

FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING AGENDA

Thursday, February 13, 2025, 1:00 pm

In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call

45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Pages

1. LAND ACKNOWLEDGEMENT
2. CALL TO ORDER
3. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING
4. 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 13, 2025 be approved;

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

5. DELEGATIONS AND PRESENTATIONS

- 5.1 Electoral Area Flood Infrastructure Policy Update and Gap Analysis

10 - 75

FOR INFORMATION ONLY

- Presentation by Urban Systems, Ltd.: Steve Brubacher, Principal (*Zoom*), James Klukas, Community Planner & Government Strategist, Aaron Coehlo, Water Resources & Climate Change Specialist
- Staff report dated February 13, 2025 by Tareq Islam, Director of Engineering and Utilities
- Draft Flood Hazard Management Service Provision Policies
- PowerPoint presentation slides

6. MINUTES/MATTERS ARISING

6.1	<u>Draft Electoral Area Services Committee Meeting Minutes - January 16, 2025</u>	76 - 82
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MOTION FOR CONSIDERATION

THAT the Minutes of the Electoral Area Services Committee Open Meeting held January 16, 2025 be adopted.

7. FINANCE

7.1	<u>2025 Grant-in-Aid Application – McConnell Creek Farmers Institute, Electoral Area F</u>	83 - 85
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- Staff report dated February 13, 2025 by Kinga Al-Mubarak, Accountant
- Grant-in-Aid Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$7,500 to McConnell Creek Farmers Institute, funded from the 2025 Electoral Area F grant-in-aid budget, to assist with the cost of capital improvements to the community hall, as well as repair and maintenance costs.

7.2	<u>2025 Grant-in-Aid Request – Deroche & District Community Association, Electoral Areas C and G</u>	86 - 90
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- Staff report dated February 13, 2025 by Kinga Al-Mubarak, Accountant
- Grant-in-Aid Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$6,000 to Deroche & District Community Association, funded from the 2025 Electoral Area C and Electoral Area G grant-in-aid budgets, to assist with the purchase and installation of an emergency generator.

7.3	<u>2025 Grant-in-Aid Request – Hemlock Valley Homeowner’s Association, Electoral Area C</u>	91 - 95
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- Staff report dated February 13, 2025 by Kinga Al-Mubarak, Accountant
- Grant-in-Aid Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$4,000 to Hemlock Valley Homeowners Association, funded from the 2025 Electoral Area C grant-in-aid budget, to assist with costs of upcoming community events.

8. ENGINEERING & UTILITIES

8.1	<u>Chaumox Landfill Operation Contract Extension</u>	96 - 97
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- Staff report dated February 13, 2025 by Sterling Chan, Deputy Director of

Engineering

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve the sole-sourced purchase valued up to \$372,510 with the Boston Bar Area A Landfill Society for the 2024 and 2025 operation of the Chaumox Landfill;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute a contract with the Boston Bar Area A Landfill Society for the amount of \$372,510 for the 2024 and 2025 operation of the Chaumox Landfill.

8.2 Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1765, 2025 98 - 115

- Staff report dated February 13, 2025 by Sterling Chan, Deputy Director of Engineering
- Draft Bylaw No. 1765, 2025

MOTION FOR CONSIDERATION

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. 1765, 2025.

8.3 Fraser Valley Regional District Sewer Systems Regulation, Fees and Charges Establishment Bylaw No. 1768, 2025. 116 - 141

- Staff report dated February 13, 2025 by Allison Neill, Engineering, Utilities and Community Services Technologist
- Draft Bylaw No. 1768, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board give three readings and adoption to *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No.1768, 2025.*

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Framework for Consideration of Soil-Related Development Applications and Referrals 142 - 151

- Staff presentation by Andrea Antifaeff, Planner II
- Staff report dated February 13, 2025 by Andrea Antifaeff, Planner II
- Framework for Consideration of Soil Related Development Applications and Referrals

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to apply the Framework for Consideration of Soil Related Development Applications and Referrals as a guide in

the review and assessment of applications involving soil deposit.

9.2 Temporary Use Permit Application for the storage of recreational vehicles at 38482 Bell Road, Electoral Area G 152 - 165

- Staff report dated February 13, 2025 by Andrea Antifaeff, Planner II
- Temporary Use Permit Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board refuse Temporary Use Permit application 2024-01 for the outdoor storage of recreational vehicles at 38482 Bell Road, Area G.

9.3 Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of 52285, 52375, 52425, 52445 Yale Road, Electoral Area D, into a residential subdivision with commercial and multifamily land uses 166 - 193

- Staff report dated February 13, 2025 by David Bennett, Planner II
- Preliminary comments (January 17, 2025)
- OCP Amendment Application
- Zoning Amendment Application
- Site Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to host a public information meeting to present and review the redevelopment proposal for 52285, 52375, 52425, 52445 Yale Road, Electoral Area D prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025*, in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*.

9.4 Covenants relating to the subdivision of land at 41523 Nicomen Island Trunk Road, Electoral Area G 194 - 197

- Staff report dated February 13, 2025 by Tracey Heron, Planner I

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to subdivision file 3320-20 2023-03664 at 41523 Nicomen Island Trunk Road, Electoral Area G.

9.5 Development Variance Permit 2025-01 to reduce setbacks at 46090 Lougheed Hwy, Electoral Area C 198 - 216

- Staff report dated February 13, 2025 by Tracey Heron, Planner I
- Application

- Draft Permit

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-01 to reduce interior lot line setbacks to up to 0.0 metres for the placement of water treatment and fire suppression systems at 46090 Lougheed Hwy, Electoral Area C, subject to the registration of an easement to secure access to the Licenced Area, and subject to the consideration of any comments or concerns raised from the public.

9.6 Steward Logistics Inc. (SLI) Towers Telecommunications Tower Referral at 53294 Yale Road, Electoral Area D

217 - 236

- Staff report dated February 13, 2025 by Hayley Katan, Planning Technician
- Steward Logistics Inc. Towers Justification Report
- ALC Email
- Public Notice

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board respond to the referral from Steward Logistics Inc. Towers for the installation of a new telecommunications tower at 53294 Yale Road, Area D with the following comments:

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

9.7 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C

237 - 244

- Staff report dated February 13, 2025 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Application
- Floor Plan

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse the application received January 15, 2025 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 local *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.

9.8 Lounge Area Endorsement Liquor License Application - Chestnut Springs Cidery, 1331 Janovick Road, Electoral Area H 245 - 258

- Staff report dated February 13, 2025 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Application
- Letter of intent
- Floor Plans

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse the application received November 18, 2024 for a Lounge Area Endorsement License for Chestnut Springs Cidery at 1331 Janovick Road in Electoral Area H with the following comments:

The Board has no objection to the Lounge Area Endorsement Liquor License, subject to Provincial *Agricultural Land Commission Act* regulations.

9.9 Preliminary Interpretation of a Large Landslide Complex at Boston Bar 259 - 266

FOR INFORMATION ONLY

- Staff report dated February 13, 2025 by Katelyn Hipwell, Manager of Planning
- Landslide Memo from BGC Engineering Inc.

9.10 Development Permits Issued in 2024 by the Director of Planning & Development 267 - 271

FOR INFORMATION ONLY

- Staff report dated February 13, 2025 by K.C. Brennan, Planning Assistant

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 FIRE SERVICES

10.1.1 Proposed Earthquake Early Warning Station at the Chilliwack River Volunteer Fire Hall 272 - 273

- Staff report dated February 13, 2025 by Stacey Barker, Deputy CAO/Director of Regional Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct its signatories to enter into a licence agreement with Natural Resources Canada for the installation of an Earthquake Early Warning station at the Chilliwack River Volunteer Fire Hall.

10.2 EMERGENCY MANAGEMENT

10.2.1 Evacuation Route Guide – Electoral Area E

274 - 317

FOR INFORMATION ONLY

- Staff report dated February 13, 2025 by Tarina Colledge, Manager of Emergency Management
- Area E Evacuation Guide

11. OTHER MATTERS

11.1 2025 Advocacy and LMLGA Resolutions

318 - 324

- Staff report dated February 13, 2025 by Samantha Piper, Manager of Communications

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to forward two resolutions to the Lower Mainland Local Government Association (LMLGA) for consideration at its Annual General Meeting (AGM) and Conference from April 29 – May 1, 2025;

AND THAT the Fraser Valley Regional District Board direct staff to further develop an Advocacy Plan, following 14 issues in 2025.

RESOLUTION #1: Illegal dumping in rural areas clean-up funding

WHEREAS the Province of British Columbia does not have a funding policy in place to offset costs associated to illegal dumping in rural areas of British Columbia;

AND WHEREAS the dumping/tipping fees, equipment, and fuel costs to clean-up the effects of abandoned vehicles, garbage, and litter unfairly places hardships on the efforts of dedicated volunteers and requires the backing of private donations to cover the costs associated with the clean-up work;

AND WHEREAS these sites are unsightly, negatively impact environmentally sensitive areas including waterways and natural spaces, posing a threat to public safety;

AND WHEREAS the sites are located on rural Crown land area, and can be directly associated with the impacts of low inventories of affordable housing in the

Province of British Columbia;

THEREFORE BE IT RESOLVED that Union of British Columbia Municipalities ask the provincial government to take urgent steps to develop a policy to support a community-based funding model to support clean-up efforts on Crown lands undertaken by volunteers and organized interest groups.

RESOLUTION #2: *Unmet Demands on Social and Community Infrastructure as a Result of Provincial Housing Targets*

WHEREAS the mandate letters of the sitting provincial government include

- Growing the economy;
- Affordability;
- Strengthening healthcare; and
- Community safety

AND WHEREAS the Province has mandated accelerated and densified housing, placing historical and unmet demands on social and community infrastructure such as education, transit, social welfare and supportive housing;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities ask the provincial government to focus on strengthening complete communities and make historically significant investments in schools, community mental health, and transit to accommodate growth.

12. ADDENDA ITEMS/LATE ITEMS

13. ITEMS FOR INFORMATION AND CORRESPONDENCE

13.1 Quarterly Report Q4 (October 1, 2024 - December 31, 2024)

325 - 325

14. REPORTS BY STAFF

15. REPORTS BY ELECTORAL AREA DIRECTORS

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

IN PERSON PARTICIPATION

FVRD Board Room

ONLINE PARTICIPATION

Questions can be emailed to info@fvrd.ca before 1 pm, February 12, 2025. Alternatively, you may participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

17. **ADJOURNMENT**

MOTION FOR CONSIDERATION

THAT the Electoral Area Services Committee Open Meeting of February 13, 2025 be adjourned.



STAFF REPORT

To: Electoral Area Services Committee

Date: 2025-02-13

From: Tareq Islam, Director of Engineering and Utilities

Subject: Electoral Area Flood Infrastructure Policy Update and Gap Analysis

Reviewed by: Graham Daneluz, Director of Planning, Development & Emergency Management

Kelly Lownsborough, Director of Corporate Services & CFO

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is being brought forward for the Board's information and there is no staff recommendation.

BACKGROUND

In 2023, the Fraser Valley Regional District (FVRD) secured \$216,000 in funding through The Community Emergency Preparedness Fund (CEPF) for a Flood Protection Gap Assessment and Infrastructure Policy Framework. This grant, provided by the Province of BC and managed by the Union of British Columbia Municipalities (UBCM), supports programs in Disaster Risk Reduction-Climate Adaptation (DRR-CA), Emergency Operations Centres & Training, and Emergency Support Services. The framework aims to direct the management of flood hazard services across Electoral Areas, with an emphasis on prioritizing infrastructure enhancements and projects. In November 2023, FVRD launched a Flood Infrastructure Policy and Gap Analysis to create a thorough flood hazard management policy framework. For this initiative, FVRD engaged Urban Systems Ltd. (USL), which had **previously developed FVRD's Electoral Area Sustainable Service Provision for Water Systems** in 2010, **Sustainable Sanitary Sewer Service Provision** in 2013, and an update of the Sewer Policies in 2023, all adopted by the FVRD Board.

DISCUSSION

Due to climate change, hazards such as flood and debris flows have increased significantly in recent years. Extreme weather conditions such as atmospheric rivers are increasingly causing various levels of flooding and debris flows in BC including in FVRD. The DRR-CA funding stream is intended to support and reduce risks from future disasters due to natural hazards such as floods and debris flow through the development and implementation of effective strategies to prepare, mitigate, and adapt to those risks.

This Electoral Area Flood Infrastructure Policy Update and Gap Analysis project included development of Electoral Area sustainable flood policies to guide service deliveries, cost recoveries, and governance. This project will also include effectively prioritizing recommended upgrades and initiatives related to FVRD owned flood and debris basin related infrastructure, development of risk mapping, risk assessments, risk planning, land use planning, community education related to climate risk.

Within the existing Flood Protection and Drainage Infrastructure Gap Analysis, seven existing infrastructure sites will be assessed following an updated historical and climate change hydrological assessment of the Electoral Area **Lands. Using the updated assessment, the FVRD's desired outcomes** and input from stakeholders, a gap assessment will be performed, followed by conceptual design and a framework for addressing identified gaps from a climate change perspective.

No Electoral Area wide approach to flood protection currently exists in the FVRD. A proactive planning approach for future scenarios is proposed to reduce risks from potential disasters related to climate change.

The proposed policies are attached with this report. The policies cover both existing and potential new services that include urban stormwater systems and infrastructure designed to prevent major flood events, like dikes and debris controls. It focuses on service delivery within a flood reduction and preparedness framework but does not cover emergency management during flood events, which is handled by a separate FVRD policy.

The broader provincial framework involves legislation and regulations managed by the Government of BC, which sets standards but does not directly manage diking infrastructure. Local governments must become authorized diking authorities to gain approval for constructing or upgrading dikes.

The FVRD's responsibilities within this framework include managing flood hazard infrastructure, establishing local area planning and regulatory frameworks, and handling emergency management in electoral areas. The policies aim to enhance coordination and improve flood management outcomes across multiple jurisdictions, particularly focusing on services that manage or mitigate flood risks.

Staff will return to EASC with recommended policies for approval at a later date.

COST

No cost to FVRD on this project.

CONCLUSION

Climate change has intensified natural hazards like floods and debris flows, particularly in British Columbia and the FVRD, exacerbated by extreme weather events such as atmospheric rivers. The Electoral Area Flood Infrastructure Policy and Gap Analysis project focuses on developing sustainable flood policies for the FVRD that govern service delivery, cost recovery, and enhance governance while prioritizing infrastructure upgrades and community risk education. No comprehensive area-wide approach to flood protection currently exists in the FVRD; hence, a proactive strategy is proposed to prepare for and reduce future climate-related disasters. The FVRD's role is to manage flood hazard infrastructure and emergency management within a regulatory framework that aligns with provincial standards, aiming to improve coordination and flood management across multiple jurisdictions.



FLOOD HAZARD MANAGEMENT SERVICE PROVISION

POLICIES TO GUIDE SERVICE DELIVERY IN THE ELECTORAL AREAS OF THE FVRD

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DRAFT

INTRODUCTION

The FVRD commissioned a Flood Infrastructure Policy Update and Gap Analysis in November 2023. The intent of the project was to develop a flood hazard management servicing policy framework to aid in managing FVRD local service areas for flood hazard management in electoral areas, and to prioritize upgrades, projects, and initiatives related to flood hazard management.

This document, which is one of two main documents produced by the Gap Analysis, contains policies for establishing and delivering FVRD-owned flood infrastructure services in electoral areas, governing those services, recovering costs, setting priorities, and providing guidance for potential future service acquisitions. It also contains policies regarding relationships with respect to flood hazard management service provision. The other main document is a compilation of the existing flood infrastructure in the FVRD electoral areas and is bound separately.

The scope of the Flood Hazard Management Service Provision Policy includes any existing and potential new or expanded FVRD local service areas in electoral areas that provide either:

- Urban stormwater infrastructure that is owned and operated by the FVRD and contributes to flood hazard management (e.g. Popkum Storm Drainage); or,
- Flood and debris hazard infrastructure designed to prevent major overland flow (e.g. Baker Trails Flood and Debris Control, Wilson Road Dike).

The Flood Hazard Management Policies herein speak to service delivery within a flood reduction service, and flood incident preparedness framework, but do not consider emergency management service delivery in emergency events. The FVRD Emergency Management Program Policy outlines the level of service to be expected from the Emergency Management Program and takes priority over this document.

FLOOD HAZARD MANAGEMENT FRAMEWORK:

Within a broader provincial context, the Government of BC administers the Dike Maintenance Act, Guidelines for Management of Flood Infrastructure Works in BC, Water and Streamside Acts and Regulations, the Emergency and Disaster Management Act, and other related legislation. Specifically with respect to flood hazard management, the Province does not manage diking infrastructure. However, the Province sets design and maintenance standards, and has approving authority in relation to the construction of new dikes or maintenance or upgrading of existing and orphan dikes. These approvals are undertaken by the Provincial Inspector of Dikes, and approvals will only be granted if:

1. the local government has passed a resolution to become the diking authority and become responsible for the ownership, operation and maintenance of the dike; and,
2. the diking authority acquires and maintains full legal access to the structure through land ownership or registration of statutory right(s)-of-way.

