

FRASER VALLEY REGIONAL DISTRICT



ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING AGENDA

Thursday, February 15, 2018

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Pages

1. CALL TO ORDER

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of February 15, 2018 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

3.1 Electoral Area Emergency Services - Roles and Responsibilities

10 - 23

- Presentation by staff

4. MINUTES/MATTERS ARISING

4.1 Minutes of the Electoral Area Services Committee Meeting January 10, 2018

24 - 29

MOTION FOR CONSIDERATION

THAT the Minutes of the Electoral Area Services Committee Open Meeting of January 10, 2018 be adopted.

5. CORPORATE ADMINISTRATION

5.1 Deroche Community Access Centre Rental Policy and Procedures

30 - 33

- Corporate report dated February 15, 2018 from Jaime Schween, Manager of Corporate Administration
- Policy: Deroche Community Access Centre Rentals

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District endorse and adopt the draft Deroche Community Access Centre Rental Policy and Procedures.

5.2 Fraser House Society Lease at Deroche Community Access Centre 34 - 36

- Corporate report dated February 15, 2018 from Jaime Schween, Manager of Corporate Administration
- Deroche office floor plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a three year lease agreement with the Fraser House Society, for rental of the former community policing office space at the FVRD Deroche Community Access Centre at a cost of \$200 per month.

6. FINANCE

6.1 Grant-in-Aid Request – Boston Bar North Bend Enhancement Society, Electoral Area “A” 37 - 39

- Corporate report dated February 15, 2018 from Kristy Hodson, Manager of Financial Operations
- Grant-In-Aid application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Boston Bar North Bend Enhancement Society in the amount of \$2,000 to be funded from the 2018 Electoral Area “A” grant-in-aid budget to assist with the costs of publishing the community newsletter.

6.2 Grant-In-Aid Request – Fraser Canyon Hospice Society, Electoral Area “B” 40 - 47

- Corporate report dated February 15, 2018 from Kristy Hodson, Manager of Financial Operations
- Grant-In-Aid cover letter and application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,800 to the Fraser Canyon Hospice Society, funded from the Electoral Area “B” grant-in-aid budget, to offset costs of their 14th annual Camp Skylark.

6.3 Grant-in-Aid Request – Scenic 7 BC – Co-operative Marketing Partners, Electoral Area “B” 48 - 53

- Corporate report dated February 15, 2018 from Kristy Hodson, Manager of Financial Operations

- Grant-In-Aid application
- Grant-In-Aid application attachment

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid to Scenic 7 BC Co-operative Marketing Partners (Scenic7BC), to be funded from the 2018 Electoral Area “B” grant-in-aid budget in the amount of \$500, to help build their online presence across their target markets.

6.4 Grant-in-Aid Request – Chilliwack Vedder River Cleanup Society, Electoral Area “E” 54 - 56

- Corporate report dated February 15, 2018 from Kristy Hodson, Manager of Financial Operations
- Grant-In-Aid application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,100 to the Chilliwack Vedder River Cleanup Society, funded from the 2018 Electoral Area “E” grant-in-aid budget to help offset the costs associated with hosting the Chilliwack Vedder River cleanups on April 21 and September 30 of 2018.

7. ENGINEERING & UTILITIES

No items

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1 Electoral Area Planning and Development: 2017 Year End Report 57 - 71

For Information Only

- Corporate report dated February 15, 2018 from Margaret Thornton, Director of Planning and Development and Andrea Antifaeff, Planning Assistant.

8.2 Development Permits Issued in 2017 by the Director of Planning & Development 72 - 75

For Information Only

- Corporate report dated February 15, 2018 from Andrea Antifaeff, Planning Assistant and Margaret Thornton, Director of Planning and Development.

8.3 Update - FVRD GeoHazard Management Program 76 - 78

- Corporate report dated February 15, 2018 from Dawn Smith, Planner

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse the updated FVRD-EGBC (Engineers and Geoscientists of British Columbia) GeoHazard Assurance Statement and Hazard Acceptability Thresholds for Development Approvals policy.

8.4 Site Specific Floodplain Exemption Application for 30420 Trans-Canada Highway, Electoral Area “B” 79 - 175

- Corporate report dated February 15, 2018 from Katelyn Hipwell, Planner I
- Geohazard report dated December 18, 2017 from Madrone Environmental Services Ltd.
- Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve the Site-Specific Floodplain Exemption Application to reduce the Fraser River setback from 60 metres to 45 metres for the placement of a new mobile home and construction of a new accessory structure (shop) on the property located at 30420 Trans-Canada Highway, Electoral Area B on the basis of the report prepared and reviewed by a Professional Geoscientist at Madrone Environmental Services Ltd. stating that the proposed setback exemption would allow for safe use of the property;

SUBJECT TO the Fraser Valley Regional District entering into a covenant with a priority charge to be registered on title of the property pertaining to the setback exemption and building permit approval for 30420 Trans-Canada Highway;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to this matter.

8.5 Application for a Temporary Use Permit for 53730 Bridal Falls Road, Electoral Area “D” to allow for the existing camping cabins within a campground. 176 - 201

- Corporate report dated February 15, 2018 from Melissa Geddert, Planning Technician
- Draft Temporary Use Permit 3095-20-2017-04
- Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2017-04 for the continuation of existing camping cabins within the Holiday Trails Resort campground located at 53730 Bridal Falls Road for a period of 3

years.

