

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

REVISED AGENDA

Thursday, April 25, 2024

(Immediately following the FVRHD Open Meeting)

In person at FVRD Boardroom & by Zoom Conference Call

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 April 25, 2024 be approved;

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

4. DELEGATIONS AND PRESENTATIONS
 - 4.1 2023 Fraser Valley Regional District Audited Financial Statements

All/Unweighted

- Presentation by Sean Reid, Partner, KPMG Enterprise
- Corporate report dated April 25, 2024 by Beth Klein, Controller/Deputy CFO
- 2023 Consolidated Financial Statements
- Draft 2023 Audit Findings Report
- Orientation and navigation tool
- Draft 2023 Independent Auditors Report
- Draft 2023 Management Responsibility Letter (MRL)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve the 2023 Audited Financial Statements for the Fraser Valley Regional District.

5. BOARD MINUTES & MATTERS ARISING

5.1 Draft Fraser Valley Regional District Board Meeting Minutes - March 21, 2024

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of March 21, 2024 be adopted.

6. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

6.1 Draft Human Resources Committee Open Meeting Minutes - April 3, 2024

6.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - April 11, 2024

6.3 Draft Electoral Area Services Committee Open Meeting Minutes - April 11, 2024

7. LEGISLATIVE SERVICES

7.1 Electoral Area Director Attendance at Keeping It Rural Conference: May 21 to 23, 2024

All/Unweighted

- Corporate report dated April 25, 2024 by Jaime Van Nes, Director of Legislative Services
- Keeping it Rural Conference Agenda

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize Directors Johnson and MacAhonic to attend the Keeping It Rural Conference in lieu of attending the 2024 Federation of Canadian Municipalities Annual Conference and Trade Show;

AND THAT registration fees, accommodation and travel costs be approved from Budget 102 (Electoral Area Administration).

7.2 Automatic Vehicle Location Technology Policy

All/Unweighted

- Corporate report dated April 11, 2024 by Jaime Van Nes, Director of Legislative Services
- Automatic Vehicle Location Technology Policy

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board abolish the Automatic Vehicle Location Technology Policy.

8. FINANCE

8.1 Canada's New Forced Labour Act & Reporting Requirements

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Kelly Lownsborough, Director of Corporate Services & CFO

8.2 2023 Grant Financial Accountability Reporting

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Kinga Williams and Melanie Jones, Accountants
- 2023 Electoral Area Grant-in-Aid Funding
- 2023 Regional Grant-in-Aid Funding
- 2023 Community Forest Grant Funding
- 2022 Electoral Area Grant-in-Aid Funding

8.3 Financial Plan 2024-2028 Amendment: April

All/Unweighted

- Corporate report dated April 11, 2024 by Kinga Williams, Accountant
- Electoral Area Service Amendments
- Regional Service Amendments

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct Staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2024-2028 Financial Plan Bylaw No. 1726, 2024 to include five Electoral Area Service Amendments and thirteen Regional Services amendments.

8.4 2024 Grant-In-Aid Request – Cultus Lake Stewardship Society, Electoral Area H

All/Unweighted

- Corporate report dated April 11, 2024 by Melanie Jones, Accountant
- Grant-In-Aid Application
- Supporting documents

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Cultus Lake Stewardship Society (CLASS), funded from the 2024 Electoral Area H grant-in-aid budget, to help cover expenses of the Smallmouth Bass mitigation work and the related public outreach materials and awareness events.

8.5 2024 Grant-in-Aid Request - Chilliwack Area Lions Clubs, Electoral Area H

All/Unweighted

- Corporate report dated April 11, 2024 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 \$2,500 to the Chilliwack Area Lions Clubs, funded from the 2024 Electoral Area H grant-in-aid budget to help offset the costs of the Cultus Lake Pike Minnow Fishing Derby.

8.6 2024 Grant-In-Aid Request – Cultus Lake Park Community Events and Engagement Committee, Electoral Area H

All/Unweighted

- Corporate report dated April 11, 2024 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 Cultus Lake Park Community Events and Engagement Committee, funded from the 2024 Electoral Area H grant-in-aid budget, to help offset the costs of the annual Cultus Lake Day event.

9. BYLAWS

9.1 Fraser Valley Regional District Zoning Amendment Bylaw No. 1723, 2023 to implement cannabis regulations

EAs/Unweighted

- Corporate report dated April 25, 2024 by Andrea Antifaeff, Planner I
- Draft Bylaw No. 1723, 2023

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1723, 2023*.