Except for the FVRD Regional Growth Strategy (which addresses both municipalities and electoral areas), the FVRD's planning and regulatory context largely focuses on plans, policies, regulations and bylaws for

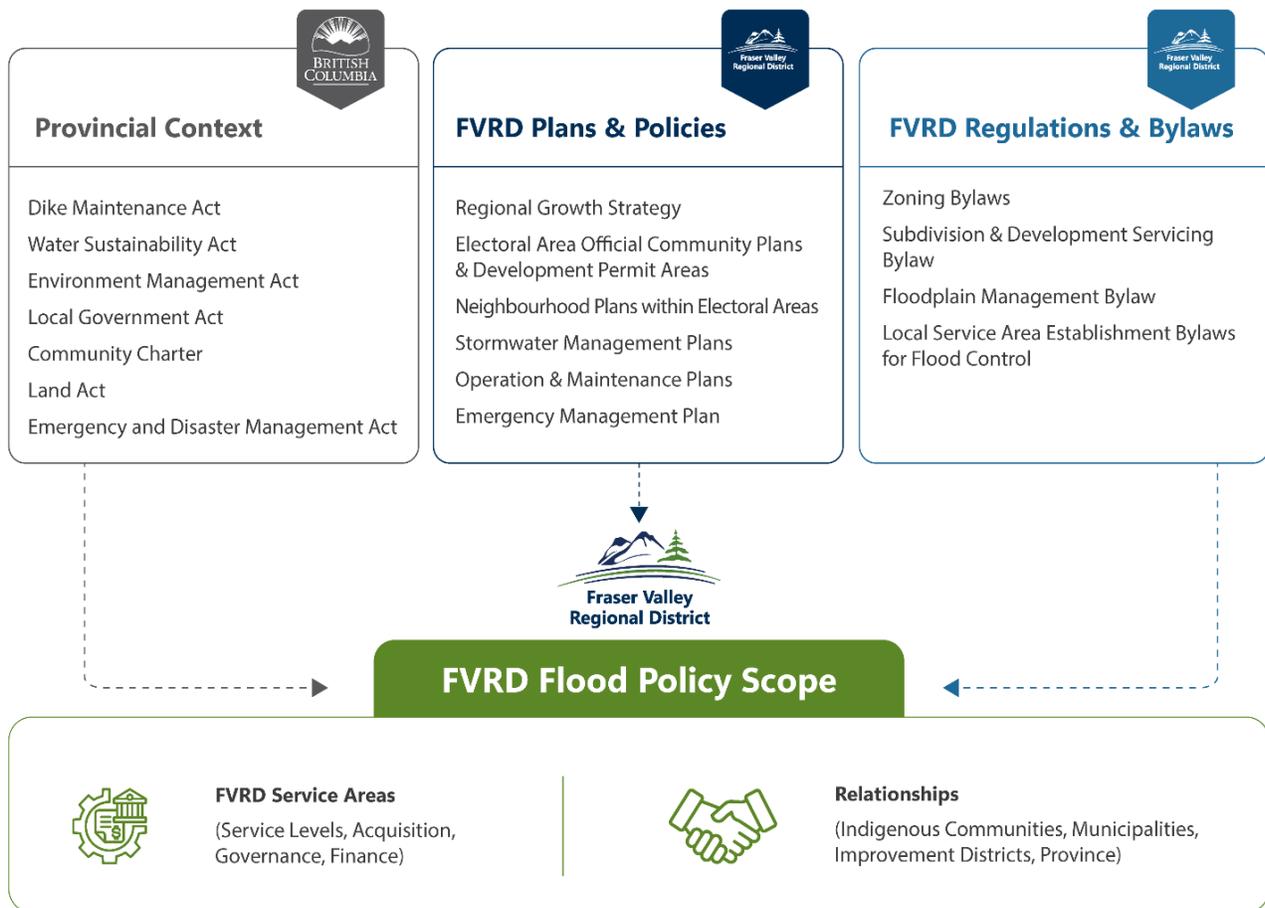
electoral areas. Within municipal boundaries, flood hazard management is a municipal responsibility, and the FVRD is not responsible for municipal infrastructure. In addition to this, there are numerous neighbouring Indigenous communities, each with flood hazard management considerations on First Nation reserve lands. And finally, FVRD electoral areas overlaps with improvement districts, which have responsibilities for flood hazard management. Within this context, the FVRD is responsible for flood hazard management insofar as it:

1. has established local service areas to operate and manage flood hazard management infrastructure;
2. establishes the land use planning and regulatory framework in electoral areas, including a floodplain bylaw and various other plans, policies, regulations and bylaws; and,
3. is responsible for emergency management in electoral areas, as articulated in the FVRD Emergency Management Plan.

As indicated above, the scope of this Flood Hazard Management Policy is on electoral area local service areas that are designed to protect against major overland flow (e.g. dikes and debris control infrastructure) and/or contribute to flood hazard management through the provision of stormwater management system capacity (e.g. urban drainage systems). This policy does not focus on stormwater management features for which there is no local service area (e.g. stormwater management on Crown land, private property, or within Ministry of Transportation road dedications and not included as an FVRD local service area).

The figure below illustrates the context for the FVRD Flood Hazard Management Service Provision Policy. As illustrated, the document fills a gap by focusing on:

1. policies to guide the establishment and delivery of FVRD flood hazard management services within electoral areas;
2. policies to guide FVRD flood hazard management collaboration with other jurisdictions; and,
3. policies to guide emergency management for flooding, recognizing the multi-jurisdictional environment and the need for strong relationships and coordination to improve flood hazard management outcomes, as noted in the FVRD Emergency Management Plan.



THE POLICIES:

The policies in this document are intended to provide guidance to the FVRD Board and staff with respect to decisions regarding flood hazard management service provision within electoral areas. The policies have been developed to meet seven main objectives:

1. To effectively manage FVRD-owned flood hazard management infrastructure.
2. To effectively prioritize recommended upgrades, projects and initiatives related to flood hazard management.
3. To guide the FVRD's approach to the acquisition of new and existing flood management infrastructure.
4. To support a clear understanding of flood hazard management roles and responsibilities of the FVRD, including the linkage to emergency management, and relationships with other jurisdictions.
5. To support flood hazard management and clearly delineate jurisdictional roles and responsibilities in electoral areas in collaboration with the Province of BC, Indigenous communities, improvement districts and other key stakeholders.
6. To guide the review of flood hazard management considerations for development applications.

7. *To support the development of climate change adaptation strategies in the design of flood hazard management infrastructure.*

This document contains policies that apply to both FVRD-owned flood hazard management infrastructure and the FVRD's approach to infrastructure that is either orphaned or owned and operated by others. The FVRD has full authority to manage infrastructure within established FVRD local service areas. However, outside of these areas, the FVRD relies on relationships and a coordinated approach with other jurisdictions. In some cases, there may also be a need to consider broader future service responsibilities.

Many of the policies in this document have been purposely written to provide only high-level guidance in order to afford flexibility in terms of implementation. Implementation plans will likely evolve over time to reflect changing circumstances. The intent is for this document to be a "living document." The policies should be reviewed as necessary to ensure they continue to support the FVRD's vision for flood hazard management.

These policies are intended to guide the FVRD's typical approach to local service areas for Flood Hazard Management Service Provision within FVRD electoral areas. These policies do not preclude the FVRD from exploring or entering into sub-regional or regional partnerships to address broader watershed, flood hazard management and climate change adaptation objectives.

THE VISION:

The FVRD supports sustainable electoral area communities by taking a holistic approach to flood hazard management. This approach enables an understanding of the existing flood hazard landscape, the achievable level of service around flood hazard management, and aims to inform land use planning decisions. The FVRD supports a collaborative approach to flood hazard management including senior government agencies and Indigenous communities.

PART 1: SERVICE DELIVERY

Policies to guide the establishment, design, operations and maintenance of existing FVRD flood hazard management infrastructure.

OBJECTIVE: To ensure that FVRD flood hazard management infrastructure safeguards the public and protects property.

1.1 SERVICE ESTABLISHMENT

The FVRD will typically not establish or expand flood hazard management service areas unless each of the following conditions are met:

1. The FVRD will own the infrastructure (i.e., ownership of the infrastructure will be transferred to the FVRD at time of financial viability or at the discretion of the FVRD);
2. The system is designed to be financially sustainable to own and operate. This must be demonstrated through the development of a financial viability plan that illustrates:
 - a. How the capital costs are to be recovered on an annual basis per property until the service area is built-out;
 - b. How the operating costs and asset renewal/replacement costs are to be recovered on an annual basis per property (until service area is built-out) with consideration for: the high and low estimates for build-out within the service area; and, financial sustainability especially during the early stages of build-out when a smaller number of property owners may be responsible for operating costs – for example, there may be a need to consider measures such as a rate stabilization fund (e.g. through developer contributions) to ensure that the cost to user/owner is sustainable through all stages of build out;
3. There is confirmation that appropriate access and legal tenure are in place for the flood hazard management infrastructure and any associated lands required for maintenance access; and,
4. All government approvals are in place.

The FVRD will prohibit the creation of any new flood hazard management infrastructure that does not meet these criteria.

Acquisition of existing flood hazard management infrastructure (e.g. improvement district infrastructure or orphaned infrastructure) is discussed further in Part 5: Flood Hazard Management System Acquisition Policies.

Possible Implementation Steps:

1. *Amend land-use plans where required to direct growth (Regional Growth Strategy, Official Community Plans, and Zoning) only to areas outside of the floodplain, or where existing flood hazard management infrastructure is considered in line with current guidelines.*

2. *Establish policies, regulations and/or development permit guidelines to discourage development that cannot provide sustainable flood hazard management services.*
3. *Establish provisions in FVRD bylaws and/or development approvals to:*
 - a. *Ensure appropriate financial security provisions and operational commitments are in place; and*
 - b. *Ensure appropriate access and land tenure are in place.*

1.2 EXPANDING SERVICE DELIVERY

The FVRD will extend or expand FVRD flood hazard management services at the request of property owners, and only if doing so is shown to be socially, economically, and environmentally sustainable. As with the establishment of new services, the FVRD will require completion of a financial viability plan prior to extending or expanding existing services.

Possible Implementation Steps:

1. *Require a comprehensive assessment of the short and long-term financial, social, and environmental impacts prior to deciding whether to expand existing flood hazard management systems, or develop new infrastructure.*

1.3 LEVELS OF SERVICE

The FVRD will maintain the base level of service as defined in Table 1 for all FVRD-owned flood hazard management infrastructure. Expanded levels of service will be considered based on request and consultation with participating service area property owners on a service-by-service basis, in conjunction with policy 1.2. The FVRD will also encourage, and where possible require, any new flood infrastructure to provide the base level of service defined in **Table 1**, and to provide levels of service above the base level in consultation with service area property owners on a service-by-service basis.

Table 1: Level of Service Outlines

Existing/Proposed Infrastructure	Base ¹ Levels of Service	Expanded Levels of Service
Existing	Current state of infrastructure is operating as designed.	Upgraded to meet the current day minimum level of service as defined in the relevant regulations, standards, and design guidelines, including considerations for climate change (e.g. Subdivision and Development Servicing Bylaw for stormwater management, and Provincial standards for dikes).
Proposed	Designed and constructed to meet the minimum level of service as defined in the relevant regulations, standards and design guidelines.	Designed and constructed to exceed the minimum level of service as defined in the relevant regulations, standards, and design guidelines (e.g. Subdivision and Development Servicing Bylaw for stormwater management, and Provincial standards for dikes).

1.4 FLOOD CONSTRUCTION LEVEL

The FVRD will encourage, and where possible, require that new diking infrastructure is constructed to the appropriate flood construction level consistent with Provincial Regulations.

1.5 QUALITY DESIGN AND CONSTRUCTION

The FVRD will encourage all owners and operators of existing major overland flow infrastructure to meet at least the base level of service identified in Table 1 as infrastructure is replaced or upgraded, and to consider climate change adaptation models, targeting the expanded level of service identified in Table 1. The FVRD will encourage all owners of stormwater management infrastructure to meet the design standards established in the Subdivision and Development Servicing Bylaw as infrastructure is replaced or upgraded, and to consider climate change adaptation models, targeting the expanded level of service identified in Table 1.

Possible Implementation Steps:

1. *Ensure the Subdivision and Development Servicing Bylaw meets modern day standards for stormwater management.*
2. *As needed, review and update the Subdivision and Development Servicing Bylaw to include current standards for stormwater management infrastructure.*

¹ Base level of service is defined as the level of service at the time of construction based on the relevant regulations, standards, and design guidelines, at that time.

3. *When projects are referred to the FVRD, ensure comments are provided to the appropriate authorities/agencies.*

1.6 OPERATION AND MAINTENANCE

The FVRD will operate and maintain FVRD-owned flood hazard management infrastructure to the desired level of service. The FVRD will also encourage, and where possible require, owners of private stormwater management systems to operate and maintain the infrastructure to the base level of service defined in Policy 1.3 (Table 1).

Possible Implementation Steps:

1. *Engage in ongoing dialogue with the Province of BC for orphaned flood hazard management infrastructure where there are public or technical concerns and seek Provincial investment to address concerns.*
2. *Explore potential of partnerships to enhance the operation and maintenance of existing systems.*
3. *Conduct an assessment of FVRD-owned systems where operation and maintenance issues exist.*
4. *Update maintenance schedules for all FVRD-owned flood hazard management infrastructure.*

1.7 SYSTEM RELIABILITY

The FVRD will provide all FVRD-owned flood hazard management infrastructure with the base level of service defined in Table 1. The FVRD will encourage, and where possible require, private stormwater management systems to also provide the base level of system reliability.

Possible Implementation Steps:

1. *Complete periodic risk assessments and maintain records of all inspections.*

1.8 COORDINATING LAND-USE PLANNING

The FVRD will coordinate its electoral area land-use planning regulations and policies (e.g., Official Community Plans, zoning regulations and building regulations) with FVRD electoral area flood hazard management service delivery objectives, discourage the creation of unsustainable infrastructure, and plan for flood hazard management services in the context of the local community as appropriate.

Possible Implementation Steps:

1. *In addition to the FVRD's Floodplain Management Bylaw provisions, consider creating Development Permit Area (DPA) guidelines outside of the Fraser River floodplain for neighbourhood and building design where the floodplain management is considered inadequate (e.g. in relation to alluvial fans, mountain stream flood hazard). Consider guidelines for neighbourhood and building design that is flood resilient in areas where development is permitted.*
2. *Ensure that land-use plans are developed in consideration of floodplain mapping and impacts of climate change.*

1.9 KEEPING POLICIES AND PRACTICES UP TO DATE

The FVRD will review its policies and practices as required to reflect on the approach to flood hazard management service provision. The Policy will be reviewed against the current applicable provincial/federal legislation and policies, environmental conditions, economic conditions, public expectations, and land uses.

Possible Implementation Steps:

1. *Review and if necessary, update the Subdivision and Development Servicing Bylaw and Floodplain Management Bylaw as required.*
2. *As FVRD electoral area Official Community Plans are updated, review policies to ensure alignment with this Flood Hazard Management Service Provision Policy.*

1.10 HYDROMETRIC MONITORING

The FVRD is not currently responsible for hydrometric monitoring and flood forecasting. The FVRD will consult with the best available flood monitoring and forecasting data from the Federal Government and the Province to inform decisions.

Possible Implementation Steps:

1. *The FVRD will advocate to the Province to carry out strategic hydrometric monitoring to enhance the capabilities to predict future flooding events.*

DRAFT

PART 2: GOVERNANCE & JURISDICTION

Policies to guide decision-making related to FVRD flood hazard management infrastructure and to ensure a clear understanding of jurisdiction and service delivery responsibilities.

OBJECTIVE: To guide Board decision-making on electoral area flood hazard management infrastructure and to provide a clear understanding to residents of responsibility and the scope of FVRD electoral area service delivery.

Table 2: Responsibility for Flood Hazard Management Services

Type of Land	Responsibility for Flood Hazard Management Services (excluding Emergency Response and Regulatory Bylaws)	FVRD Role in Flood Hazard Management (excluding Emergency Response)
Electoral Area Service Area	FVRD	Maintain service in accordance with establishment bylaw and annual requisition
Improvement District Area	Improvement District	None (except as requested by Improvement District and approved by FVRD Board, such as to facilitate grant funding)
Electoral Area Land Outside of an FVRD or Improvement District Service Area	Private Property Owners	None unless service area is requested and created through a service area establishment bylaw and annual requisition
Crown Land/Road Rights of Way (where service areas do not exist)	Provincial	None
Indigenous Reserve Lands	Indigenous Governing Body	Support in collaboration with other levels of government
Member municipalities	Municipal	None unless sub-regional/regional service is requested and established

2.1 DECISION-MAKING – CONSISTENCY, TRANSPARENCY AND INTEGRATION

The FVRD will make all decisions regarding flood hazard management service provision by carefully considering short and long-term social, economic, and environmental impacts, and will strive for consistency, clarity, and transparency in all decisions.

Possible Implementation Steps:

- 1. Utilize the Priority Setting Framework contained in Part 4 of this report.*
- 2. Establish templates for Board reports to highlight impacts of each decision.*

2.2 DELEGATING DECISION-MAKING AUTHORITY

The FVRD Board maintains decision-making authority regarding FVRD owned flood hazard management infrastructure (i.e. for overall governance) and decision-making will not be delegated to a commission or other body.

2.3 PUBLIC EDUCATION AND ENGAGEMENT

The FVRD will strive to educate and engage residents on flood hazard management service provision.

Possible Implementation Steps

- 1. Consider establishing resources to support pro-active communications on FVRD flood hazard management services.*
- 2. Establish communications materials with flood hazard management service provision and governance information to be distributed to all residents, and business owners within the floodplain.*

PART 3: COST RECOVERY

Policies on how costs associated with providing flood hazard management services should be recovered

OBJECTIVE: To ensure the financial sustainability of FVRD flood hazard management service provision.

3.1 FINANCIAL SUFFICIENCY AND CERTAINTY

The FVRD will take proactive measures to ensure sufficient funding is available to provide the achievable level of flood hazard management services for current and future generations.

Possible Implementation Steps:

1. *Establish a comprehensive asset management program to proactively plan and save for long-term capital replacement. The amount secured for long-term capital replacement will be based on an up-to-date condition assessment for the infrastructure.*
2. *Seek grants for capital projects and ensure that service area will be financially viable without grants once infrastructure is built (e.g. for operations & maintenance or replacement).*
3. *Establish flood hazard management and stormwater management utility rates based on full cost recovery. Rates will fully cover costs for:*
 - a. *O&M;*
 - b. *Rate-funded capital; and*
 - c. *Operating reserves.*

3.2 POOLING COSTS AND REVENUES

The FVRD will explore opportunities to pool costs and revenues (but not debt) across multiple FVRD owned flood hazard management service areas and/or establish new electoral area or region-wide services for flood hazard management activities with broader benefit. Given the disparate current geographies with flood hazard management infrastructure services, the focus of any broader service areas would be regional flood hazard management planning, administration, and operations, as opposed to construction and maintenance of new or existing infrastructure or capital replacement.

Possible Implementation Steps:

1. *Identify costs/revenues that could be pooled across systems;*
2. *Pursue opportunities to realize meaningful economies of scope and scale; and,*
3. *Possibly establish a new Electoral Area service area(s) as appropriate.*

3.3 THE “USER-PAY” PRINCIPLE (COST PER LOT)

The FVRD will adopt an equitable approach based on the “user-pay principle” for recovering costs associated with FVRD flood hazard management service provision. This means that the FVRD will extend its service area boundaries only if the cost of doing so is financed exclusively by the newly serviced area.

PART 4: PRIORITY SETTING FRAMEWORK

Policies that outline the FVRD's priorities regarding funding and implementation of flood hazard management projects.

OBJECTIVE: To allocate resources to top priorities.

The Priority Setting Framework presented here outlines the FVRD's broad priorities and provides general guidance for how candidate projects could be prioritized. As new projects emerge this framework can support discussions around securing grants and contemplating timing relative to existing priorities. The Priority Setting Framework is just that, a framework – it is not a prescriptive black box. Rather, the Priority Setting Framework relies substantially on discussions and deliberations among FVRD staff and the Board. The Framework will help ensure that these discussions are thorough and consistent.

STEP 1: COMPLETE PROJECT SUMMARIES

Project summaries should be completed for each project considered for funding. Each summary should include the following information:

- Description;
- Driver (the main reason why the project is being considered);
- Cost; and
- Cost per property benefitting from the service.

STEP 2: COMPARE WITH ESTABLISHED PRIORITIES

The next step is to determine which projects fulfill which priorities based on each project's main driver. These priorities are (in order of priority):

1. If ordered by the Province to undertake mitigation efforts, accept ownership, or implement new statutory requirements.²
2. Sustain Existing Levels of Service to Manage Flood Risk (life, critical infrastructure, property, etc.)
3. Improve Financial Sustainability of Flood Management Services
4. Enhance Levels of Service to Existing Service Areas (i.e. Climate Change, alignment with new standards)
5. Implement New Services/Service Area Extensions for Existing Development
6. Implement New Services/Service Area Extensions for New Development

² The BC *Community Charter* states that the Province must not assign responsibilities to local government without the resources required to fulfill the responsibilities. As a result, the FVRD will require the provision of resources from the Province necessary to fulfill the newly assigned responsibilities, as outlined in Section 5.3 below.