- 8.6** Commercial Gravel Operation Permit 2017-02 (Laurmel Holdings), Area "G" 202 - 243
- Corporate report dated February 15, 2018 from Graham Daneluz, Deputy Director of Planning and Development.
 - Commercial Gravel operation Permit 2017-02
 - Redacted application
 - Cox Quarry regional Impact Overview

MOTION FOR CONSIDERATION

THAT the FVRD Board issue Commercial Gravel Operation Permit 2017-02 to Laurmel Holdings LTD for the Mainland Sand & Gravel quarry operation at 6850 Cox Road, FVRD Area "G"

- 8.7** Development Variance Permit 2017-27 to reduce the interior side lot line setback for a detached garage at 47883 Hansom Road, Electoral Area "E" 244 - 267
- Corporate report dated February 15, 2018 from Melissa Geddert, Planning Technician
 - Draft DVP Permit 2017-27
 - Redacted application
 - Redacted email

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2017-27 to vary the interior side lot line setback from 7.6 metres to 1 metre, clear to sky, to permit the construction of a detached garage at 47883 Hansom Road, Electoral Area "E" .

- 8.8** Form and Character Development Variance Permit 2018-01 and Development Permit 2018-02 for the final phase (10 lots) at the "Cottages at Cultus Lake" holiday park development at 029-380-839 off Columbia Valley Road, Electoral Area "H"; 268 - 387
- Corporate report dated February 15, 2018 from David Bennett, Planner II
 - Draft DVP 2018-01
 - Draft DP 2018-02
 - Schedule D
 - Schedule C
 - Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Permit 2018-01 regarding the form and character and geo-hazard protection for the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H” subject to consideration of any concerns raised from neighbourhood notification;

AND THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-02 regarding the siting of buildings and the lot layout of the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H”.

- 8.9** Development Variance Permit 2018-02 to Reduce the Setback from an adjacent Mobile Home for 88-3942 Columbia Valley Road, Cultus Lake Village MHP, Electoral Area "H" 388 - 401

- Corporate report dated February 15, 2018 from Johannes Bendle, Planner I
- Draft DVP 2018-02
- Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-02 to vary the setback from an adjacent mobile home from 5.5 metres to 2.8 metres to allow a canopy and deck at 88-3942 Columbia Valley Road, Cultus Lake Village MHP, Electoral Area “H”, subject to consideration of any comments or concerns raised by the public.

- 8.10** Application for Development Variance Permit 2018-04 to Vary the Height of an Addition to an Existing Single Family Dwelling at 10298 Wildrose Drive, Electoral Area "D" 402 - 418

- Corporate report dated February 15, 2018 from Katelyn Hipwell, Planner I
- Draft DVP 2018-04
- Redacted DVP Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-04 to vary the permitted height of an addition to an existing single family dwelling at 10298 Wildrose Drive from 10.0 metres to 11.28 metres, subject to consideration of any comment or concerns raised by the public.

- 8.11** Development Variance Permit 2018-05 to Increase the Height of a House for 1162 Iverson Road, Electoral Area "H" 419 - 438

- Corporate report dated February 15, 2018 from Johannes Bendle, Planner I

- Draft DVP 2018-05
- Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider Development Variance Permit 2018-05 to increase the height from 10 metres to 13.3 metres for a house at 1162 Iverson Road, Electoral Area “H”, after neighbourhood notification and consideration of any comments or concerns raised by the public.

8.12 Development Variance Permit 2018-06 to Decrease the Side and Rear Lot Setback for 121-14500 Morris Valley Road, Electoral Area "C" 439 - 454

- Corporate report dated February 15, 2018 from Johannes Bendle, Planner I
- Draft DVP 2018-06
- Redacted application
- Redacted letter of support

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board considers Development Variance Permit 2018-06 to reduce the side and rear lot setback for a shed at 121-14500 Morris Valley Road, Electoral Area “ C “ after neighbourhood notification and consideration of any comments or concerns raised by the public.

8.13 Application for Development Variance Permit 2018-07 to Vary the Interior Side Lot Setback of a New Single Family Dwelling and Eaves Projections at 107-14500 Morris Valley Road, Electoral Area “C” 455 - 472

- Corporate report dated February 15, 2018 from Katelyn Hipwell, Planner I
- Draft DVP 2018-07
- Redacted DVP Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-07 to vary the interior side lot line setbacks at 107-14500 Morris Valley Road from 2.1 metres to 1.5 metres for the single family dwelling and 1.5 metres to 1.2 metres for the eave projections, subject to consideration of any comment or concerns raised by the public.

8.14 Development Variance Permit 2018-08 to vary the requirements related to a proposed Accessory Family Residence at the property located at 42095 473 - 487

Lougheed Highway, Area "G"

- Corporate report dated February 15, 2018 from Melissa Geddert, Planning Technician
- Draft DVP 2018-08
- Redacted application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-08 to vary requirements regarding the relationship between property owner and occupant of an Accessory Family Residential Use at 42095 Lougheed Highway, Area "G"

AND THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all legal instruments associated with this application

9. ELECTORAL AREA EMERGENCY SERVICES

9.1 Fraser Valley Regional District Electoral Area Fire Services Regulatory Bylaw No. 1474, 2018 488 - 500

- Corporate report dated February 15 2018 from Reg Dyck, Manager of Electoral Area Emergency Services
- Draft Bylaw No. 1474, 2018

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Bylaw No. 1474, 2018*.

10. ADDENDA ITEMS/LATE ITEMS

11. REPORTS BY STAFF

12. REPORTS BY ELECTORAL AREA DIRECTORS

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

14. RESOLUTION TO CLOSE MEETING

MOTION FOR CONSIDERATION

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters

pursuant to:

- Section 90(1)(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 Committee could reasonably be expected to harm the interests of their regional district if they were held in public.

R E C E S S

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

MOTION FOR CONSIDERATION

THAT the Electoral Area Services Committee Open Meeting of February 15, 2018 be adjourned.