9.2 Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023 (Fraser Valley Future 2050)

- Corporate report dated April 11, 2024 by Alison Stewart, Manager of Strategic Planning
- Formal Notice of Acceptance
- Draft Bylaw No. 1706, 2023
- Regional Growth Strategy

MOTION FOR CONSIDERATION

MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board receives the City of Abbotsford, City of Chilliwack, City of Mission, District of Hope, District of Kent, Village of Harrison Hot Springs, Metro Vancouver Regional District, Squamish-Lillooet Regional District, Thompson Nicola Regional District and Regional District of Okanagan Similkameen resolutions to accept *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* in accordance with Section 436 of the Local Government Act;

AND THAT the Fraser Valley Regional District Board deem the *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* accepted in accordance with Section 436 of the Local Government Act;

AND THAT the Fraser Valley Regional District Board give third reading to the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*;

MOTION FOR CONSIDERATION

MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*.

9.3 Fraser Valley Regional District Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024

- Corporate report dated April 11, 2024 by Sam Sidal, Bylaw Compliance & Enforcement Officer
- Draft Bylaw No. 1739, 2024

MOTION FOR CONSIDERATION

MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024*;

MOTION FOR CONSIDERATION

MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024*;

MOTION FOR CONSIDERATION

MOTION NO. 3

All/Unweighted (2/3 Votes Cast)

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024*.

9.4 *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1719, 2023*

- Corporate report dated January 25, 2024 by Brodie Barber, Engineering & Community Services Technologist
- Draft Bylaw No. 1719, 2023

MOTION FOR CONSIDERATION

MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board rescind third reading to the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1719, 2023*;

MOTION FOR CONSIDERATION

MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give third reading to the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1719, 2023*.

10. PERMITS

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

10.1 Development Variance Permit 2024-01 to increase the maximum size for an accessory structure at 52655 Yale Road, Electoral Area D

EAs/Unweighted

- Corporate report dated March 14, 2024 by Tracey Heron, Planning Technician
- Application
- Draft Permit
- Letters of support

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2024-01 for 52655 Yale Road, Area D, to increase the maximum gross floor area of a residential accessory structure from 45 square metres to 73.6 square metres, measured clear to sky, subject to consideration of comments or concerns raised by the public.

11. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

11.1 Vancouver Soaring Association Seasonal Lease

All/Weighted

- Corporate report dated April 11, 2024 by Christina Vugteveen, Manager of Parks

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a five year agreement with the Vancouver Soaring Association for the purpose of a seasonal lease located at the Fraser Valley Regional Airpark in Hope.

11.2 Assignment and Assumption Agreement for Sale of Rogers Telecommunication Tower located at 47100 Laurel Road, Hemlock Valley, Electoral Area C

All/Weighted

- Updated corporate report dated April 25, 2024 by Jaime Van Nes, Director of Legislative Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute an agreement to assign the Rogers Licence Agreement for its telecommunication site located at 47100 Laurel Road, Hemlock Valley, Electoral Area C to Redwood Infrastructure LP for the remainder of the existing term to October 31, 2031.

12. OTHER MATTERS

12.1 Human Resources Update – Q1 Statistics

FOR INFORMATION ONLY

- Corporate report dated March 14, 2024 by Tina Mooney, Manager of Human Resources & Safety Services

12.2 Do-It-Yourself Indoor Air Cleaner Workshops

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Elias Ross, Environmental Services Coordinator

12.3 Provincial Land Management Legislative Updates related to the Declaration on the Rights of Indigenous Peoples Act

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Kate Fenton, Planner I, Indigenous Relations

12.4 Rural Transit Needs Assessment and Action Plan Update

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Theresa Alexander, Planner I

12.5 Development Permits Issued in 2023 by the Director of Planning & Development

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Sebastian Mather, Planning Assistant
- Development Permits Fact Sheet

12.6 Options for Implementing Zoning Amendments required by the Housing Statutes (Residential Development) Act (Bill 44) and Application to the Minister of Housing to Extend the Deadline

All/Unweighted

- Corporate report dated April 11, 2024 by Graham Daneluz, Director of Planning & Development
- Option 1 - Work Plan and Schedule
- Option 2 - Groundwater Capacity Risk Assessment Work Plan and Schedule

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to prepare and submit an application to the Minister of Housing to extend the deadline for amendments to FVRD electoral area zoning bylaws to accommodate small-scale multi-unit housing requirements set out in the Housing Statutes (Residential Development) Amendment Act (Bill 44);

AND THAT the FVRD Board identify Option 2 in the staff report dated April 11, 2024, as its preferred implementation option subject to confirmation of costs and feasibility of conducting groundwater capacity assessments;

AND FINALLY THAT the FVRD Board direct staff to prepare a report on the estimated costs and feasibility of undertaking groundwater capacity assessments as a component of implementing the Housing Statutes (Residential Development) Amendment Act (Bill 44).