STEP 3: CONSIDER COST PER LOT BENEFITING

Where priority levels are not clear in Step 2, the FVRD should consider the cost per lot to finalize its project rankings. For instance, a project that falls within Priority 3 may benefit only 10 lots, whereas a project falling under Priority 4 may benefit 20 lots for the same cost. In this case, the FVRD will have to judge whether the Priority 3 project brings a large enough benefit to those 10 lots to outweigh the benefits brought to the 20 lots with the Priority 4 project.

STEP: 4 EVALUATION MATRIX

Once priorities have been established, there may be a need to evaluate options to address identified issues. The matrix on the following page can be used for this purpose.

In most cases, there are multiple ways to approach a given issue with flood hazard management infrastructure. If a system requires upgrades or repairs to increase or maintain the level of service there may be more than one candidate solution. To choose the best solution, a comprehensive evaluation of each option is required. Such an evaluation will ensure that options are compared against one another based on a wide range of evaluation criteria.

The evaluation matrix provided below, summarizes the overall social, environmental, and financial costs and benefits associated with fictitious project options. While the basic elements of this evaluation matrix should be applied to all projects, the matrix should be expanded to include project-specific criteria where necessary.

The scoring system for the evaluation matrix is broken down as follows:

- 0 = Base Case (where “Base Case” is typically the status quo)
- +1 = Limited Benefit from Base Case
- +2 = Significant Benefit from Base Case
- -1 = Limited Cost from Base Case
- -2 = Significant Cost from Base Case

The purpose of this evaluation matrix is to ensure that a broad range of impacts have been considered for each option. This type of evaluation matrix should be used to inform discussions and deliberations on which options to choose – the numeric evaluations alone should not prescribe the chosen option.

Table 3: Sample Evaluation Matrix

Criteria	Base Case	Option 1	Option 2
Social Cost/Benefit			
a. Infrastructure reliability (new infrastructure)	0	1	0
b. Improvement to public health	0	0	0
c. Potential to expand service area	0	0	0
d. Timeframe for implementation	0	-1	-1
e. Public inconvenience during construction	0	0	0
Subtotal:	0	0	-1
Environmental Cost/Benefit			
a. Lower potential impacts on water resources (construction and O&M)	0	1	0
b. Lower potential impacts on sensitive habitat	0	1	1
Subtotal:	0	2	1
Financial Cost/Benefit			
a. Estimated capital cost			
Component 1	0	0	0
Component 2, etc.	0	-1	-2
b. Estimated annual operation and management costs	0	-1	-1
c. Operator safety concerns	0	1	-1
d. Ability to meet budget	0	0	0
Subtotal:	0	1	-3

PART 5: FLOOD HAZARD MANAGEMENT SERVICE ACQUISITION

Policies to guide the acquisition of existing or new flood hazard management services

OBJECTIVE: To clarify the conditions in which the FVRD would consider acquiring additional flood hazard management responsibilities.

The FVRD does not proactively seek to own additional flood hazard management infrastructure. However, in some cases acquisition is ordered by senior levels of government. In other cases, the FVRD will consider requests to have the FVRD take on ownership of infrastructure in accordance with policies the policies herein.

Examples of situations where the FVRD will consider acquisition include:

- orphaned infrastructure providing a flood management benefit to residents/properties within an electoral area
- newly developed infrastructure intended to be turned over to the FVRD through the development approvals process
- infrastructure actively managed by others (e.g. improvement districts), which would benefit from FVRD ownership (e.g. for access to senior government grants, service area establishment and proactive maintenance practices)

5.1 INITIATING THE ACQUISITION OF FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

Initiation of flood hazard management infrastructure acquisition will come primarily from third parties. The FVRD Board may entertain requests to assume ownership of existing or newly developed flood hazard management infrastructure from:

- The Board of an Improvement District that wishes to transfer ownership of existing infrastructure;
- The Province for acquisition of orphaned infrastructure;
- Beneficiaries/users of flood hazard management infrastructure;
- Owners of flood hazard management infrastructure, including developers, may seek acquisition by the FVRD if the Electoral Area Director finds sufficient local support, often demonstrated through an informal petition by area residents.

5.2 CAPACITY TO ACQUIRE FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

Prior to advancing the acquisition process, the FVRD will assess its capacity to acquire any existing or newly developed flood hazard management infrastructure. A key factor will be the status of currently owned flood hazard management infrastructure and capacity to deliver on existing needs. When assessing the possibility of acquiring flood hazard management, the FVRD will consider whether:

1. Flood hazard management infrastructure owned by the FVRD at that time meets the base level of service as described in Policy 1.3; and,

2. Infrastructure assessments have been completed and corresponding financial plans are in place to upgrade any non-compliant FVRD infrastructure to meet the base level of service.

5.3 FINANCIAL VIABILITY OF FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

The FVRD will not acquire any existing or newly developed flood hazard management infrastructure unless it is financially sustainable to own and operate in accordance with Policy 1.1.

If the FVRD is requested to assume responsibility for orphan infrastructure the FVRD should consider legal protection from liability and request Provincial funding to upgrade the infrastructure to current standards.

If ordered to undertake mitigation efforts, accept ownership, or implement new statutory requirements, the FVRD will require the provision of resources from the Province necessary to fulfill the newly assigned responsibilities, in recognition of the principle outlined in the *Community Charter* that the Province must not assign responsibilities to local government without the resources required to fulfill the responsibilities.

5.4 PUBLIC ASSENT PROCESS FOR FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

The FVRD will assume ownership of an existing or newly constructed flood hazard management infrastructure once a local service area establishment bylaw has been adopted by the FVRD Board of Directors.

Where capital improvements are required, the FVRD will submit an application for a capital grant (if a suitable grant program is in place) and will not proceed with the electoral assent process or the loan authorization bylaw until it is known whether the grant has been secured unless the residents are willing to proceed on the basis of receiving no grants.

If borrowing is required, the FVRD will advance the loan authorization bylaw (in the amount of the total improvements less committed grants) either at the same time as advancing a local area establishment bylaw or after a local service area has been adopted by the FVRD Board of Directors.

5.5 COMPREHENSIVE ASSESSMENT

The FVRD will not acquire a flood hazard management infrastructure until a comprehensive assessment has been carried out by qualified professionals consistent with the requirements established by the FVRD.

Upon request for acquisition of a flood hazard management service, FVRD staff may request a feasibility study from the infrastructure owner (e.g. improvement district) or Province (in the case of orphaned infrastructure), or alternatively request access to funding for a feasibility study from the FVRD Board. If approved, these funds will be used to engage a qualified professional to examine the history, legal status and condition of the flood hazard management infrastructure. This assessment should outline the performance of the system in comparison to the service levels outlined in Policy 1.3, the design standards in the Subdivision and Development Servicing Bylaw and/or Provincial standards and legislation as appropriate. If the system is ultimately taken over by the FVRD and a feasibility study has been funded by the FVRD, this amount is to be repaid by the new function in its first fiscal year.

5.6 STANDARDS FOR PROPOSED NEW FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

All proposed flood hazard management infrastructure (including those to be acquired by the FVRD, built within a bare land strata) must be designed and constructed to meet the requirements of the FVRD's Subdivision and Development Servicing Bylaw or other applicable provincial standards (ex. Dike Maintenance Act) as a condition of acquisition as per policy 1.3 and 1.5.

5.7 PAYMENT FOR FLOOD HAZARD MANAGEMENT INFRASTRUCTURE

It is the policy of the FVRD to not pay more than a consideration of \$10.00 for the acquisition of any flood hazard management system.

5.8 TRANSFER OF ALL FINANCIAL ASSETS, RIGHTS-OF-WAY, EASEMENTS, APPROVALS AND PERMITS AT CONVERSION

The transfer of flood hazard management infrastructure to FVRD ownership will be conditional on the transfer to the FVRD of all of the financial assets related to the system including all pertinent reserve and trust funds, bonds or other securities, as well as any pre-servicing or other prepaid commitments. Rights-of-way, easements, licenses and other relevant permits that are held for the infrastructure must also be transferred to the FVRD.

5.9 TRANSFER OF FLOOD HAZARD MANAGEMENT INFRASTRUCTURE AND LEGAL RISK

The FVRD will not acquire or assume responsibility for flood hazard management infrastructure if the FVRD determines there is undue legal risk associated with doing so.

5.10 TRANSFER OF FLOOD HAZARD MANAGEMENT INFRASTRUCTURE WITHOUT VALID APPROVALS/PERMITS

The FVRD will not acquire or assume responsibility for flood hazard management infrastructure if valid approvals and required permits for the construction or operation of the system have not been obtained. All approvals and permits must be in place.

5.11 CONSTRUCTED WORKS PROTECTED BY RIGHTS-OF-WAY, EASEMENTS, LEASES OR FEE SIMPLE OWNERSHIP

The FVRD will not assume ownership or responsibility for flood hazard management infrastructure where dikes, debris basins, culverts, stormwater mains, major facilities or other constructed works and their foot and equipment access locations are not located within registered rights-of-way or easements held by the owner of the system or within legal parcels held by the owner.

5.12 EXISTING DEBT AND RESERVES

An infrastructure's existing debt and reserves will remain with that infrastructure and will not be pooled with other infrastructure.

5.13 COST OF CONVERSIONS

Unless otherwise directed by the Board, the FVRD will request funding from the infrastructure owner or the Province (e.g. for orphaned infrastructure) to cover the cost of all studies to assess the feasibility of converting ownership of flood hazard management infrastructure from an improvement district, private owner, strata or any other governance model to the FVRD.

5.14 TANGIBLE CAPITAL ASSETS

Owners must provide information on tangible capital assets in a form acceptable to the FVRD for all new flood hazard management infrastructure they construct/install. This information will be provided to the FVRD as a condition of acquisition at no cost to the FVRD.

For existing flood hazard management infrastructure, the cost of assessing the system's tangible capital assets will be borne by the new function.

5.15 SEED FUND FOR LONG-TERM CAPITAL REPLACEMENT

As a condition of acquisition of infrastructure or systems, the FVRD will require the owner to provide 10% of the value of the infrastructure's tangible capital assets to the FVRD or \$50,000 (whichever is greater). This amount will be deposited into a reserve fund for long-term capital replacement. See Policy 5.3 regarding financial feasibility of flood hazard management infrastructure.

DRAFT

PART 6: INTER-AGENCY COLLABORATION AND RELATIONSHIPS

Policies to guide FVRD relationships with other bodies involved in flood hazard management service provision.

OBJECTIVE: To pursue successful collaboration in addressing flood hazard management, including relationships with Indigenous governing bodies, other levels of government, and agencies.

6.1 INDIGENOUS RELATIONSHIP BUILDING

As confirmed in the 2023-2026 FVRD Strategic Plan, the FVRD is committed to building relationships and working towards advancing reconciliation with Indigenous Peoples. The lands and waters that make up the area that we now call the Fraser Valley Regional District (FVRD) have been home to the Nlaka'pamux, St'at'imc, Stó:lō, and Sts'ailes Peoples for generations. The many Indigenous communities in the region each have their own history, traditions, and culture. Their deep connection to this land is recognized and protected under [Section 35](#) of the Constitution Act. The FVRD is dedicated to building a strong and resilient region that benefits everyone. Central to this commitment is building collaborative relationships with neighbouring Indigenous communities.

This collaboration is especially important when addressing challenges like flood events, which transcend boundaries and require cooperative efforts for effective flood hazard management and service delivery. This process will be driven by ongoing relationship-building, listening, and learning. Where mutual interest exists, the FVRD will seek opportunities to collaborate with Indigenous communities to create cross-boundary flood management plans. The FVRD is also committed to developing protocol agreements with Indigenous communities to address shared priorities, whether related to service delivery or emergency management.

Possible Implementation Steps:

- *Continue relationship-building and working towards protocol agreements with Indigenous communities.*
- *Seek Indigenous Traditional Knowledge when developing plans and strategies*
- *Explore potential collaboration opportunities such as joint efforts on hydrogeographic data collection and monitoring (or whatever technical terminology makes the most sense).*
- *Use the principles of free, prior, and informed consent when developing flood hazard management strategies by using engaging early and often.*
- *Refer flood hazard management matters to Indigenous communities for review and input.*
- *Continue to explore future service delivery partnership opportunities.*

6.2 IMPROVEMENT DISTRICT RELATIONSHIPS

The FVRD will continue building relationships and continue to explore opportunities to engage and partner with improvement districts to advance collective responses to flood management. The FVRD may support

improvement districts provided staff time is recoverable through external funding sources and does not utilize electoral area tax base funding directly or indirectly.

6.3 PROVINCIAL AND FEDERAL RELATIONSHIPS

The FVRD may seek opportunities to collaborate with provincial and federal entities to enhance flood hazard management services within the watershed. The FVRD will leverage relationships to explore jointly beneficial projects and create partnerships to mitigate flood risks and safeguard residents and infrastructure.

6.4 MULTI-JURISDICTIONAL SERVICE DELIVERY

The FVRD may seek opportunities to form multi-jurisdictional partnerships to facilitate sustainable and effective delivery of flood hazard management infrastructure and services within a watershed. The FVRD will leverage relationships throughout the watershed to encourage joint efforts for flood hazard management delivery where is reasonable. This is to include both financial, technical, and historical input and information.

DRAFT



FVRD FLOOD HAZARD MANAGEMENT SERVICE PROVISION: POLICIES TO GUIDE SERVICE DELIVERY IN FVRD ELECTORAL AREAS

February 13, 2025

Electoral Area Services Committee



AGENDA

01

BACKGROUND & PROJECT OVERVIEW

02

POLICY OBJECTIVES & VISION

03

OVERVIEW OF DRAFT POLICIES

04

DISCUSSION / Q&A

BACKGROUND



2009-10

Sustainable Water Service Policy created & Water Gap Analysis completed



2012-13

Sustainable Sewer Service Policy created & Sewer Gap Analysis completed



2022-23

Sewer Policy updated with focus on financial viability



2024-25

Flood Protection Policy development and preparation of Flood Gap Analysis (in progress)

POLICY SCOPE

- Policy focus is on the management of specific flood hazard management infrastructure within FVRD electoral areas, including local service areas for:
 - Stormwater management infrastructure; and,
 - Flood and debris hazard infrastructure.
- Emergency management covered through *FVRD Emergency Management Program Policy*

KEY SCOPE LIMITATION

- The policies focus on management of local service areas
- The policies do not preclude the FVRD from exploring or entering into sub-regional or regional partnerships to address broader watershed, flood hazard management and climate change adaptation objectives.



CURRENT SERVICE EXAMPLES

Elbow Creek
Dikes &
Sediment
Basin (Area C)

Popkum Storm
Drainage
System
(Area D)

Baker Trails
Debris Control
(Area E)

Rexford Creek
Debris Basin
(Area E)

Wilson Road
Dike &
Floodbox
(Area E)

Cascade Dike
(Area F)

Frosst Creek
Dikes & Debris
Basins (Area H)



KEY CONSIDERATIONS



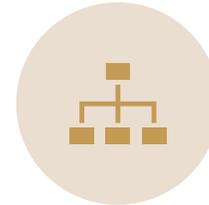
Level of Service Considerations



Governance & Scope of FVRD Service Responsibilities



Funding & Financial Sustainability



Priority-Setting for Projects & Initiatives



Guidance for the Potential Acquisition of Services



Guidance for Relationships

OBSERVATIONS FROM OTHER REGIONAL DISTRICTS

 Very limited examples of RDs owning and operating flood protection infrastructure

 Regional Districts are critical partners in achieving funding

 Relationships & collaboration are key

 There's a current emphasis on flood forecasting and emergency management

 For some types of functions, service areas can be broader if providing benefit to larger geographic areas

The background of the slide is a photograph of a forest lake at dawn. The water is calm, reflecting the sky and the silhouettes of tall evergreen trees. A light mist or fog hangs over the water, and the sky is a pale, clear blue. The overall mood is serene and natural.

DRAFT VISION & OBJECTIVES

DRAFT FLOOD POLICY VISION

VISION

The FVRD supports sustainable electoral area communities by taking a holistic approach to flood hazard management.

This approach enables an understanding of the existing flood hazard landscape, the achievable level of service around flood hazard management, and aims to inform land use planning decisions.

The FVRD supports a collaborative approach to flood hazard management including senior government agencies and Indigenous communities.





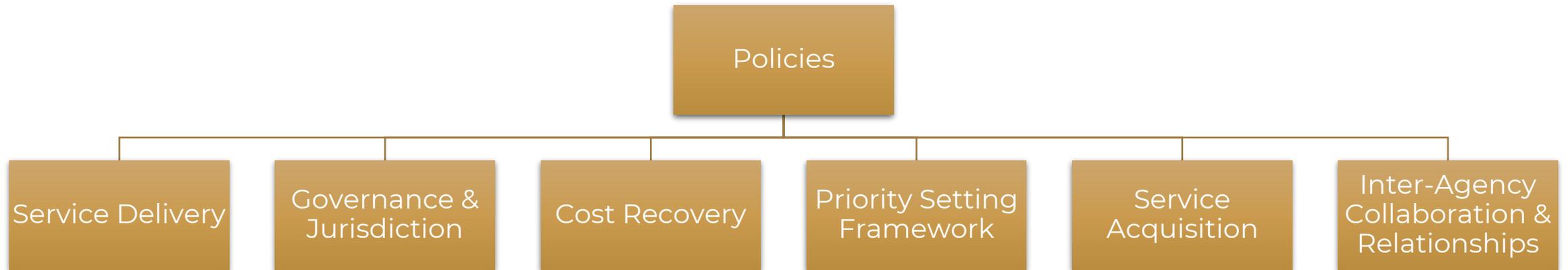
OBJECTIVES

1. To effectively manage FVRD-owned flood hazard management infrastructure.
2. To effectively prioritize recommended upgrades, projects and initiatives related to flood hazard management.
3. To guide the FVRD's approach to the acquisition of new and existing flood management infrastructure.
4. To support a clear understanding of flood hazard management roles and responsibilities of the FVRD, including the linkage to emergency management, and relationships with other jurisdictions.
5. To support flood hazard management and clearly delineate jurisdictional roles and responsibilities in electoral areas in collaboration with the Province of BC, Indigenous communities, improvement districts and other key stakeholders.
6. To guide the review of flood hazard management considerations for development applications.
7. To support the development of climate change adaptation strategies in the design of flood hazard management infrastructure.

The background of the slide is a photograph of a calm lake at dawn or dusk. The water is still, reflecting the sky and the silhouettes of tall evergreen trees on the far shore. A light mist or fog hangs over the water, creating a soft, ethereal atmosphere. The sky is a pale, clear blue. A vertical red bar is positioned on the left side of the slide, partially overlapping the text box.

OVERVIEW OF DRAFT POLICIES

Flood Protection Policy Framework



PART 1: SERVICE DELIVERY



Policies to guide the establishment, design, operations and maintenance of existing FVRD flood hazard management infrastructure.



