forced to shuffle resources away from Chilliwack in order to respond to concerns on Highways 1, 3 and 5 if these changes are implemented.

We shared a number of additional concerns with you in our meeting and previous correspondence that I will not reiterate. Ultimately, while we are appreciative that you took the time to meet with us, we are following up to confirm that a final decision regarding the South Coast Highway Patrol service model has not been made.

I look forward to hearing from you regarding this matter.

Respectfully,

Ken Popove
Mayor

Jaime Van Nes

From: noreply@fvrd.ca
Sent: August 22, 2023 2:20 PM
To: Jaime Van Nes
Subject: Ensuring Clean Water for Our Fisheries, Wildlife, and Resident Orcas in the Fraser River Watershed

Recipient	Legislative Services
Topic	Ensuring Clean Water for Our Fisheries, Wildlife, and Resident Orcas in the Fraser River Watershed
Name	John R Roe
E-mail Address	veinsoflife@gmail.com
Phone Number	[redacted]
Message	

John R Roe
Veins of Life Watershed Society
The Salish Sea Beautiful British Columbia
To: Area Directors
Subject: Ensuring Clean water for OurFisheries, Wildlife, and Resident Orcas in the Fraser River Watershed
Dear Area Directors
Hope this letter finds you well. I amwriting to express my deep concern about the water quality in the Fraser River Watershed and the potential impacts on our precious fisheries, wildlife, andthe resident Orcas that call this region their home.
As a concerned citizen and advocate for environmental conservation, I believe it is crucial that weprioritize efforts to monitor, test, and control the sources of pollution inour water bodies, particularly in relation to end-of-pipe storm drain outfalls.
The Fraser River Watershed holds immense ecological value, serving as a critical habitat for various species offish, wildlife, and the iconic resident Orcas. The health of this ecosystem isintricately linked to the quality of water it receives. Contaminants and pollutants entering the water through storm drain outfalls pose a significantthreat to the delicate balance of this ecosystem. It is imperative that we takeproactive measures to ensure the continued viability of our fisheries, protectour wildlife, and provide a safe environment for our resident Orcas.
I kindly request that the Area Directors takesthe following actions to address these concerns:
1. Comprehensive Monitoring and Testing: Implement a comprehensive monitoring and testing program toregularly assess the water quality in the Fraser River Watershed. This programshould include frequent sampling and analysis of pollutants, as well ascontinuous monitoring of key water quality parameters.
2. Source Control Investigations: Initiatethorough investigations into the sources of pollutants entering the waterthrough end-of-pipe storm drain outfalls. Identify the specific pollutants andtheir origins, and take effective measures to eliminate or mitigate their entryinto the watershed.
3. Transparency and Access to Data: Make the collected water quality data, monitoring reports, andsource control investigation findings accessible to the public. Transparency isessential for fostering trust among concerned citizens and ensuring thatinformed decisions can be made to protect our environment.
4. Engagement with Staff: I kindly request information on the relevant staff members or departments

responsible for overseeing water quality management and pollution control in the Fraser River Watershed. It would be greatly appreciated if you could provide contact details or advise on the appropriate channels through which concerned citizenscan communicate their thoughts, gather information, and provide input.The collective efforts of the Council,concerned citizens, and environmental organizations can have a profound impacton the health and sustainability of the Fraser River Watershed. By prioritizing clean water and taking proactive measures to address pollution sources, we cansecure a better future for our fisheries, wildlife, and beloved resident Orcas.
Thank you for your time and attentionto this matter. I look forward to your response and hope to see positive stepstaken toward safeguarding the Fraser River Watershed for generations to come.
Sincerely
John R Roe
Founding Director
Veins of Life Watershed Society

Office 250 383 2086
The Dead Boats Disposal Society

www.salishsea.ca
Veins of Life Watershed Society
25 years of cleanup and restoration in the fresh water and marine ecosystems, the only value I have learned is to stop the pollution/debris before it enters the environment. source control, source control, source control, before restoration or reclamation. Amen

oshaku shushaku—mistake upon mistake compounds to become the sum total of one's knowledge.

The Honourable David Eby
Premier of British Columbia
PO Box 9041 STN PROV GOVT
Victoria, BC V8W 9E1

THE DISTRICT OF BARRIERE

August 28, 2023

Dear Premier,

RE: 2023 Wildfire Response – Request for 3rd Party Review

With the unprecedented wildfires throughout our Province in 2023 that are destroying more land, homes, and infrastructure than ever before, it is important for the government of British Columbia to recognize its responsibility in analyzing each fire and their respective crew responses in order to learn and be able to improve future wildfire outcomes.

Proper analysis requires the protection and retention of all information, data and correspondence to and from BC Wildfire Service pertaining to each wildfire in the 2023 fire season.

The Government of BC is also reminded of its responsibility in undertaking a thorough, comprehensive review of the wildfire season, that this review should include a committee consisting of local elected officials and First Nations from affected areas, wildfire experts from other jurisdictions, BC Wildfire Service representatives as well as nonpartisan representation from the BC Legislature. This review needs to begin immediately and its summary, with initial recommendations, should be shared with the public before the 2024 wildfire season. Such a review/audit was done after the 2003 wildfire season in BC, and it proved to provide invaluable lessons for subsequent years.