12.7 Electoral Area Planning 2024-25 Work Plan Priorities

FOR INFORMATION ONLY

- Corporate report dated April 11, 2024 by Hasib Nadvi, Deputy Director of Planning & Development
- Letter from UBCM Re: 2024 Complete Communities - Approval-In-Part Agreement & Terms and Conditions of Funding (April 10, 2024)
- Local Government Program Services - General Funding Terms and Conditions

12.8 Letter from Jeff Weightman, BC Ministry of Agriculture and Food RE: A Presentation on Land Use Planning for Agriculture - Invitation (March 22, 2024)

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board send an invitation to the Ministry of Agriculture and Food to provide a presentation on land use planning for agriculture to a future meeting of the FVRD Board.

12.9 UBCM - Excellence in Governance Award Application

All/Unweighted

- Corporate report dated April 11, 2024 by Kelly Lownsbrough, Director of Corporate Services & CFO

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board support the application to UBCM's Excellence in Governance Award for the FVRD Financial Plan's public engagement and transparency.

12.10 Building Bylaw, and BC Building Code Contraventions at 3640 Vance Road, Electoral Area H

All/Unweighted

- Corporate report dated April 11, 2024 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Title Search
- Property information report
- Property Information map
- Building Bylaw Contravention letter (November 2, 2023)
- Bylaw offence notice (January 15, 2024)
- Show Cause legal notice letter (February 24, 2024)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the Community Charter respecting contraventions of Fraser Valley Regional District Building Bylaw No. 1188, 2013 and the BC Building Code at 3640 Vance Road, Electoral Area H, Fraser Valley Regional District, British Columbia, legally known as: PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT PLAN LMP8784, (PID: 018-103-103).

12.11 Bylaw Building Code Contraventions at 10979 Farms Road, Electoral Area F

All/Unweighted

- Corporate report dated April 11, 2024 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Title Search
- Property information report

- Property Information map
- Building Bylaw Contravention letter (October 26, 2023)
- Bylaw offence notice (February 20, 2024)
- Show Cause legal notice letter (February 24, 2024)

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the Community Charter respecting contraventions of *Fraser Valley Regional District Building Bylaw No. 1188, 2013* and the *BC Building Code* at 10979 Farms Road, Electoral Area H, Fraser Valley Regional District, British Columbia, legally known as: LOT 1 SECTION 11 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 4333 (PID: 006-898-254).

12.12 Temporary change to Liquor Licensing at Sasquatch Inn, Electoral Area C

All/Unweighted

- Corporate report dated April 11, 2024 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Liquor and Cannabis Licensing Application
- Floor Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse the application received March 14, 2024 for a temporary change to the liquor license for the Sasquatch Inn Ltd (46001 Lougheed Highway, Electoral Area C) with the following comments:

The Board has no objection to the planned event and requested change to the Liquor Licence, subject to the following items being addressed:

1. Temporary provisions for vehicular parking to ensure the requirements identified in the current *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 1638, 2021*.
2. Temporary provisions for the existing facilities will be adequate for the proposed increased occupant load pursuant to the Provincial Sewerage Regulation.
3. Special Events are only held in accordance with any Provincial Health Department Orders and Guidelines.