Objective: To ensure that FVRD flood hazard management infrastructure safeguards the public and protects property.

KEY POLICY DIRECTIONS

1.1 SERVICE ESTABLISHMENT

The FVRD will typically not establish or expand flood hazard management service areas unless:

1. FVRD will own the infrastructure
2. System is designed to be financially sustainable
3. Appropriate access and legal tenure are in place
4. All government approvals are in place

KEY POLICY DIRECTIONS

1.2 EXPANDING SERVICE DELIVERY

The FVRD will extend or expand flood hazard management services at the request of property owners, and only if doing so is shown to be socially, economically and environmentally sustainable.

The FVRD will require completion of a financial viability plan prior to extending or expanding existing services.

KEY POLICY DIRECTIONS

1.3 LEVELS OF SERVICE

The FVRD will maintain the base level of service defined below. Expanded levels of service will be considered based on request and consultation with participating service area property owners.

Existing/Proposed Infrastructure	Base Levels of Service	Expanded Levels of Service
Existing	Current state of infrastructure is operating as designed.	Upgraded to meet the current day minimum level of service as defined in the relevant regulations, standards, and design guidelines, including considerations for climate change.
Proposed	Designed and constructed to meet the minimum level of service as defined in the relevant regulations, standards and design guidelines.	Designed and constructed to exceed the minimum level of service as defined in the relevant regulations, standards, and design guidelines.

KEY POLICY DIRECTIONS

1.4 FLOOD CONSTRUCTION LEVEL

The FVRD will encourage, and where possible, require that new diking infrastructure is constructed to the appropriate flood construction level consistent with Provincial Regulations.

OTHER POLICY TOPICS

1.5 Quality Design and Construction

1.6 Operation And Maintenance

1.7 System Reliability

1.8 Coordinating Land-use Planning

1.9 Keeping Policies And Practices Up To Date

1.10 Hydrometric Monitoring

- The FVRD is not currently responsible for hydrometric monitoring and flood forecasting and will consult with the best available data from the Federal Government and the Province to inform decisions.

PART 2: GOVERNANCE & JURISDICTION



Policies to guide **decision-making related to FVRD flood hazard management infrastructure** and to ensure a clear understanding of jurisdiction and service delivery responsibilities.



Objective: To guide board decision-making on electoral area flood hazard management infrastructure and to provide a clear understanding to residents of responsibility and the scope of FVRD electoral area service delivery. .

RESPONSIBILITY FOR FLOOD HAZARD MANAGEMENT SERVICES

Type of Land	Responsibility for Flood Hazard Management Services (excluding Emergency Response and Regulatory Bylaws)	FVRD Role in Flood Hazard Management (excluding Emergency Response)
Electoral Area Service Area	FVRD	Maintain service in accordance with establishment bylaw and annual requisition
Improvement District Area	Improvement District	None (except as requested by Improvement District and approved by FVRD Board, such as to facilitate grant funding)
Electoral Area Land Outside of an FVRD or Improvement District Service Area	Private Property Owners	None unless service area is requested and created through a service area establishment bylaw and annual requisition
Crown Land/Road Rights of Way (where service areas do not exist)	Provincial	None
Indigenous Reserve Lands	Indigenous Governing Body	Support in collaboration with other levels of government
Member municipalities	Municipal	None unless sub-regional/regional service is requested and established

KEY POLICY DIRECTIONS

2.1 DECISION-MAKING

The FVRD will make all decisions regarding flood hazard management service provision by carefully considering short and long-term social, economic and environmental impacts, and will strive for consistency, clarity and transparency in all decisions.

2.2 DELEGATING DECISION-MAKING AUTHORITY

The FVRD Board maintains decision-making authority regarding FVRD owned flood hazard management infrastructure (i.e. for overall governance) and decision-making will not be delegated to a commission or other body.

2.3 PUBLIC EDUCATION AND ENGAGEMENT

The FVRD will strive to educate and engage residents on flood hazard management service provision.

PART 3: COST RECOVERY



Policies on how costs associated with providing flood hazard management services should be recovered.



Objective: Policies on how costs associated with providing flood hazard management services should be recovered.

KEY POLICY DIRECTIONS

3.1 FINANCIAL SUFFICIENCY AND CERTAINTY

The FVRD will take proactive measures to ensure sufficient funding is available to provide the achievable level of flood hazard management services.

3.2 POOLING COSTS AND REVENUES - KEY DISCUSSION POINT

The FVRD will explore opportunities to pool costs and revenues (but not debt) across multiple FVRD owned flood hazard management service areas and/or establish new electoral area or region-wide services for flood hazard management activities with broader benefit.

3.3 THE “USER-PAY” PRINCIPLE (COST PER LOT)

The FVRD will adopt an equitable approach based on the “user-pay” principle for recovering costs. Service area boundaries will be expanded only if the cost of doing so is financed exclusively by the newly serviced area.

PART 4: PRIORITY SETTING FRAMEWORK



Policies that outline the FVRD's priorities regarding funding and implementation of flood hazard management projects.



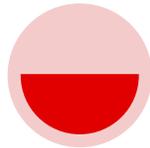
Objective: : To allocate resources to top priorities.

PRIORITY SETTING FRAMEWORK



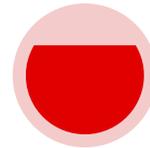
Step 1

Complete
Project
Summaries



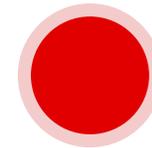
Step 2

Compare
with
Established
Priorities



Step 3

Consider
Cost Per
Lot
Benefiting



Step 4

Evaluation
Matrix

KEY DISCUSSION POINT – ESTABLISHED PRIORITIES

1. If Ordered by the Province (e.g. to undertake mitigation efforts, accept ownership, or implement new statutory requirements)
2. Sustain Existing Levels of Service to Manage Flood Risk (life, critical infrastructure, property, etc.)
3. Improve Financial Sustainability of Flood Management Services
4. Enhance Levels of Service to Existing Service Areas (i.e. Climate Change, alignment with new standards)
5. Implement New Services/Service Area Extensions for Existing Development
6. Implement New Services/Service Area Extensions for New Development

PART 5: FLOOD HAZARD MANAGEMENT SERVICE ACQUISITION



Policies to guide the acquisition of existing or new flood hazard management services



Objective: : To clarify the conditions in which the FVRD would consider acquiring flood hazard management responsibilities

GENERAL PRINCIPLE:

The FVRD does not proactively seek to own additional flood hazard management infrastructure. However, there may be examples where the FVRD will consider acquisition, including:

- Orphaned infrastructure
- Newly developed infrastructure
- Infrastructure actively managed by others

KEY POLICY DIRECTIONS

5.1 INITIATING THE ACQUISITION OF FLOOD INFRASTRUCTURE

Initiation of acquisition will come primarily from third parties:

- Board of an Improvement District
- Province
- Beneficiaries/users of infrastructure
- Owners of infrastructure, including developers

KEY POLICY DIRECTIONS

5.2 CAPACITY TO ACQUIRE

Prior to advancing the acquisition process, the FVRD will assess its capacity to acquire any existing or newly developed infrastructure. A key factor will be the status of currently owned flood hazard management infrastructure and capacity to deliver on existing needs.

5.3 FINANCIAL VIABILITY OF FLOOD INFRASTRUCTURE

The FVRD will not acquire any existing or newly developed infrastructure unless it is financially sustainability to own and operate in accordance with Policy 1.1.

This includes requiring the provision of resources from the Province necessary to fulfill any newly assigned responsibilities.

OTHER POLICY TOPICS:

- 5.4 Public assent process for flood infrastructure
- 5.5 Comprehensive assessment
- 5.6 Standards for new flood hazard infrastructure
- 5.7 Payment for flood hazard management infrastructure
- 5.8 Transfer of all financial assets, rights-of-way, easements, approvals and permits at conversion
- 5.9 Transfer of infrastructure and legal risk
- 5.10 Transfer of flood infrastructure without valid approvals/permits
- 5.11 Constructed simple ownership works protected by rights-of-way, easements, leases or fee
- 5.12 Existing debt and reserves
- 5.13 Cost of conversions
- 5.14 Tangible capital assets
- 5.15 Seed funding for long-term capital replacement

PART 6: INTER-AGENCY COLLABORATION AND RELATIONSHIPS



Policies to guide FVRD Relationships with other bodies involved in flood hazard management service provision



Objective: To pursue successful collaboration in addressing flood hazard management, including relationships with Indigenous governing bodies, other levels of government, and agencies.

KEY POLICY DIRECTIONS

6.1 INDIGENOUS RELATIONSHIP BUILDING

The lands and waters that make up the area that we now call the Fraser Valley Regional District (FVRD) have been home to the Nlaka'pamux, St'at'imc, Stó:lō, and Sts'ailes Peoples for generations. As confirmed in the FVRD Strategic Plan, the FVRD is committed to building relationships and working towards advancing reconciliation with Indigenous Peoples. Central to this commitment is building collaborative relationships with neighbouring Indigenous communities.

This collaboration is especially important when addressing challenges like flood events, which transcend boundaries and require cooperative efforts for effective flood hazard management and service delivery. This process will be driven by ongoing relationship-building, listening, and learning. Where mutual interest exists, the FVRD will seek opportunities to collaborate with Indigenous communities to create cross-boundary flood management plans. The FVRD is also committed to developing protocol agreements with Indigenous communities to address shared priorities, whether related to service delivery or emergency management.

KEY POLICY DIRECTIONS

6.2 IMPROVEMENT DISTRICT RELATIONSHIPS

The FVRD will continue building relationships and explore opportunities to engage and partner with improvement districts to advance collective responses to flood management.

The FVRD may support improvement districts provided staff time is recoverable through external funding sources and does not utilize electoral area tax base funding.

6.3 PROVINCIAL AND FEDERAL RELATIONSHIPS

The FVRD will leverage relationships to explore jointly beneficial projects and create partnerships to mitigate flood risks and safeguard residents and infrastructure.

KEY POLICY DIRECTIONS

6.4 MULTI-JURISDICTIONAL SERVICE DELIVERY

The FVRD may seek opportunities to form multi-jurisdictional partnerships to facilitate sustainable and effectively delivery of flood hazard management infrastructure and services within a watershed.



DISCUSSION / Q&A

DISCUSSION QUESTIONS

Are there any items that you feel have not been addressed through the draft policy document?

Are there any aspects of the policy that seem unrealistic to achieve?

Do you have any other questions or comments?





THANK YOU



FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Thursday, January 16, 2025

1:30 pm

In person at FVRD Boardroom & by Zoom Conference Call

Members Present: Director Bill Dickey, Electoral Area D, Chair
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 (*Zoom*)
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E (*Left meeting @ 2:30pm, rejoined @ 3:25pm*)
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 Services
Stacey Barker, Deputy CAO/Director of Regional Services
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO
Tarina Colledge, Manager of Emergency Management
Sterling Chan, Deputy Director of Engineering
Sam Piper, Manager of Communications
Katelyn Hipwell, Manager of Planning
Dave Roblin, Manager of Operations
Scott Salsbury, Manager of Special Engineering Projects
Alison Stewart, Manager of Strategic Planning (*Zoom*)
Lance Lilley, Manager of Environmental Services (*Zoom*)
Tina Mooney, Manager of Human Resources (*Zoom*)
Christina Vugteveen, Manager of Parks (*Zoom*)
Trina Douglas, Manager of Protective Services (*Zoom*)
Riley Smith, Planning Technician (*Zoom*)
Brett Dyck, Engineering Utilities & Community Services Technologist (*Zoom*)
Kinga Al-Mubarak, Accountant (*Zoom*)
Lucas Thompson, Network Analyst III
Amanda Molloy, Administrative Manager

Keely Hill, Executive Assistant (*recording secretary*)

1. **LAND ACKNOWLEDGEMENT**

Chair Dickey provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. **CALL TO ORDER**

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

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

Directors Peter Adamo and Taryn Dixon were nominated at the December 5, 2024 Electoral Area Services Committee meeting. The elections resumed and both nominees were given an opportunity to address the Committee for one minute each on why they should be elected.

An election by secret ballot was conducted and Jennifer Kinneman declared Director Dixon as Vice Chair of the Electoral Area Services Committee.

4. **RESOLUTION TO CLOSE MEETING**

Moved By WAARDENBURG
Seconded By JOHNSON

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 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.
- 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

The open meeting recessed at 1:37pm.

5. **RECONVENE OPEN MEETING**

The open meeting reconvened at 3:28pm.

6. **RISE AND REPORT OUT OF CLOSED MEETING**

No items.

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

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

8. **APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of January 16, 2025 be approved;

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

CARRIED

9. **MINUTES/MATTERS ARISING**

9.1 **Draft Electoral Area Services Committee Meeting Minutes - December 5, 2024**

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held December 5, 2024 be adopted.

CARRIED

9.2 **Draft Electoral Area Services Committee of the Whole Meeting Minutes - December 10, 2024**

Moved By JOHNSON
Seconded By ADAMO

THAT the Minutes of the Electoral Area Services Committee of the Whole Open Meeting held December 10, 2024 be adopted.

CARRIED

10. FINANCE

10.1 2025 Grant-in-Aid Application – Harrison Mills Community Club, Electoral Area C

Director Waardenburg declared a conflict as he sits on the board for the Harrison Mills Community Club and left for the voting and discussion on this matter.

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$4,000 to Harrison Mills Community Club, funded from the 2024 Electoral Area C grant-in-aid budget, to help offset the cost of window replacements at the Harrison Mills Community Club Hall.

CARRIED

10.2 Establishment of a Parcel Tax Roll Review Panel

Moved By DIXON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board establish a Parcel Tax Roll Review Panel pursuant to Section 204 of the Community Charter for the purpose of reviewing, correcting and authenticating the following parcel tax bylaws:

- *Fraser Valley Regional District Dogwood Water System Local Service Area Parcel Tax Amendment Bylaw No. 1738, 2024; and*
- *Fraser Valley Regional District Cultus Lake Sewer System Service Area Parcel Tax Establishment Bylaw No. 1499, 2018.*

AND THAT Director Peter Adamo, Director Bill Dickey and Director Taryn Dixon be appointed as members of the Parcel Tax Roll Review Panel;

AND FINALLY THAT the sitting of the Parcel Tax Roll Review Panel take place on February 25th, 2025 at 10am.

CARRIED

10.3 Budget 723 - Community Parks Area E

Moved By MACAHONIC
Seconded By ADAMO

THAT the Electoral Area Services Committee direct staff to include Budget 723 Electoral Area E Community Parks in to the draft 2025-2029 Financial Plan.

CARRIED

11. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

11.1 Agricultural Land Commission Application 2024-06 for a 3-Lot Subdivision at 4671 Sherlaw Road, Electoral Area E

Moved By MACAHONIC
Seconded By ADAMO

THAT the Fraser Valley Regional District Board refuse to forward the application for a 3-lot subdivision at 4671 Sherlaw Road, Electoral Area E, to the Agricultural Land Commission.

CARRIED

12. ELECTORAL AREA EMERGENCY SERVICES

12.1 FIRE SERVICES

12.1.1 Fire Department Member Service Awards

The staff report dated January 16, 2025 by Trina Douglas, Manager of Protective Services, was provided for information.

12.1.2 Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1764, 2025

Moved By MACAHONIC
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1764, 2025.

CARRIED

13. OTHER MATTERS

No items.

14. ADDENDA ITEMS/LATE ITEMS

No items.

15. REPORTS BY STAFF

No items.

16. REPORTS BY ELECTORAL AREA DIRECTORS

Director Dixon: Attended the Columbia Valley Rate Payers meeting, Feb 1st they are hosting an evening with Elvis. Met with MLA Warbus. Director Dixon mentioned that a couple of homeless encampments in the Vance Road Area have appeared, Ministry of Forests have been made aware. First goose committee meeting of the year is coming up.

Director Cassel: Will be attending a public meeting hosted by Leq'a:mel First Nation regarding the expansion of Transit on the North side of the river from Agassiz to Mission. Concerns around proposals and applications regarding the placement of fill continue to arise. Had the opportunity to speak at the North Fraser Fire Department Christmas party where Fire Fighter John Berry was honoured for over 30 years of service to our communities.

Director MacAhonic: Met with MLA Warbus and the residents impacted by the 2021 Atmospheric River Floods. Clean-ups in the Chilliwack River Valley continue to be going really well.

Director Waardenburg: Will be attending a public meeting hosted by Leq'a:mel First Nation regarding the expansion of Transit on the North side of the river from Agassiz to Mission, along with Director Cassel. Sasquatch Mountain Ski Resort is now open, along with Sandpiper golf course.

Director Adamo: Working with Mayor Smith on various different initiatives for 2025. Phone and Power issues continue in Area B, and conversations with Telus & BC Hydro are making headway. Meeting with MLA Luck next week, and will tour all of Area B to provide a better understanding of our issues

Director Johnson: Attending a meeting with the Ministry of Forests to discuss Crown Land Wildfire Risk Reduction.

Director Davidson: Illegal fill remains top of mind and community vigilance is ongoing.

17. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

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

18. ADJOURNMENT

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Electoral Area Services Committee Open Meeting of January 16, 2025 be adjourned.

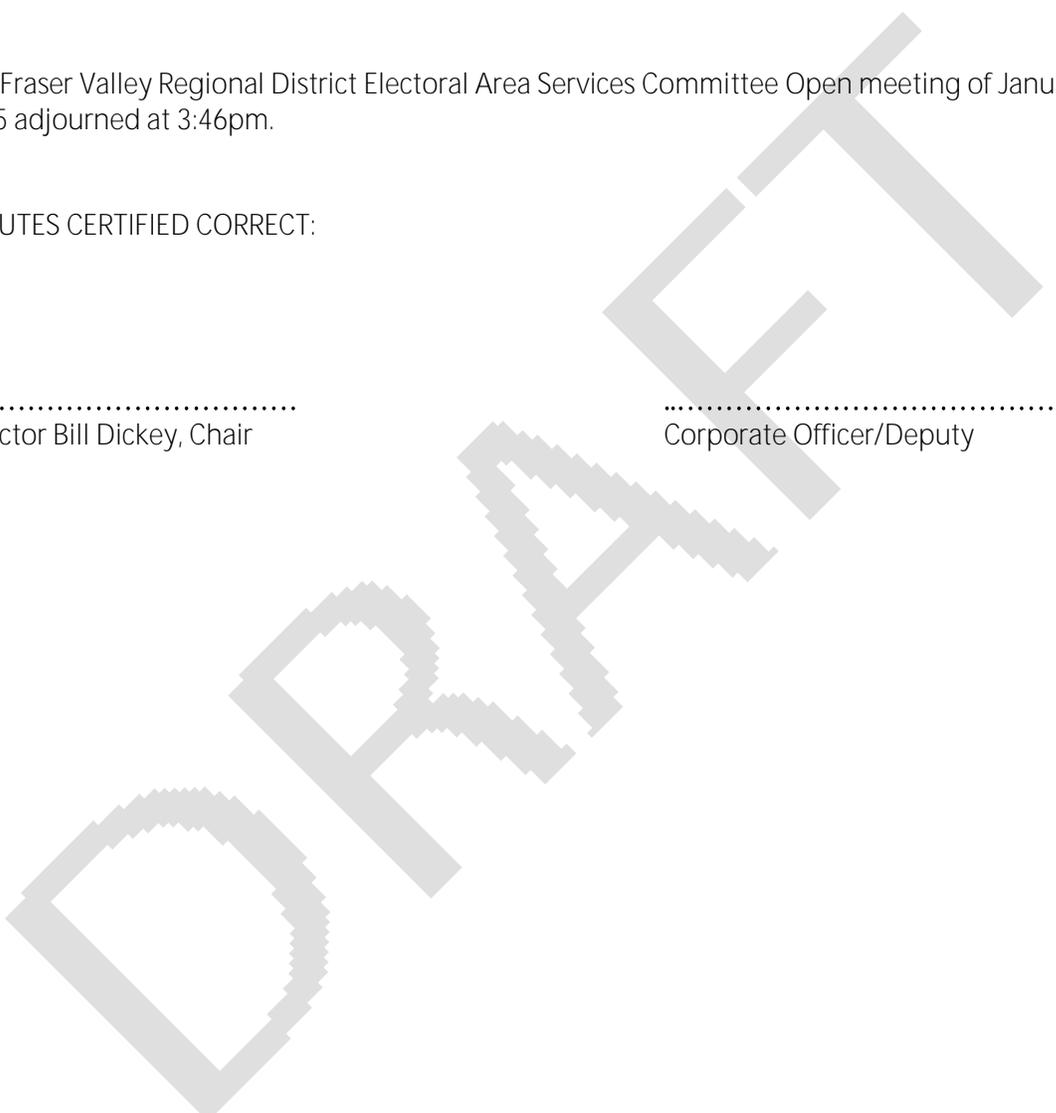
CARRIED

The Fraser Valley Regional District Electoral Area Services Committee Open meeting of January 16, 2025 adjourned at 3:46pm.