On behalf of the District of Barriere Council, we are asking for all Regional Districts and municipalities in BC for their support of this initiative and to individually ask our Provincial Government to undertake this important review of the 2023 wildfire response.

Respectfully,

Mayor Ward Stamer
District of Barriere
mayor@barriere.ca

Cc: Honourable Bruce Ralston, Minister of Forests
Chief George Lampreau, Simpcw First Nation
BC Regional Districts

BC Highway Patrol

Making our highways safer together.

Upper Fraser Valley Detachment
Superintendent Davy LEE
OIC UFVRD RCMP
45926 Airport Road
Chilliwack, BC
V2P 2C8

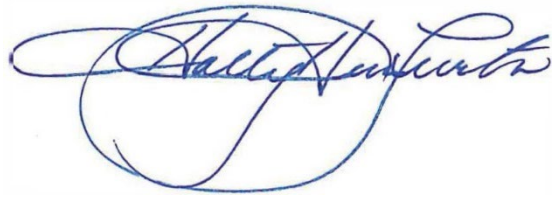
August 31, 2023

I am writing to advise that the planned implementation of the transfer of responsibility for traffic-related calls for service on provincial highways from BCHP to municipalities has been temporarily delayed. We are currently working with the Province to address some outstanding points of communication with a small number of municipalities in relation to this matter – something which needs to occur before the service delivery change can be implemented. Further updates will be shared once they are available.

Therefore, BCHP-Burnaby and BCHP-Chilliwack will maintain responsibility for traffic-related calls for service on provincial highways, including all fatal collisions, until further notice.

Should you have any specific questions or concerns, please do not hesitate to contact Inspector Brian DONALDSON. Inspector DONALDSON can be contacted via email at brian.donaldson@rcmp-grc.gc.ca or via phone at 604-702-4080.

Sincerely,



Chief Superintendent Holly TURTON
OIC BC Highway Patrol

BRITISH
COLUMBIA

VIA EMAIL

Ref. 656716

September 21, 2023

His Worship Paul Horn
Chair, Fraser Valley Regional District and Mayors' Committee
1 - 45950 Cheam Avenue
Chilliwack BC V2P 1N6
Email: info@fvrd.ca

Dear Mayor Paul Horn:

I am writing today with respect to concerns you have shared on behalf of the Fraser Valley Regional District (FVRD) Chair and Mayors' Committee regarding upcoming service delivery changes to the RCMP's South Coast Highway Patrol Unit (SCHP).

As the Minister, my primary responsibility under the *Police Act* is to ensure that an adequate and effective level of policing and law enforcement is maintained throughout British Columbia. Under the *Act*, on my behalf and subject to my direction, the Director of Police Services is responsible for superintending policing and law enforcement functions in British Columbia.

As a unit within the Provincial Police Service, the mandate of the BC Highway Patrol (BCHP) is to *decrease the number of serious injury and fatal collisions on provincial highways in BC through proactive traffic enforcement, education, building of partnerships and the interception of illegal contraband*. While SCHP delivers these proactive enforcement services, on provincial highways under their jurisdiction, including to both provincial and municipal areas, the responsibility to respond to a traffic call for service (TCFS), on provincial highways, lies with relevant jurisdictions. With a mandated focus to proactively address root causes of driving behaviours that lead to both TCFS and serious and fatal collisions, it is imperative that any barriers preventing or inhibiting this service be removed as quickly as possible to ensure that public safety is not only maintained but increased.

The Province maintains its support to realign the SCHP service delivery model; however, I appreciate the concerns that you and a small number of municipalities have raised. Ministry staff are working with the BC RCMP to ensure these concerns have been responded to before this service delivery change can occur. As a result, a decision was made to delay the planned September 1, 2023, implementation date.

…/2

Ministry of
Public Safety
and Solicitor General

Office of the Minister
and Deputy Premier

Mailing Address:
Parliament Buildings
Victoria BC V8V 1X4

It is important that outstanding concerns are responded to expediently. As such, I have directed A/Director of Police Services, Glen Lewis, to arrange a meeting between his office and the FVRD Chair and Mayors' Committee to discuss the service delivery realignment in more detail. The BC RCMP will also attend this meeting.

The Office of the Director of Police Services will be in contact with you to establish the date and time for this meeting.

Sincerely,

Mike Farnworth
Minister of Public Safety and Solicitor General
and Deputy Premier

pc. The Honourable Pam Alexis, MLA
Michael de Jong, MLA
Bruce Banman, MLA
Kelli Paddon, MLA
Jackie Tegart, MLA
Chief Jason Lum, FVRD
Mayor Ross Siemens
Mayor Ken Popove
Mayor Ed Wood
Mayor Victor Smith
Mayor Sylvia Pranger
Chair George Harvie, Metro Vancouver RD
Glen Lewis, A/ Assistant Deputy Minister and Director of Police Services, Policing and Security Branch
Jamie Lipp, A/ Deputy Director of Police Services and Executive Director, Policing and Security Branch
Katherine St. Denis, Director, Policing and Security Branch