12.13 Crown Land Tenure Referral for South Anderson Mountain Resort, Electoral Area B

EAs/Unweighted

- Corporate report dated April 11, 2024 by Hasib Nadvi, Deputy Director of Planning & Development
- Agency Stakeholder Referral Letter (November 3, 2023)
- South Anderson Mountain Resort- Expression of Interest

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District respond to the Mountain Resorts Branch referral regarding the Expression of Interest for the proposed all-season South Anderson Mountain resort with the following comments:

1. The Province is asked to work with the Regional District to coordinate review and approval processes that involve the adoption of a new Official Community Plan and comprehensive zoning amendment before granting final approvals that enable the proposed resort to be developed;
2. The Province is asked to work with the Regional District to identify planning processes that align the Resort Master Planning with comprehensive planning for the creation of a new small city in a distant mountain environment. It should emphasize:
 - a. alignment with the vision and goals of an OCP and its 15-20 year growth timeline;
 - b. sustainable and safe delivery of local services; and,
 - c. comprehensive risk assessment and allocation of residual risk associated with servicing, governance and administration of a new mountain city;
3. The Province is asked to work with the Regional District to undertake a Governance and Land Tenure Study to consider a range of land tenure options including Indigenous self-governance and Indigenous land management, Addition to Reserve (ATR), creation of a resort municipality from the onset, and the creation of an unincorporated community with specific triggers for becoming a resort municipality;
4. The Province and the proponent should comprehensively address matters of aboriginal rights and title to the lands and shared territory through the Crown land tenure and all-season resort application process so as not to leave outstanding matters of First Nations consultation and aboriginal rights and title to the Regional District's OCP and zoning processes;
5. The Province is asked to provide capacity funding to support the significant body of work required of FVRD should the proposal proceed through the Resort Master Planning process; and,
6. The applicant should maintain ongoing communication with the FVRD and other interest groups through the provincial review process.

12.14 Agricultural Land Commission Application – Non-Farm Use in the Agricultural Land Reserve at 8309 Thompson Road, Electoral Area G

EAs/Unweighted

- Corporate report dated April 11, 2024 by Tracey Heron, Planning Technician
- Application
- Soil and Fill Proposal Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board forward the Non-Farm Use, Placement of Fill application for 8309 Thompson Road, Electoral Area G, to the Agricultural Land Commission,

AND THAT the Agricultural Land Commission require a monitoring plan for the proposed fill

placement and provide FVRD Board with each field report including the final report.

12.15 Special Event Permit – 2024 Run for Water Trail Race Event on Sumas Mountain

All/Unweighted

- Corporate report dated April 11, 2024 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Special event licence
- Special event application
- Special event licence – Class 1 Arrangement Statement
- Course map
- Race route map
- Trail parking plan
- Emergency response - Quick reference sheet
- Waste management strategy

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2024-01 for the Run for Water Trail Race Event on Sumas Mountain (Electoral Area G) to be held on June 1, 2024, subject to the receipt of all required documentation necessary to complete the application;

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

AND FURTHER THAT the Fraser Valley Regional District Board authorizes FVRD signatories to execute all legal instruments associated with the Special Event Licence No. 2024-01.

12.16 Deroche Digital Community Sign Policy and Procedure

All/Unweighted

- Corporate report dated April 11, 2024 by Sam Piper, Manager of Communications
- Draft Deroche Digital Community Sign Policy
- Deroche Digital Community Sign Request Form

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the Deroche Digital Community Sign Policy and Procedure.

12.17 Letter to the Minister of Housing

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Chair write a letter to the Minister of Housing asking for quicker resolution on housing matters, including issues of inter-Ministry planning, existing buildings used for affordable housing units, and encampments on Crown land.

13. ADDENDA ITEMS/LATE ITEMS

14. ITEMS FOR INFORMATION AND CORRESPONDENCE

14.1 Letter from Sue McKortoff, Mayor, Town of Osoyoos RE: Support for Resolution, Legislative Changes (February 29, 2024)

14.2 Letter from George V. Harvie, Chair, Metro Vancouver Board RE: Commercial Trucking Parking on Agricultural Lands (April 8, 2024)

14.3 Letter from Mike Little, Mayor, District of North Vancouver RE: Support for resolution Black Bear Cub Conflict Response by BC Conservation Officer Service (April 16, 2024)

14.4 Letter from Bowinn Ma, Minister of Emergency Management and Climate Readiness RE: Response to Chair Lum, concerning the Emergency Disaster Management Act (EDMA) (April 15, 2024)

15. REPORTS BY STAFF

16. REPORTS BY BOARD DIRECTORS

17. 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, April 24, 2024. Alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

18. RESOLUTION TO CLOSE MEETING

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)(d) of the *Community Charter* - the security of the property 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;
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public.

RECESS

19. RECONVENE OPEN MEETING

20. RISE AND REPORT OUT OF CLOSED MEETING

21. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of April 25, 2024 be adjourned.