MINUTES CERTIFIED CORRECT:

.....
Director Bill Dickey, Chair

.....
Corporate Officer/Deputy



To: Electoral Area Services Committee

Date: 2025-02-13

From: Kinga Al-Mubarak, Accountant

Subject: 2025 Grant-in-Aid Application – McConnell Creek Farmers Institute, Electoral Area F

Reviewed by: Beth Klein, Controller/Deputy Financial Officer

Kelly Lownsborough, Director of Corporate Services & CFO

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$7,500 to McConnell Creek Farmers Institute, funded from the 2025 Electoral Area F grant-in-aid budget, to assist with the cost of capital improvements to the community hall, as well as repair and maintenance costs.

BACKGROUND

The Fraser Valley Regional District (“FVRD”) Electoral Area Grant-in-Aid program is available to non-profit community groups or individuals who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

All funding requests must be supported by the Electoral Area Director and approved by the Board.

DISCUSSION

McConnell Creek Farmers Institute is a non-profit organization that operates a local community hall in Electoral Area F. The hall provides a meeting place for community events and also provides rental space to the general public.

McConnell Creek Farmers Institute is requesting a \$7,500 grant to assist with the cost of capital improvements to the community hall, as well as repair and maintenance costs. The community hall building is owned by McConnell Creek Farmers Institute; therefore, capital improvement costs are not

restricted as per the Electoral Area Grant in Aid Policy because they are not performed on a rented or leased premise.

There are no application restrictions noted with the request. These costs are not the responsibility of senior levels of government and individual donations are collected for these improvements.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the "activities/programs which are accessible to a large portion of the electoral area" option.

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were provided as the application is greater than \$4,000. Director Davidson is in support of the \$7,500 requested amount.

COST

The \$7,500 cost will be funded from the Electoral Area F grant-in-aid budget, which has sufficient funds remaining from 2024 to support this request, that have been carried forward to the 2025-2029 Financial Plan.

CONCLUSION

A grant-in-aid application has been received from McConnell Creek Farmers Institute to assist with the cost of capital improvements to the community hall, as well as repair and maintenance costs. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and the Electoral Area Director is supportive of the full amount.



ELECTORAL AREA GRANT-IN-AID APPLICATION

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

Applicant Name: McConnell Creek Farmers Institute Hall
Mailing Address: 35483 Hartley Rd, Mission, BC V2V 0A8
Email Address: mcconnellcreekfarmersinstitute@gmail.com

Contact:
Name: Lynne Fry Telephone/Fax Number: [REDACTED]

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

The McConnell Creek Farmers Institute Hall is a non-profit Charity that provides events to our local community. A meeting place for community information meetings and events.

APPLICATION SUMMARY:

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

We have one last side of the property to fence and we have some much needed landscaping to do. We would like to purchase a pressure washer, new black out curtains. Miscellaneous repairs and maintenance and Insurance.

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

Keeping the Hall looking maintained and putting on community events such as the Seedy Saturday (a garden seed exchange) Pot Luck dinners, weekly Yoga, and many other community events throughout the year.

Amount of Grant Requested: \$7,500.

**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.

Lynne Fry
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.

To: Electoral Area Services Committee

Date: 2025-02-13

From: Kinga Al-Mubarak, Accountant

Subject: 2025 Grant-in-Aid Request – Deroche & District Community Association, Electoral Areas C and G

Reviewed by: Beth Klein, Controller/Deputy Financial Officer
Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$6,000 to Deroche & District Community Association, funded from the 2025 Electoral Area C and Electoral Area G grant-in-aid budgets, to assist with the purchase and installation of an emergency generator.

BACKGROUND

The Fraser Valley Regional District (“FVRD”) Electoral Area Grant-in-Aid program is available to non-profit community groups or individuals who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

All funding requests must be supported by the Electoral Area Director and approved by the Board.

DISCUSSION

Deroche & District Community Association (the “Association”) has been a registered not for profit society since 1947. The Association maintains and operates the Deroche Community Hall to serve the communities of Dewdney, Deroche, Lake Errock, and Nicomen Island.

Deroche & District Community Association is requesting a \$6,000 grant-in-aid to assist with the purchase and installation of an emergency standby generator. The generator will be installed at the Deroche Community Hall, which is owned by the Association; therefore, capital improvement costs

are not restricted as per the Electoral Area Grant-in-Aid Policy because they are not performed on rented/leased premises.

There are no application restrictions noted with the request. These costs are not the responsibility of senior levels of government and individual donations are collected by the Association.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the **“activities/programs which are accessible to a large portion of the electoral area” option.**

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were provided as the application is greater than \$4,000. Additionally, a quote was provided for a generator purchase and installation.

Director Waardenburg is in support of this request in the amount of \$2,000 and Director Cassel is in support of this request in the amount of \$4,000.

COST

The \$6,000 cost will be funded from the 2025 Electoral Area C and G grant-in-aid budgets in the amount of \$2,000 and \$4,000 respectively. Both budgets have sufficient funds to support this request, within the 2025-2029 Financial Plan.

CONCLUSION

A grant-in-aid application has been received from Deroche & District Community Association to assist with the purchase and installation of an emergency standby generator. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and Electoral Area Directors are supportive of the full amount.



ELECTORAL AREA GRANT-IN-AID APPLICATION

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

Applicant Name: DEROCHE & DISTRICT COMMUNITY ASSC.

Mailing Address: [REDACTED]

Email Address: [REDACTED]

Contact: LLOYD JOHN McKIMMON - PRESIDENT [REDACTED]
Name Telephone/Fax Number

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

The Deroche & District Community Association is a Registered Society # S0002883 since 1947 and is responsible for Maintenance & Operation of the Deroche community Hall and its property located at 41555 North Nicomen Road in Deroche, B.C.

APPLICATION SUMMARY:

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

The Purpose of this 2025 Grant in Aid request from Electoral Areas C & G is to Help Fund the acquisition and installation of a 26 KW Generac Emergency Standby Generator for the Deroche Community Hall

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

This Generator will assist in the event of a power outage at the Deroche Community Hall when Meetings, Fundraisers, Weddings, Funerals and other Community Events are being held. As well the Hall has been approved by the FVRD as an ESS location.

Amount of Grant Requested: \$ 6,000.00

**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.

LLOYD MCKIMMON Digitally signed by LLOYD MCKIMMON
Date: 2024.12.23 11:46:41 -08'00'
Signature of Authorized Signatory and Title

Amount Approved: _____
Date: _____
Signature of Electoral Area Director

On Electric Inc.

36523 Lester Pearson Way
 Abbotsford BC V3G 3C5
 accounting@onelectricinc.ca



Estimate

ADDRESS
 41555 N Nicomen Rd
 Deroche BC
 V0M 1G0

ESTIMATE 1002
 DATE 04/11/2024
 EXPIRATION DATE 10/03/2025

SITE ADDRESS
 41555 N Nicomen Rd Deroche BC

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
	Product Supply Concrete pad	GST	1	1,335.00	1,335.00
	Product Supply 26KW Generac standby generator	GST	1	9,437.00	9,437.00
	Product Supply Wiring for generator installation	GST	1	855.00	855.00
	Product Supply 200A Entrance rated automatic transfer switch	GST	1	1,624.00	1,624.00
	Product Supply Wet cell battery	GST	1	177.00	177.00
	Product Supply Miscellaneous Supplies	GST	1	651.00	651.00
	Product Supply Generator installation and commissioning	GST	1	2,561.00	2,561.00
	Product Supply Electrical permit	GST	1	850.00	850.00
	Product Supply Gas connection install & permit	GST	1	1,800.00	1,800.00
	Product Supply Load management device	GST	0	575.00	0.00
	Product Supply Load management miscellaneous supplies	GST	0	250.00	0.00
	Product Supply Load management install & commissioning	GST	0	600.00	0.00

Trenching for direct burial wiring to be done by others and dug to 24" of depth with 3" of sand for a base followed by 3" more of sand on top of wiring

SUBTOTAL 19,290.00

Trenching for direct burial HDPE gas line to be done by others and to dug to 24" of depth with 3" of sand for a base followed by 3" more of sand on top of wiring

GST @ 5% 964.50

Backfilling done by others. Electrical burial tape will be provided by On Electric

TOTAL **\$20,254.50**

BC Hydro disconnection & reconnection fees not included and will be directly billed to BC Hydro account

Deposit is equal to the cost of the generator to procure the generator and to protect from inflation during winter season

Load management system has been removed from the estimate value, but is shown for possible future installation

Fence supply & installation around generator

Concrete pad to be 6" larger than the generator in each dimension to allow for the fencing to be side mounted

TAX SUMMARY

	RATE	TAX	NET
	GST @ 5%	964.50	19,290.00

Accepted By

Accepted Date

To: Electoral Area Services Committee

Date: 2025-02-13

From: Kinga Al-Mubarak, Accountant

Subject: 2025 Grant-in-Aid Request – Hemlock Valley Homeowner’s Association, Electoral Area C

Reviewed by: Beth Klein, Controller/Deputy Financial Officer
Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$4,000 to Hemlock Valley Homeowners Association, funded from the 2025 Electoral Area C grant-in-aid budget, to assist with costs of upcoming community events.

BACKGROUND

The Fraser Valley Regional District (“FVRD”) Electoral Area Grant-in-Aid program is available to non-profit community groups or individuals who provide a service or benefit to their Electoral Area community. Funding is available year-round to all applicants who meet the criteria and eligibility requirements as outlined in the Electoral Area Grant-in-Aid Policy & Application Form.

The Electoral Areas have an annual Grant-in-Aid budget, which is set through the Financial Planning process. This budget considers the expected aspirations of the communities and must not exceed the calculated maximum value based on the net taxable property values of the area.

All funding requests must be supported by the Electoral Area Director and approved by the Board.

DISCUSSION

The Hemlock Valley Homeowners Association (the “Association”) is a non-profit community group that represents recreational, residential, home, and property owners in Hemlock Valley. The Association has a website and is responsive to questions; therefore, is considered financially and administratively sound.

The Association is requesting a \$4,000 grant-in-aid to assist with purchasing supplies for their upcoming community events, including the Spring Clean-up & Awareness BBQ, a Pickleball

Tournament & BBQ, the Hemlock Valley Block Party, and a New Year's Fireworks Celebration. There are currently no application restrictions noted with this request and these costs are not the responsibility of senior levels of government.

This request for funding is eligible as per the Electoral Area Grant-in-Aid policy under the **"activities/programs which are accessible to a large portion of the electoral area" option.**

Please refer to the completed Grant-in-Aid application attached and note that financial statements/reports were not provided as the application is not greater than \$4,000. Director Waardenburg is in support of the full amount.

COST

The \$4,000 cost will be funded from the 2025 Electoral Area C grant-in-aid budget, which has sufficient funds to support this request within the 2025 – 2029 Financial Plan.

CONCLUSION

A grant-in-aid application has been received from Hemlock Valley Homeowners Association to assist with the costs of upcoming community events. The application is complete and meets the eligibility criteria and approval criteria as outlined in the Policy. No application restrictions are noted and the Electoral Area Director is supportive of the full amount.



ELECTORAL AREA GRANT-IN-AID APPLICATION

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

Applicant Name: HEMLOCK VALLEY HOMEOWNER'S ASSOCIATION

Mailing Address: [REDACTED]

Email Address: INFOHVHA@GMAIL.COM

Contact: LINO FUNARO (TREASURER) [REDACTED]
Name 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 PROPERTY OWNERS OF HEMLOCK VALLEY

APPLICATION SUMMARY:

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

PLEASE 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):

GRANT FUNDS WILL BE USED TO SUPPORT VARIOUS EVENTS THAT PROMOTE THE ENGAGEMENT OF THE HOMEOWNERS AND COMMUNITY IN BUILDING SPIRIT, SAFETY, AND AWARENESS FOR THE BETTERMENT AND IMPROVEMENT OF THE COMMUNITY.

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

Hemlock Valley Homeowners Association (est.1980)

Website: www.hvha.ca

Director Mel Waardenburg
Fraser Valley Regional District
Electoral Area C

January 16, 2025

Attn: Director Mel Waardenburg

Dear Mr. Waardenburg:

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

Last year (2024) started again with it's challenges due to lack of snow and late opening of the resort, but our Hemlock Valley community made the best of the winter season and pushed forward throughout the balance of the year making for an overall great year. We want to continue this success into 2025!

The HVHA worked hard to engage community spirit through the many social events that were held throughout the year. These events are instrumental in bringing the community together allowing existing relationships to grow stronger, the introduction of new homeowners to the community, and to keep everyone informed on all the important issues that are relevant to our community.

The HVHA is focussed on engaging as many members of the community as possible in all our events, and keeping them informed with relevant information about the community through our Hemlock Howler Newsletter as it is this engagement that makes the community stronger.

The Grant-In Aid provided by the FVRD is vital to the HVHA's ability to continue with such successful community engagement.

Once again, the Grant-in-Aid Funds will be used towards supporting events that promote the participation of homeowners in building spirit, safety, and engagement for the betterment of our community. The following annual events are planned:

- Spring Clean-up & Awareness BBQ
- Summer Pickleball & BBQ
- The Hemlock Valley Block Party
- New Years Fireworks Celebration

We are also working to introduce new event ideas for the coming year.

Funds will be used for the purchase of "day of" supplies, equipment and items that can be used across multiple events, and towards event preparedness.

Your continued support is instrumental in helping to build the amazing spirit that exists in our Hemlock Valley community.

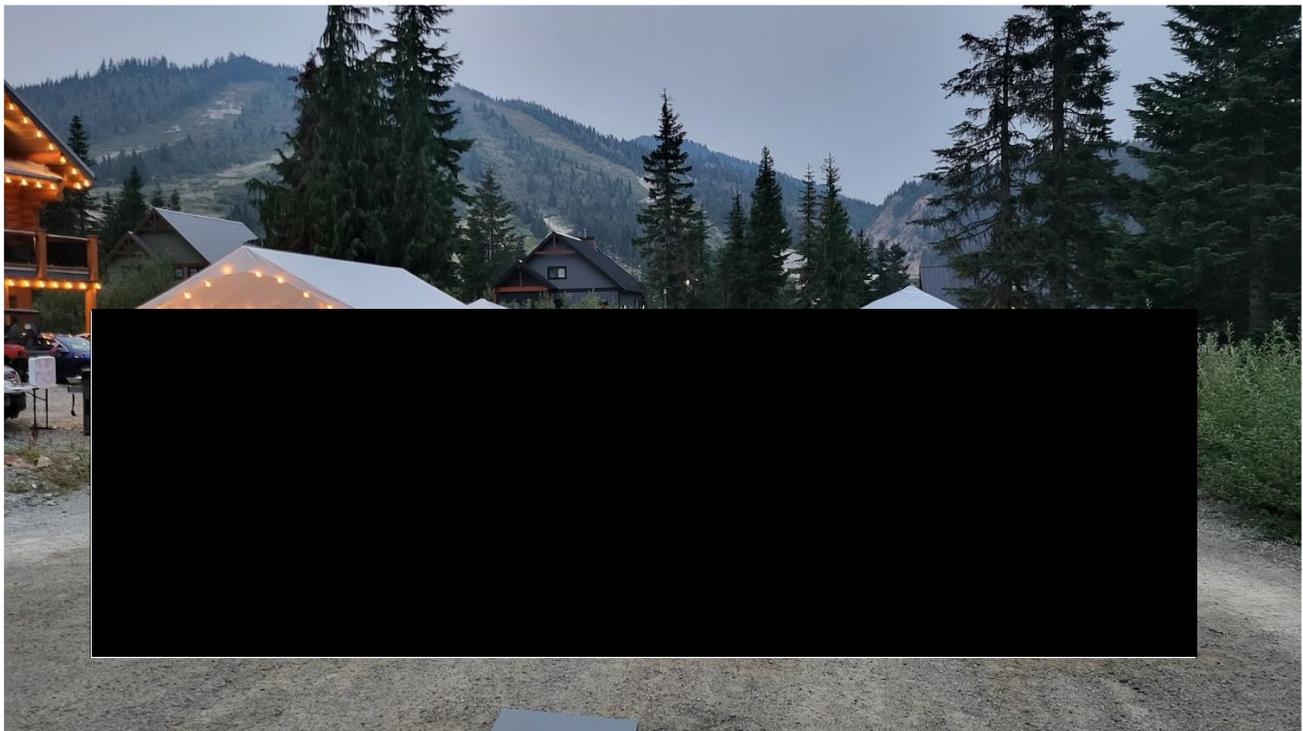
I trust our Grant-in Aid application will meet the Fraser Valley Regional District Board's approval at your next board meeting.

Regards,

Lino Funaro

Lino Funaro
Treasurer, Hemlock Valley Homeowners Association

Below picture from our Hemlock Valley Block Party event which took place in September 2024



To: Electoral Area Services Committee
From: Sterling Chan, Deputy Director of Engineering

Date: 2025-02-13

Subject: **Chaumox Landfill Operation Contract Extension**

Reviewed by: Tareq Islam, Director of Engineering & Utilities
Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve the sole-sourced purchase valued up to \$372,510 with the Boston Bar Area A Landfill Society for the 2024 and 2025 operation of the Chaumox Landfill;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute a contract with the Boston Bar Area A Landfill Society for the amount of \$372,510 for the 2024 and 2025 operation of the Chaumox Landfill.

BACKGROUND

The FVRD's Chaumox Landfill is located in Electoral Area A in the community of North Bend. For the previous 20+ years the Boston Bar Area A Landfill Society (LFS) has operated this facility on behalf of the FVRD. The most recent contract expired as of Dec 31, 2023. As there were several ongoing projects, the next operations contract was delayed until these projects were complete. These included a new organics composting facility grant funded through the CleanBC Organic Infrastructure Program built by the LFS and the implementation of an updated landfill filling plan prescribed in the 2023 update to the Chaumox Landfill Design Operation and Closure Plan.

DISCUSSION

Staff wish to extend the contract with the LFS through the end of 2025. **After reviewing the LFS's** staffing, operations and equipment expenses, Staff and the LFS negotiated a contract extension with a total value of \$372,510. The breakdown of the extension is \$180,760 for 2024 and \$191,750 for 2025. This extension would cover from Jan 1, 2024, to Dec 31, 2025, and requires back payment for previous time worked. The value of this extension is in keeping with both the 2024 and 2025 FVRD Financial Plans.

As this contract is being direct awarded to the LFS, it requires approval as a sole-source. In this instance, sole-sourced purchasing aligns with Section vii. of the sole-source provisions in the FVRD's Purchasing and Procurement Policy:

(vii) where the work is a continuation or follow-up assignment most appropriately done by the original service provider;

In accordance with the FVRD's Purchasing and Procurement Policy and to ensure best value for taxpayer dollars, an RFP will be issued later in 2025 for the Chaumox Landfill Operation Contract for years 2026 and beyond.

COST

The total cost of this contract is \$372,510 **which is consistent with the FVRD's 2024 and 2025 Financial Plan.**

CONCLUSION

Based on the considerations discussed, it is recommended that the FVRD enter into a directly awarded contract extension with the Boston Bar Area A Landfill Society for the operation of the Chaumox Landfill through the end of 2025. Future contracts for the operation of the Chaumox Landfill will be **procured by RFP in accordance with the FVRD's Procurement and Purchasing Policy.**

To: Electoral Area Services Committee

Date: 2025-02-13

From: Sterling Chan, Deputy Director of Engineering

Subject: Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Amendment Bylaw No. 1765, 2025

Reviewed by: Tareq Islam, Director of Engineering & Utilities
Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

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. 1765, 2025.

BACKGROUND

The Fraser Valley Regional District (FVRD) owns and operates 12 community water systems. In 2021 the FVRD Board adopted the *Fraser Valley Regional District Water Supply Systems Regulations, Fees and Charges Establishment Bylaw No. 1631, 2021*, which consolidated the regulations for managing each of the water systems and the terms and conditions under which water services may be provided. This bylaw also specifies the rate of the user fees for water consumption paid through utility bills as well as the capital improvement connection fees paid by properties joining certain local service areas.

DISCUSSION

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. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* are necessary in order to achieve the revenue targets put forward in the 2025 budgets for each water system's local service area.

Below is a summary of the changes to the service fees across all systems updated in *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025*.

	Current Charge	Proposed Charge
Electronic Water Meter Supply and Install	\$352.00	\$380.00
New Connection Inspection Fee	\$81.00	\$87.00
New Connection Administration Fee	\$38.00	\$41.00
Water Connection Turn On/Off	\$162.00	\$175.00

Below is a summary of the changes to the user fees for each water system included in *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025*. It should be noted, that for the Morris Valley and Dogwood Valley Water systems, the actual user fee charged is less than the maximum authorized under the bylaw and the 2025 rates do not require a bylaw change.

Electoral Area A - North Bend Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$9,480. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$4,810. The increases to the 2025 budget are to address growing operations costs driven by inflation.

Category of User	Quarterly Charge (2024 Rate)	Quarterly Charge (Proposed 2025 Rate)	Amount of Water Provided Quarterly
Metered Users	Minimum \$67.14	Minimum \$73.05	Up to 100 m ³
Metered Users	\$0.90/m ³	\$0.98/m ³	Over 100 m ³
Metered CP Rail	\$2.04/m ³	\$2.22/m ³	
Metered Commercial Almer Carlson Pool	\$0.97/m ³	\$1.05/m ³	

Electoral Area A Boston Bar Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$11,350. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$4,330. The increases to the 2025 budget are to address rising operational support costs, debt servicing costs, additional insurance requirements and increasing operations costs driven by inflation.

Category of User	Semi Annual Charge (2024 Rate)	Semi Annual Charge (Proposed 2025 Rate)	Amount of Water Provided Semi Annually
Metered Users	Minimum \$150.99	Minimum \$155.07	Up to 150 m ³
Metered Users	\$1.23/m ³	\$1.27/m ³	Over 150 m ³

Electoral Area B Yale Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$7,720. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$3,000. The increases to the 2025 budget are to address growing operations costs driven by inflation.

Category of User	Monthly Charge (2024 Rate)	Monthly Charge (Proposed 2025 Rate)
Residential		
Single Family Dwelling	\$23.10	\$24.83
Single Family Dwelling with Accessory Dwelling Unit or Secondary Suite	\$65.68	\$70.60
First Unit in Commercial & Recreational	\$23.10	\$24.83

Business Commercial		
Premises used for businesses; Hotel containing dining room/restaurant/beverage room	\$35.00	\$37.63
Additional commercial units	\$10.50	\$11.29
Additional recreation units	\$14.00	\$15.05
Institutional	\$10.50	\$11.29
Community use facility	\$50.01	\$53.76
Railway use - for service to railway buildings or trains	\$483.05	\$519.28

Electoral Area C Lake Errock Water Supply System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$11,030. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$2,440. The increases to the 2025 budget are to address increasing debt servicing costs and operations costs driven by inflation.

Category of User	Semi-Annually Charge (2024 Rate)	Semi-Annually Charge (Proposed 2025 Rate)	Amount of Water Provided Semi-Annually
Metered Users	\$129.40	\$136.39	Up to 200 m ³
Metered Users	\$3.01/m ³	\$3.17/m ³	Over 200 m ³

Electoral Area D Integrated Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$18,120. This increase has been spread out between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$13,640. The increases to the 2025 budget are to address increasing operations costs driven by inflation and growth. It should be noted that the 2025 minimum quarterly charge will be lower than what is authorized under bylaw *Fraser Valley Regional District Water Supply Regulations,*

Fees and Charges Amendment Bylaw NO. 1631, 2021 and therefore no change to the minimum quarterly charge in the bylaw is required for 2025.

Category of User	Quarterly Charge (2024 Rate)	Quarterly Charge (Proposed 2025 Rate)	Amount of Water Provided Quarterly
Metered Users	\$71.40	\$74.69	Up to 100 m ³
Metered Users	\$1.08/m ³	\$1.13/m ³	Over 100 m ³

Electoral Area E Bell Acres Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$3,070. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$680. The increases to the 2025 budget are in part to address increasing operations costs driven by inflation.

Category of User	Quarterly Charge (2024 Rate)	Quarterly Charge (Proposed 2025 Rate)	Amount of Water Provided Quarterly
Metered Users	\$80.95	\$84.11	Up to 50 m ³
Metered Users	\$1.66/m ³	\$1.72/m ³	Over 50 m ³

Electoral Area F Hatzic Prairie Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$7,200. This increase is captured exclusively through user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$7,200. The increases to the 2025 budget are to address increasing debt servicing costs and operations costs driven by inflation.

Quantity	Semi-Annual Charge (2024 Rate)	Semi-Annual Charge (Proposed 2025 Rate)	Amount of Water Provided Semi- Annually
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Metered Users	\$297.22	\$316.54	Up to 200m ³
Metered Users	\$1.63/m ³	\$1.74/m ³	200m ³ – 400m ³
Metered Users	\$2.45/m ³	\$2.61/m ³	Over 400m ³

Electoral Area G Deroche Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$1,940. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$930. The increases to the 2025 budget are to address increasing operations costs driven by inflation.

Category of User	Quarterly Charge (2024 Rate)	Quarterly Charge (Proposed 2025 Rate)
Metered User - Residential	\$93.64 – Flat Rate	\$98.32 – Flat Rate
Metered User – Residential with Accessory Dwelling Unit or Secondary Suite	\$198.37 – Flat Rate	\$208.28 – Flat Rate
Metered User - Commercial	\$118.95 or \$0.77/m ³ (whichever is greater)	\$124.90 or \$0.81/m ³ (whichever is greater)
Metered User - Institutional	\$235.98 Flat Rate	\$247.78 Flat Rate

Electoral Area G Dewdney Water System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$4,700. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw NO. 1765, 2025* support decisions made during the Financial Planning process and provide the authority to charge these rates, which are expected to increase user fee revenue by \$190. The increases to the 2025 budget are to address increasing operations costs driven by inflation.

2024 Rates

Meter Size and	Quarterly	Consumption Charge (per cubic metre)

above	Minimum Charge	0 - 200	201 - 800	801
20mm (5/8th inch)	\$171.37	\$0.00	\$1.10	\$1.39
25 mm (1 inch)	\$171.37	\$0.00	\$1.10	\$1.39
38.1mm (1½ inch)	\$171.37	\$0.00	\$1.10	\$1.39
50.8mm (2 inch)	\$171.37	\$0.00	\$1.10	\$1.39
101.6mm (4 inch)	\$171.37	\$0.00	\$1.10	\$1.39
200mm (8 inch)	\$171.37	\$0.00	\$1.10	\$1.39

Proposed 2025 Rates

Meter Size and above	Quarterly Minimum Charge	Consumption Charge (per cubic metre)		
		0 - 200	201 - 800	801
20mm (5/8th inch)	\$178.56	\$0.00	\$1.15	\$1.44
25 mm (1 inch)	\$178.56	\$0.00	\$1.15	\$1.44
38.1mm (1½ inch)	\$178.56	\$0.00	\$1.15	\$1.44
50.8mm (2 inch)	\$178.56	\$0.00	\$1.15	\$1.44
101.6mm (4 inch)	\$178.56	\$0.00	\$1.15	\$1.44
200mm (8 inch)	\$178.56	\$0.00	\$1.15	\$1.44

Additionally, the 2025 rates for the capital connection improvement fees have been adjusted to reflect the current number of properties within each service area as well as any capital debt repayment budgeted in 2025. In instances where multiple loans are being repaid or the capital works benefit properties differently, the capital connection improvement fee differs by area within the water system. The areas corresponding with each of these rates are shown in Schedule B of the bylaw. The proposed capital improvement connection fees for 2025 area as follows:

	2024 Rate	Proposed 2025 Rate
North Bend Water	\$2,475	\$2,475
Boston Bar Water	\$2,883	\$3,149

Lake Errock Water (Area 1)	\$10,825	\$11,535
Lake Errock Water (Area 2)	\$5,998	\$6,554
Lake Errock Water (Area 3)	\$5,144	\$5,507
Hatzic Prairie Water (Area 1)	\$5,841	\$6,217
Hatzic Prairie Water (Area 2)	\$2,634	\$2,937
Hatzic Prairie Water (Area 3)	\$623	\$764
Deroche Water	\$3,998	\$3,998
Area H Integrated Water (Area 1)	\$1,946	\$2,234
Area H Integrated Water (Area 2)	\$0	\$0

CONCLUSION

The adoption of bylaw *Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1765, 2025* is necessary in order to achieve the revenue targets put forward in the 2025 budget.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1765, 2025

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 Fees and Charges Amendment Bylaw No. 1765, 2025*.

2) **ENACTMENTS**

That Fraser Valley Regional District Bylaw No. 1631, 2021 is amended by 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.

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 Fees and Charges Amendment Bylaw No. 1765, 2025* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO.1765, 2025
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:
 - \$380.00 Electronic Water Meter (meter and register) per connection
 - \$87.00 Inspection Fee
 - \$41.00 Administration Fee
 - \$508.00 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) \$87.00 Inspection Fee and \$41.00 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) \$87.00 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 \$175.00.

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 \$73.05	Up to 100 m ³
Metered Users	\$0.98/m ³	Over 100 m ³
Metered CP Rail	\$2.22/m ³	
Metered Commercial Almer Carlson Pool	\$1.05/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 \$155.07	Up to 150 m ³
Metered Users	\$1.27/m ³	Over 150 m ³

c. Electoral Area B Yale Water System

Category of User	Monthly Charge
Residential	
Single Family Dwelling	\$24.83
Single Family Dwelling with Accessory Dwelling Unit or Secondary Suite	\$70.60
First Unit in Commercial & Recreational	\$24.83
Business Commercial	
Premises used for businesses; Hotel containing dining room/restaurant/beverage room	\$37.63
Additional commercial units	\$11.29
Additional recreation units	\$15.05

Institutional	\$11.29
Community use facility	\$53.76
Railway use - for service to railway buildings or trains	\$519.28

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	Minimum \$186.73	Up to 100 m ³
Metered Commercial	\$1.91/m ³	Over 100 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	\$136.39	Up to 200 m ³
Metered Users	\$3.17/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	\$1.13/m ³	Over 100 m ³

h. Electoral Area E Bell Acres Water System

Category of User	Quarterly Charge	Amount of Water Provided Quarterly
Metered Users	\$84.11	Up to 50 m ³
Metered Users	\$1.72/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)	\$316.54

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	\$1.74/ m ³
All consumption over 400 m ³	\$2.61/ m ³

j. Electoral Area G Deroche Water System

Category of User	Quarterly Charge
Metered User - Residential	\$98.32 – Flat Rate
Metered User – Residential with Accessory Dwelling Unit or Secondary Suite	\$208.28 – Flat Rate
Metered User - Commercial	\$124.90 or \$0.81/ m ³ (whichever is greater)
Metered User - Institutional	\$247.78 – Flat Rate

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)	\$178.56	\$0.00	\$1.15	\$1.44
25 mm (1 inch)	\$178.56	\$0.00	\$1.15	\$1.44

38.1mm (1½ inch)	\$178.56	\$0.00	\$1.15	\$1.44
50.8mm (2 inch)	\$178.56	\$0.00	\$1.15	\$1.44
101.6mm (4 inch)	\$178.56	\$0.00	\$1.15	\$1.44
200mm (8 inch)	\$178.56	\$0.00	\$1.15	\$1.44

- I. 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.

3.1 Boston Bar Water Supply System

Year	Fee
2025	\$3,149

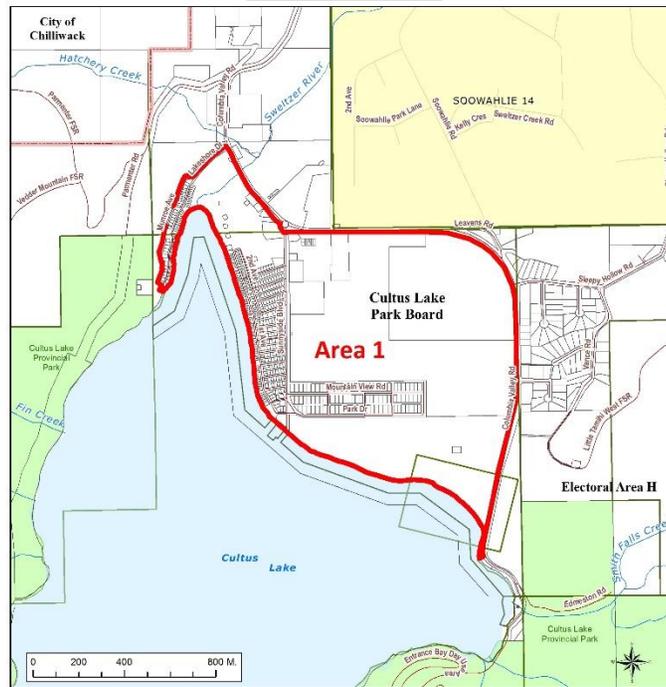
3.2 Cultus Lake Integrated Water Supply System

I. Area 1

Year	Fee
2025	\$2,234

II. Area 2 - all other areas in Electoral Area H for future Water Service Connections

Year	Fee
2025	\$0



3.3 Deroche Water Supply System

Year	Fee
2025	\$3,998

3.4 Hatic Prairie Water Supply System

I. Area 1

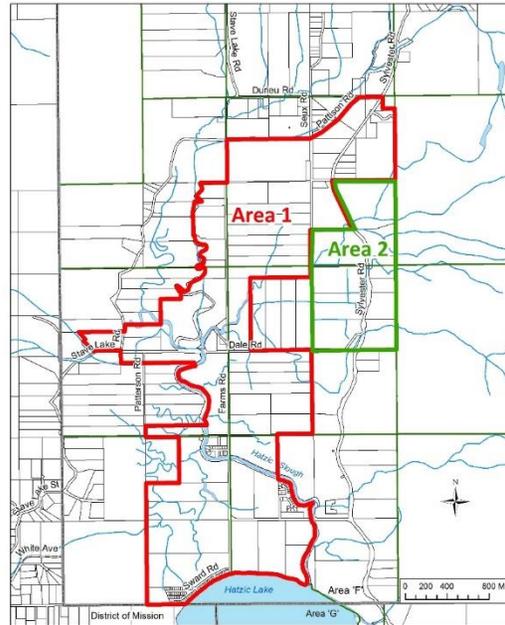
Year	Fee
2025	\$6,217

II. Area 2

Year	Fee
2025	\$2,937

III. Area 3 - all other areas within Electoral Area F for future Water Service Connections

Year	Fee
2025	\$764



3.5 Lake Errock Water Supply System

I. Area 1

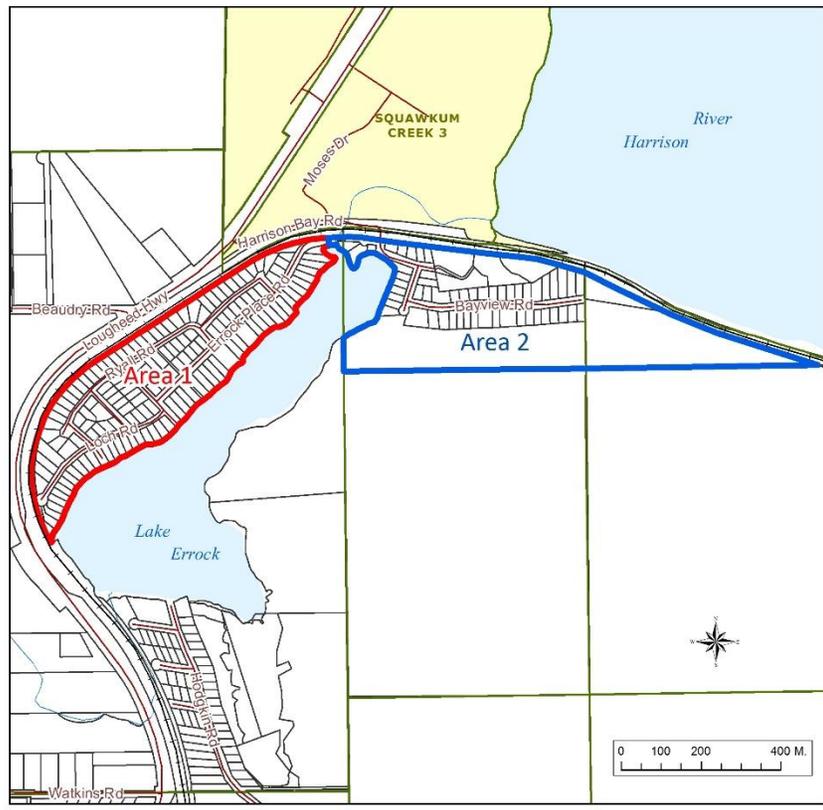
Year	Fee
2025	\$11,535

II. Area 2

Year	Fee
2025	\$6,554

III. Area 3 - all other areas within Electoral Area C for future Water Service Connections

Year	Fee
2025	\$5,507



3.6 North Bend Water Supply System

Year	Fee
2025	\$2,475

This is Schedule B attached to and forming part of Bylaw No. 1631, 2021

To: Electoral Area Services Committee

Date: 2025-02-13

From: Allison Neill, Engineering, Utilities and Community Services Technologist

Subject: Fraser Valley Regional District Sewer Systems Regulation, Fees and Charges Establishment Bylaw No. 1768, 2025.

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services
Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025*

BACKGROUND

A sewer use bylaw is a regulatory bylaw that ensures the sanitary sewer system operates within standards established by the Province of British Columbia. The main objective of the bylaw is to control the discharge of pollutants to the sewer systems so as to protect the sewer collection system from corrosion, damage and obstruction; protect the wastewater treatment process from upset; optimize wastewater treatment efficiency; reduce maintenance costs; keep staff and communities safe; and, and protect the environment.

The Fraser Valley Regional District (FVRD) owns and operates six (6) community sewer systems - North Bend, Morris Valley, North Cultus, South Cultus (Aquadel), Popkum (Minter Gardens), and Baker Trails. In order to harmonize the related sewer system bylaws, staff are recommending to advance one bylaw which would provide the terms and conditions in which the systems may be operated as well as the user fee rates. This approach is similar to that was previously taken with *Fraser Valley Regional District Water Supply Systems Regulations, Fee and Charges Establishment Bylaw No. 1631, 2021*.

DISCUSSION

The proposed bylaw cited as the *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* standardizes the terms and conditions across all the sewer systems. This bylaw is not intended to impact day-to-day use for the existing sewer system

customers nor will it change the rate of the user fees for customers. The proposed bylaw was drafted with the intention of setting overarching standards regarding the regulations to connect and use the sewer systems.

The following are the key provisions within the proposed bylaw:

1. Provides for a comprehensive list of restricted substances and prohibited wastes that cannot be discharged into the sewer systems. Although wastewater treatment plants can remove most harmful substances, it cannot fully remove some chemicals that could potentially get discharged into the environment. This could result in negatively impacting the collection system and treatment process, endangering the safety of workers and contaminating the environment.
2. Outlines the powers and duties of the FVRD. It includes a section for a penalty in the amount of a maximum of \$2,000 and a minimum amount of \$200 which can be applied for non-compliance with the terms and conditions of the bylaw. A penalty is just one of many tools the FVRD can use to deter non-compliance. **The FVRD's preferred approach is educating the public about the reasons for conforming to the regulations.**
3. Provides for the administrative process for connecting to a FVRD sewer system as well as the associated fees for a connection. A potential customer must now submit an application to the FVRD with all the prescribed information. Once approved, a sewer service connection permit is issued and a final inspection of the connection is completed by FVRD operational staff.
4. The proposed bylaw will include the fees associated with the connection to an FVRD sewer system.
5. Sewer Usage Fees

The sewer usage fees are unique to each sewer system. The Popkum (Minter Gardens), and South Cultus (Aquadel) systems are funded exclusively through taxation and therefore do not have sewer usage fees. Costs related to the Baker Trails system are billed directly to the Baker Trails strata council. The North Bend, Morris Valley and North Cultus systems are funded through a combination of taxation and user fees as defined in their respective local service area establishment bylaws. The sewer usage fees for North Bend, North Cultus and Morris Valley are included in Schedule B of the proposed bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025*. The proposed bylaw will reflect the updated usage fees for 2025 as follows:

Electoral Area A - North Bend Sewer System

The 2025 Financial Plan contemplates this service area's total revenues increasing from 2024 to 2025 by \$4,230. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* support decisions made during

the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$1,050. The increases to the 2025 budget are to address increasing operations costs driven by inflation.

Below is a summary of the changes to the user fees included in *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025*

Category of User	Semi-Annually Charge (2024 Rate)	Semi-Annually Charge (Proposed 2025 Rate)
Residential	\$184.87	\$196.70
Commercial	\$1.32/m ³	\$1.40/m ³

Electoral Area C – Morris Valley Sewer System

The 2025 Financial Plan **contemplates this service area’s total revenues increasing** from 2024 to 2025 by \$13,920. This increase has been spread out proportionally between taxation and user fees. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$5,100. The increases to the 2025 budget are to address increasing operations costs driven by inflation.

Below is a summary of the changes to the user fees included in *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025*

Category of User	Quarterly- Charge (2024 Rate)	Quarterly- Charge (Proposed 2025 Rate)
Residential	\$81.03	\$84.84

Electoral Area E – Baker Trails Sewer System

The 2025 Financial Plan contemplates total revenues for this service area increasing from 2024 to 2025 by \$9,410. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates. As there is no taxation related to this service area, the increase to revenue comes exclusively to these changes to user fees. The increases to the 2025 budget are **an increased transfer to the service area’s Capital**

Reserve and to address increasing operations costs driven by inflation. It should be noted that these user fees are billed in arrears and will not be charged to residents until January 2026.

Below is a summary of the changes to the user fees included in *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025*

Category of User	Annual- Charge (2024 Rate)	Annual- Charge (Proposed 2025 Rate)
Residential	\$911.46	\$971.40

Electoral Area H - North Cultus Sewer System

The North Cultus Sewer System is funded via a combination of a parcel tax, user fees in the form of a utility bill as well as user fees that are directly invoiced to the Cultus Lake Park Board (CLPB). Debt servicing expenses are paid by residents via the parcel tax and are directly invoiced to the CLPB. Operations and asset management expenses are paid by residents via utility billing and are directly invoiced to the CLPB. The changes to the user fee rates in proposed bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* support decisions made during the Financial Planning process and provides the authority to charge these rates, which are expected to increase user fee revenue by \$341,000. The increases to the 2025 budget capture the operation of the new North Cultus Lake Wastewater Treatment Plant, which is scheduled to commence operation in early 2025. It should be noted that these user fees are billed in arrears and will not be charged to residents until January 2026.

Below is a summary of the changes to the user fees included in *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025*

Classification	Annual Charge (2024)	Annual Charge (Proposed 2025)
1. Operation Recovery		
Residential	\$575.00	\$1,180.64
School	\$2,013.00	\$4,132.23
Recreational	\$575.00	\$1,181.64
Church	\$863.00	\$1,770.96
Office	\$575.00	\$1,180.64

Gas Bar	\$863.00	\$1,770.96
Restaurant	\$863.00	\$1,770.96
Retail	\$863.00	\$1,770.96
Other Commercial	\$863.00	\$1,770.96
DFO Laboratory	\$2,875.00	\$5,903.19
2. Capital Reserve (Asset Management) Recovery		
Residential	\$155.00	\$187.85
School	\$541.00	\$657.48
Recreational	\$155.00	\$187.85
Church	\$232.00	\$281.78
Office	\$155.00	\$187.85
Gas Bar	\$232.00	\$281.78
Restaurant	\$232.00	\$281.78
Retail	\$232.00	\$281.78
Other Commercial	\$232.00	\$281.78
DFO Laboratory	\$773.00	\$939.26

Additionally, the 2025 rate for the capital improvement connection improvement fee has been adjusted to reflect the current number of properties within each service area as well as any capital debt repayment budgeted in 2025. The proposed capital improvement connection fees for 2025 are as follows:

	2024 Rate	Proposed 2025 Rate
Capital Connection Improvement Fee	\$3,430.00	\$4,201.68

The proposed bylaw will not affect the overall revenue streams collected for the sewer service areas nor will it affect the amount paid on utility bills by system users.

COST

The adoption of bylaw *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw NO. 1768, 2025* is necessary in order to achieve the revenue targets put forward in the 2025 budget for the North Bend, Morris Valley, Baker Trails and North Cultus Sewer Systems.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1768, 2025

A bylaw to establish regulations, terms, conditions, fees and use of the Fraser Valley Regional District Sewer Systems.

WHEREAS the Board of Directors of the Fraser Valley Regional District (“the Board”) wishes to establish the terms and conditions under which sewer collection and treatment services are provided in the Fraser Valley Regional District established Sewer System Service Areas, and to establish the fees and charges associated with the delivery of said services;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025*.

2. ADMINISTRATION

The Manager is authorized to administer and oversee the operation of the Fraser Valley Regional District Sewer Systems.

3. SCHEDULES

The following Schedules are attached to and form an integral part of this bylaw:

- Schedule A - Sewer System Service Areas
- Schedule B - Sewer Service Fees And Charges

4. INTERPRETATION

In this bylaw:

“Applicant” means a person who has submitted an application to the Regional District for a Sewer System Connection and has not yet received approval;

“Application for Sewer Service” means an application for Sewer Service which must be made in the form(s) prescribed by the Regional District and must furthermore contain any and all information necessary to establish compliance with the British Columbia Plumbing Code, this bylaw or any other enactment;

“Biomedical Waste” means biomedical waste as defined in **“Guidelines for the Management of Biomedical Waste”** established by the Canadian Council of Ministers of the Environment (CCME) dated February 1992, as amended from time to time;

“Board” means the Fraser Valley Regional District Board of Directors;

“British Columbia Plumbing Code” means the latest edition of the British Columbia Plumbing Code as amended from time to time;

“Building Service Line” means the piping which conveys sewer from a building, between the exterior boundary of the Parcel and the building upon said lot in which the sewage is generated;

“Combined Sewer” means a sewer designed for the collection and transmission of Uncontaminated Water, Wastewater and Storm Water;

“Commercial” means any occupation, employment or enterprise that is carried on for profit;

“Customer” means a person who is being provided Sewer Services or who has filed an Application for Sewer Services with the Regional District that has been approved by the Regional District;

“Domestic Wastewater”, means liquid waste:

- a) from the non-commercial preparation, cooking, and handling of food; or
- b) containing human excrement and similar matter from the sanitary conveniences of dwellings, commercial buildings, industrial facilities and institutions;

“Environmental Management Act” means the Environmental Management Act SBC 2003 Ch. 53., as amended from time to time;

“Garburator”, means a mechanical device that is connected to a sanitary sewer and is used to reduce the particle size of food waste disposed to a sanitary sewer;

“Hazardous Waste” means special waste as defined in the Environmental Management Act;

“Hazardous Waste Regulations” means the Hazardous Waste Regulation enacted pursuant to the Environmental Management Act.

“Inspector” means the Director of Engineering and Utilities, the Manager of Operations or their designates and Bylaw Enforcement Officers of the Regional District;

“Inspection Chamber” means a device installed on a Building Service Line in accordance with the design standards of the Subdivision and Development Servicing Bylaw No. 1319, 2015 as amended from time to time;

“Institutional” means a facility which relates to human development such as education, recreation, religion or politics or which relates to public service such as health or protective services;

“Interceptor”, means a receptacle that is designed and approved to prevent grease, sand, or other materials from passing into any Sewer;

“Manager” means the Director of Engineering and Utilities or the Manager of Operations or their designates;

“Non-Domestic Waste”, means all waste except Domestic Wastewater, Storm Water and Uncontaminated water;

“Grease”, means fats, waxes, oils, hydrocarbons, esters and any other non-volatile material determined by procedures set out in Standard Methods or a procedure authorized by the Manager;

“Owner” means any person who is the owner of real property and may include leaseholders;

“Parcel” means a lot, including leased lots, block or other area in which land is held or into which it is subdivided;

“Prohibited Waste”, means waste collected by a grab or composite sample and determined to be:

- Hazardous Waste
- Biomedical Waste
- flammable or explosive
- a cause of obstruction or interference of flow within a Sewer System or sewer connection pipe
- greater than 65 degrees Celsius in temperature
- pathogenic
- corrosive
- Radioactive Materials
- unless authorized by the Regional District, no person shall discharge or allow or cause to be discharged any Storm Water
- may cause a discharge from a Wastewater Treatment Plant to contravene any requirements by or under any BC Environmental Management Discharge Permit or any other act, approved Liquid Waste Management Plan, or any other law or regulation governing the quality of the discharge, or may cause the discharge to result in a hazard to people, animals, property or vegetation.

“Radioactive Waste” means radioactive materials as defined in the Nuclear Safety and Control Act as amended from time to time;

“Regional District” means the Fraser Valley Regional District;

“Restricted Materials”, means waste collected through either a grab sample or a one operating day composite sample and determined to contain any one element in concentrations greater than the following:

Factor/element maximum limit or concentration

Maximum temperature	65 degrees Celsius
pH low	5.5
pH high	11
Synthetic oil/grease	15mg/L
Natural oil/grease	100mg/L
Benzene	0.1mg/L
Ethyl benzene	0.2mg/L
Toluene	0.2mg/L
Polynuclear Aromatic Hydrocarbons	0.05mg/L
Phenolics	1.0mg/L
Biological Oxygen Demand	500mg/L
Suspended Solids	350mg/L
Non-domestic Food Waste Particles	> 0.5cm in any dimension
Aluminum	50mg/L
Arsenic	0.4mg/L
Cadmium	0.2mg/L
Chromium	4.0mg/L
Chloride	1500mg/L
Cobalt	5.0mg/L
Copper	1.0mg/L
Cyanide	1.0mg/L
Iron	10.0mg/L
Lead	1.0mg/L
Manganese	5.0mg/L
Mercury	0.05mg/L
Molybdenum	5.0mg/L
Nickel	3.0mg/L
Selenium	0.3mg/L
Silver	1.0mg/L
Sulphates	1500mg/L
Sulphides	1.0mg/L
Zinc	3.0mg/L
Miscellaneous Wastes includes PCBs, Chlorinated Phenols, Pesticides, Tetrachloroethylene	

“Sanitary Sewer” means a sewer owned and operated by the Regional District that carries Domestic and Non-Domestic wastewater but is not intended to carry Storm Water or Uncontaminated water;

“Sewer” means all pipes, conduits, drains and other equipment and facilities, owned or otherwise under the control or jurisdiction of the Regional District, for collecting, pumping, and transporting wastewater either to a sewage facility;

“Sewer Service” means the collection of sewage from a Customer pursuant to this Bylaw;

“Sewer Service Connection” means a pipe connection and other appurtenances which are intended to convey sewage from the boundary of a parcel to a public sewer collector;

“Sewer Service Main” means pipes installed within a public right-of-way for sewage collection;

“Sewer System” means the system of sanitary sewer works owned and maintained by the Fraser Valley Regional District and used for the collection, conveyance, treatment and disposal of sewage for the benefit of the service area;

“Sewer System Extension” means any installation or construction of pipe, conduits, Sewer Service Mains, appurtenances and other equipment and facilities for collection and transporting Wastewater;

“Sewer System Service Area” means any of the service areas identified in **Schedule A**;

“Standard Methods” means a procedure or method set out in the current edition of the publication **“Standard Methods for the Examination of Water and Wastewater”** published jointly by the American Public Health Association, American Water and Wastewater Association and the Water Environment Federation or approved in writing by the Manager;

“Storm Water” means water resulting from natural precipitation from the atmosphere and which is transported in, or intended to be transported in, a Storm Sewer, Combined Sewer, or Watercourse;

“Storm Sewer” means all ditches, drains, pipes, conduits, and other equipment and facilities, owned or otherwise under the control or jurisdiction of the Regional District, for collecting, pumping, and transporting Storm Water;

“Uncontaminated Water” means any water excluding Storm Water but including cooling water, condensed water and water from municipal waterworks or a private water supply to which no contaminant has been added as a consequence of its use, or to modify its use by any person;

“Wastewater Treatment Plant” means any structure or thing used for the physical, chemical, biological or radiological treatment of wastewater, and includes sludge treatment, wastewater sludge storage and disposal facilities;

“Wastewater” means the composite of water and water-carried wastes from residential, commercial, industrial or institutional premises or any other source;

“Watercourse” means (a) a river, stream, creek, waterway, lagoon, lake, spring, swamp, marsh, or other natural body of water; or (b) a canal, ditch, reservoir, or other man-made surface feature, whether it contains or conveys water continuously or intermittently.

5. AREA OF APPLICATION

This bylaw applies to all Owners or occupiers of all Parcels situated within the boundaries of Fraser Valley Regional District Sewer Service Areas or the Owners or occupiers of all Parcels connected to a Fraser Valley Regional District Sewer System.

6. PENALTIES

- 6.1 Every person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this bylaw or who neglects to do or refrains from doing anything required to be done under any of the provisions of this bylaw, commits an offence against this bylaw and is subject to the penalties imposed. Each day that a contravention of a provision of this bylaw occurs or continues constitutes a separate offence.
- 6.2 Every person who commits an offence against this bylaw is liable to a fine and penalty of not more than Two Thousand Dollars (\$2,000) and not less than Two Hundred Dollars (\$200) for each offence, recoverable under the provisions of the Offence Act R.S.B.C. 1996 Ch. 338.

7. PROHIBITIONS

- 7.1 Except in cases of exigent circumstance, every person commits an offence contrary to the provisions of this bylaw who:
- a) connects to Sewer Systems without first making application for Sewer Service in the forms prescribed by the Regional District along with any supplementary information required by the Regional District and without having those applications authorized and signed by the Inspector ;
 - b) connects or allows a Sewer Service Connection to be made or permits a Sewer Service Connection to continue to exist without first obtaining a Sewer Service Connection Permit to do so from the Regional District;
 - c) fails to obtain an inspection if an installation is required to be inspected;
 - d) covers any part of any pipe or of any fitting used for a Sewer Service Connection before it is inspected and approved by the Inspector;
 - e) alters or tampers with the Sewer Systems or services located within any street, parcel or right-of-way located therein, without the prior written consent of the Inspector;
 - f) obstructs or prevents the Inspector from administering and enforcing any provisions of this bylaw;
 - g) acts, or fails to act in any manner whatsoever which causes damage to the Sewer Systems;
 - h) acts, or fails to act in any manner whatsoever by depositing any material that may obstruct, injure or interfere with the Sanitary Sewer System or Wastewater Treatment Plant;
 - i) acts, or fails to act in any manner whatsoever which causes or contributes to contamination of the Sewer Systems by depositing any material that is designated as Prohibited or Restricted waste;

- j) acts, or fails to act in any manner whatsoever which causes or contributes to contamination of the Sewer Systems by depositing any material that is designated as a hazardous substance within the meaning of federal and provincial regulations , as amended from time to time;
- k) installs or connects any pipe, or any other fitting required for any Sewer Service Connection or Building Service Line at a depth of less than 1.0m of earth fill;
- l) contravenes any other provision of this bylaw.

8. POWERS OF THE REGIONAL DISTRICT

- 8.1 The Regional District administers and determines all sewer fees and other charges for all connections to a Sewer System.
- 8.2 The Regional District may:
 - a) limit the number of Sewer Service Connections to the Sewer Systems;
 - b) disconnect the Sewer Service to any Parcel in accordance with this bylaw;
 - c) refuse any Sewer Service Main extension or enlargement if such extension or enlargement may jeopardize the service to those users and Parcels already connected to the Sewer Systems;
 - d) requires an Applicant for a Sewer Service Connection to uncover any part of any pipe or fitting used in such connection which was covered before it was inspected and approved by the Inspector.

9. POWERS AND DUTIES OF THE INSPECTOR

- 9.1 An Inspector shall retain the following records in accordance with any and all relevant bylaws of the Regional District and any and all relevant statutes, codes, regulations and other legislation enacted by the Province of British Columbia:
 - a) any Application for Sewer Service received;
 - b) any Sewer Service Connection Permit issued;
 - c) any Sewer Works Stop Work Notice issued;
 - d) any Sewer Disconnect Notice issued;
 - e) any inspection reports;
 - f) any test results; and
 - g) any and all relevant notices, papers and documents connected with the administration of this bylaw.

9.2 An Inspector may:

- a) enter a structure any time for the purpose of administering or enforcing this bylaw, but if any dwelling or structure to be entered is occupied, the Inspector must first either obtain consent of the occupant or provide written notice to the occupant twenty-four (24) hours in advance of inspection;
- b) issue a Sewer Works Stop Work Notice in accordance with the provisions of this bylaw;
- c) issue a Sewer Service Connection Permit or refuse an application for Sewer Service Connection in accordance with the provisions of this bylaw;
- d) disconnect the Sewer Service to any premises in accordance with the provisions of this bylaw or any other enactment; and
- e) determine, if specialized knowledge is required, that a Professional Engineer or Applied Sciences Technologist registered in the Province of British Columbia and competent in the area of sewage collection and treatment, prepare and sign all drawings, specifications and plans and supervise construction of any such installation or Sewer Service Connection.

10. APPLICATIONS FOR SEWER SERVICE

10.1 No person shall connect to a Sewer System without prior written consent of the Regional District and without making payment of same in accordance with the terms of this bylaw.

10.2 If the Applicant applies to discharge Restricted Waste, or wastes such that the capacity of the Sewer System receives such waste is in doubt, the Inspector may engage a consultant to investigate and report on the effect of such wastes on the Sewer System. The cost of such an investigation and report shall be paid by the Applicant in addition to the permit and inspection fees described herein.

10.3 A separate Application must be made for any and all Sewer Service Extensions and must:

- a) be accompanied by the fee as set out in Schedule B; and
- b) all installing, constructing, operating, maintaining, upgrading and replacing Sewer Service Extension shall be in accordance with the design standards of the Subdivision and Development Servicing Bylaw No. 1319, 2015 as amended from time to time;

The Regional District shall not permit a Sewer Service Extension:

- c) if any part of the downstream Sewer System Extension has inadequate capacity to meet the proposed additional service requirements; or

- d) if the proposed extension would cause the Regional District to expend an inordinate amount of time, effort, or money as determined by the Inspector to operate, and maintain the Sewer Service Extension in comparison to the revenue that it would generate.

10.4 If there is an existing Sewer Service Stub, an Application for Sewer Service must:

- a) be accompanied by the fee as set out in Schedule B; and
- b) contain any and all information necessary to establish compliance with the British Columbia Plumbing Code, this bylaw or any other enactment.

10.5 If there is no existing Sewer Service Stub or if a change in the location of the Sewer Service Connection is requested, an Application for Sewer Service must:

- a) be accompanied by the fee set out in Schedule B to this bylaw;
- b) include as an exhibit, copies of the specifications and scale drawings ;
- c) include the legal description of the area of land to be served by the Sewer Service Connection, and the location of:
 - i. the Sewer Service Stub;
 - ii. the Building Service Line;
 - iii. all building, structures and other installations requiring or related to the Sewer Service;
 - iv. all septic system installations, sewer pipes, drains, and other underground pipes, wires, or cables; and
 - v. depth of the Sewer Service Connection and Building Service Line;
- d) Include pipe sizes, valves and other plumbing fixtures; and
- e) Include depth of the Sewer Service Connection and Building Service Line; and
- f) contain all other information necessary to establish compliance with the Subdivision Development & Servicing Bylaw No. 1319, 2015 including all amendments, this bylaw or any other enactment.

10.6 An Application is not considered approved until it has been signed by the Inspector.

11. ISSUANCE OF A SEWER SERVICE CONNECTION PERMIT

11.1 If:

- a) an Application for Sewer Service has been made; and
- b) the proposed work set out in the application is approvable under this bylaw and conforms with this bylaw, the British Columbia Plumbing Code and all other enactments; and

- c) the Applicant for a Sewer Service Connection has paid the fee prescribed and as set out in Schedule B;

the Inspector will issue a Sewer Service Connection Permit for which the Application for Sewer Service has been made.

12. CALL FOR INSPECTIONS

- 12.1 The entire Building Service Line between the Sewer Service Stub and the residence must be inspected by the Inspector and to the Inspector's satisfaction before authorized to make the final Sewer Service Connection.
- 12.2 A person must give the Inspector at least two (2) working days notice of a request for an inspection and the Inspector will use their best efforts to undertake an inspection within a reasonable time thereafter.

13. SEWER BLOCKAGES

- 13.1 A Building Service Line shall be maintained by the property owner at their sole expense.
- 13.2 Where any Sewer Service Connection becomes stopped up or otherwise fails to properly function the Owner of the premise served must determine the location of the blockages and, unless the blockage is located in the Building Service Line, notify the Regional District immediately.
- 13.3 Where there is no Inspection Chamber installed on the Building Service Line at the property line, or the Inspection Chamber is not visible, has been buried, covered, or obstructed, the Owner is responsible to determine the location of the blockage. The Owner shall hire a certified plumber to go through an access point on the private side to locate and mark the blockage, using a video camera with a locator. The Inspector shall be on site to witness the location work. If the Regional District provides assistance to the Owner to locate and expose the Building Service Line, Sewer Service Connection or Inspection Chamber, the actual cost of the work shall be the responsibility of the Owner. An Inspection Chamber shall be installed at the property line as part of the restoration work.
- 13.4 The Regional District shall, as soon as practicable following notification, arrange to have the Sewer Service Connection unstopped or otherwise restored to serviceable condition.
- 13.5 Where any stoppage or failure is found to exist in the Sewer Service Connection and where such stoppage or failure is found to have been caused by the act or neglect of the Owner or occupier of the premises, all cost incurred by the Regional District in restoring service and unstopping the Sewer Service Connection must be paid by the Owner or occupier of the premises upon demand.

14. DISCONNECTION AND RECONNECTION

- 14.1 When any Building Service Line is abandoned, the owner of the premises must notify the Regional District and the Owner must effectively block up the building sewer at the service connection with an approved watertight seal.
- 14.2 When the dwelling unit or unit is demolished or removed, the Owner may apply in writing for the cancellation of the user fee, effective the month following notification of demolition or removal.
- 14.3 If an Owner seeks to reconnect a sewer service, the Owner must make an Application for Sewer Service and must otherwise comply with the terms of this bylaw.

15. USE OF GARBURATORS

Use of Garburators is not permitted.

16. INTERCEPTORS

- 16.1 Where any building or structure on any real property is used, or intended to be used, for any industrial, commercial or institutional purpose, the Manager may require the use of Interceptors in the Building Service Line for the control of sewage containing grease, flammable substances, sand, grit, or any other harmful ingredient.
- 16.2 Interceptors required, pursuant to this Bylaw, shall be installed and maintained by the Owner at the **Owner's expense and shall** be of the quantity and type as prescribed by the Manager and shall be located so as to be easily accessible for inspection.
- 16.3 No Person shall discharge or deposit, or cause or permit the discharge or deposit of any interceptor residue into any sewer.

17. SEWER WORKS STOP WORK NOTICE

- 17.1 If an Owner undertakes the construction or installation of any Building Service Line, Sewer Service Connection or any other works (collectively referred to as "sewer works"), which in whole or in part:
- a) contravenes the British Columbia Plumbing Code, this bylaw or any other enactment;
 - b) contravenes the specifications of the plans submitted with the Application for Sewer Service;
 - c) are being constructed without a Sewer Service Connection Permit having been issued by the Inspector, or

- d) are being constructed or installed in such a manner that represents a hazard to the health and safety of persons on a Sewer System,

an Inspector may issue a Sewer Works Stop Work Notice, which will give the Owner fourteen (14) days to remediate the construction or installation of the sewer works. The Inspector must post the Sewer Works Stop Work Notice at the site and must deliver a copy to the Owner.

- 17.2 If a Sewer Works Stop Work Notice has been issued, no person shall continue the construction or installation of any sewer works in contravention of the notice. Where sewer works are continued in violation of this section, the owner shall be subject to penalties and/or sewer shut-off in accordance with this bylaw.
- 17.3 If a Sewer Works Stop Work Notice has been issued, the Inspector may require the Owner to make a separate Application for Sewer Service Connection in order to comply with the terms of the notice.
- 17.4 Notwithstanding the provisions of this section, if a person acts in such a manner or if there are exigent circumstances which represent a hazard to the health and safety of any user of a Sewer System, the Inspector may issue a Sewer Works Stop Work Notice which by its terms will cause the immediate suspension of any and all sewer works.
- 17.5 A Sewer Works Stop Work Notice will not be lifted until the violation has been corrected to the Inspector's satisfaction. Once the violation has been corrected, the Inspector will issue a new Sewer Service Connection Permit.

18. SEWER DISCONNECT NOTICE

18.1 Where:

- a) in the opinion of the Inspector, hazardous materials or other materials detrimental to the sewage collection or treatment system is being deposited in the Sewer System;
- b) in the opinion of the Inspector, any Sewer Service Connection, Building Service Line, pipe fitting or fixture (**collectively referred to as "sewer works"**) **contravenes the** requirements of the British Columbia Plumbing Code, this bylaw or any other bylaw of the Regional District;
- c) if, in the opinion of the Inspector, any **"sewer works", construction, installation or** excavation associated with the Sewer Systems represents a hazard to the health and safety of persons on the system;
- d) if a person fails to comply with the terms of a Sewer Works Stop Work Notice;
- e) if a person fails to comply with the terms and conditions of a Sewer Service Connection permit;

the Inspector may issue a Sewer Disconnect Notice, which by its terms will give the Owner fourteen (14) days to remediate the violation. The Inspector must post the Sewer Disconnect Notice at the site and must deliver a copy of same to the Owner.

- 18.2 If the terms of the Sewer Disconnect Notice have not been satisfied and the Owner has been duly notified, the Inspector may cause the sewer to be disconnected at the Sewer Service Stub.
- 18.3 Notwithstanding the provisions of this section, if a person acts in such a manner or if there are exigent circumstances which represent a hazard to the health and safety of any user of a Sewer System, the Inspector may cause the sewer to be immediately disconnected without notice.
- 18.4 For so long as the Sewer Disconnect Notice is in effect, no person shall reconnect the sewer in contravention of the notice.
- 18.5 A Sewer Disconnect Notice will not be lifted until the violation has been corrected to the Inspector's satisfaction and all associated fees have been paid to the Regional District. Once the violation has been corrected, the Inspector will issue a new Sewer Service Connection Permit.

19. DISCHARGES TO SANITARY SEWERS

No person shall discharge or cause to be discharged any Prohibited Waste, Restricted Waste which has not been approved for discharge, Storm Water, surface water, groundwater, roof runoff, foundation drains, sumps or other collectors of surface or groundwater, Uncontaminated Water, or unpolluted industrial process waters to any Sanitary Sewer.

20. GENERAL

- 20.1 All sewer pipes, connections, appurtenances or facilities required for sewer collection to the Owner's property line which are constructed, whether at the Owner's expense or Regional **District's expense in present** or future public highways or within Regional District rights-of-way or property, are the property of the Regional District, with respect to the Sewer Service Areas listed in Schedule A.
- 20.2 Each Owner of land and/or premises is responsible for the construction, repair and maintenance of all pipes and fixtures between the property line or up to the Inspection Chamber if located outside the property line and their premises once accepted for a Sewer Service Connection.

21. MULTIPLE DWELLINGS

In the case of apartment houses, mobile homes, duplex houses, each dwelling unit within such structure is considered as a separate unit and will be charged the appropriate fees and other charges as shown in Schedule B.

22. FEES AND CHARGES

- 22.1 There are hereby imposed and levied the fees and other charges for the provision of Sewer Services supplied by the Regional District to Sewer System users as set out in Schedule B.

- 22.2 All fees and charges will be billed at such times as determined by the Regional District and are due and payable on or within 30 days following the issuance of statements.
- 22.3 In the case of connections being made during the year, the charge imposed will begin in the month during which the Sewer Service Connection was made.
- 22.4 Accounts with user fees and other charges outstanding on the 31st of December in each year will be subject to recovery as authorized by Section 399.2 of the Local Government Act [RSBC 2015] Ch. 1.
- 22.5 Non-receipt of a utility billing by the Owner will not exempt the Owner from paying for the sewer service received.
- 22.6 Any person paying fees and other charges for the provision of sewer services shall be liable for **the payment of same until the Regional District is notified in writing of the person's intent to discontinue the use thereof.**

23. LIABILITY

Nothing contained in this bylaw shall be construed to impose any liability on the Regional District to provide sewer services to any person or premises and the Regional District hereby reserves the right, at any time, to shut off sewer from any premises without giving notice to any person from whose premises the sewer may be shut off.

The Regional District shall not be liable to any person for the failure of the sewer system, or any part or portion, or for any damage or injury caused to persons or property arising from a malfunction or failure of the sewer system, whether caused by alterations, repairs, accident or damage to the sewer, or by any other reason, and whether such failure or malfunction arises from the negligence of any person in the employ of the Regional District or other person, or through natural deterioration or obsolescence of the sewer, or otherwise.

24. PUBLIC HEALTH

The Province of British Columbia appointed Environmental Protection Officer shall be the authority in all matters pertaining to public health resulting from the operation of a Sewer System.

25. NOTICE

- 25.1 Whenever it is a requirement of this bylaw that the Regional District deliver or serve notice on any person or party, any such notice will be conclusively deemed valid when served or delivered:
- a) on the date of personal delivery if personally delivered;

- b) when received by the addressee at the address shown on the assessment roll of the Parcel as of the date of mailing on the seventh (7th) business day following the mailing of same by pre-paid registered mail at any Canada Post Office.

26. REPEAL

The following bylaws and all amendments are hereby repealed:

- a) Fraser Valley Regional District Morris Valley Sewage Collection and Treatment Fees and Regulations Establishment Bylaw No. 0929, 2011;
- b) Fraser Valley Regional District North Bend Sewer System Fees and Regulations Bylaw No. 0236, 1998;
- c) Fraser Valley Regional District Cultus Lake Park Collector Sewer System User Fees and Charges Establishment Bylaw No. 1238, 2013.

27. 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.

28. 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

29. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Sewer Supply Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT Bylaw No. 1768, 2025

SCHEDULE A - SEWER SERVICE AREAS

This Bylaw will apply to each Sewer Service Area as established by the following bylaws, including any amendments and conversions:

- a) Fraser Valley Regional District Baker Trails Sewer System Service Area Establishment Bylaw No. 1400, 2016;
- b) Fraser Valley Regional District **Electoral Area "C" Morris Valley Sewage Collection and Treatment Local Service Area** Establishment Bylaw No. 0344, 2000;
- c) Regional District of Fraser-Cheam **"North Bend Sewer System Local Service Area** Establishment Bylaw No. 919, 1990;
- d) Fraser Valley Regional District Popkum Sewer Service Area Establishment Bylaw No. 1396, 2016;
- e) Fraser Valley Regional District South Cultus Sewage Treatment Service Area Establishment Bylaw No. 1416, 2017;
- f) Regional District of Fraser-Cheam Cultus Lake Park Collector System Specified Area Establishment and Loan Authorization Bylaw No. 233,1979.

This is Schedule A attached to and forming part of Bylaw No. 1768, 2025

FRASER VALLEY REGIONAL DISTRICT Bylaw No. 1768, 2025.

SCHEDULE B - SEWER SERVICE FEES AND SEWER SYSTEM USAGE FEES

1. Existing Sewer Service Stub 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 Sewer Service:

\$87.00 Inspection Fee

\$41.00 Administration Fee

\$128.00 TOTAL COST OF CONNECTION

The Applicant will pay a deposit of one hundred percent (100%) of the total cost. If the cost is less than the deposit, the Applicant will receive a refund. If the total cost is more than the cost estimate, the Applicant will be invoiced for the additional amount owing.

2. No Existing Sewer Service Stub on an existing Sewer Service Main:
 - i. The FVRD is granted the right of first refusal to complete the construction for the Sewer Service Connection.
 - ii. The Sewer Service Connection will be installed at the Owner's expense.
 - iii. Rates as prescribed in Section 1 in this Schedule will apply.
3. No existing Sewer Service Main adjacent to the Parcel which is the subject of an Application for Sewer Service:
 - i. Sewer Service Main will be extended at Owner's expense.
 - ii. The Sewer Service Connection will be installed at the Owner's expense.
 - iii. Rates as prescribed in Section 1 in this Schedule will apply.
4. To seal off and disconnect an abandoned Sewer Service Connection:
 - i. **The disconnection will be made at cost at the Owner's expense**
 - ii. The FVRD will provide a cost estimate to the Applicant. The Applicant will pay a deposit of one hundred percent (100%) of the total cost. If the cost is less than the deposit, the Applicant will receive a refund. If the total cost is more than the cost estimate, the Applicant will be invoiced for the additional amount owing.
5. Reconnection Fee:
 - i. **The reconnection will be made at cost at the Owner's expense**
 - ii. The FVRD will provide a cost estimate to the Applicant. The Applicant will pay a deposit of one hundred percent (100%) of the total cost. If the cost is less than the deposit, the Applicant will receive a refund. If the total cost is more than the cost estimate, the Applicant will be invoiced for the additional amount owing.

SCHEDULE B

SEWER SYSTEMS USAGE FEES

a. Electoral Area A - North Bend Sewer System

Category of User	Semi-Annual Charge
Residential	\$196.70
Commercial	\$1.40/m3

b. Electoral Area C Morris Valley Sewer System

Category of User	Quarterly –Charge
Residential	\$84.84

c. Electoral Area E Baker Trails Sewer System

Category of User	Annual –Charge
Residential	\$971.40

d. Electoral Area H North Cultus Lake Sewer System

Category of User	Annual Charge
1. Operation Recovery	
Residential	\$1,180.64
Recreational	\$1,181.64
School	\$4,132.23
Church	\$1,770.96
Office	\$1,180.64
Gas Bar	\$1,770.96
Restaurant	\$1,770.96
Retail	\$1,770.96
Other Commercial	\$1,770.96
DFO Laboratory	\$5,903.19
2. Capital Reserve (Asset Management) Recovery	

Residential	\$187.85
Recreational	\$187.85
School	\$657.48
Church	\$281.78
Office	\$187.85
Gas Bar	\$281.78
Restaurant	\$281.78
Retail	\$281.78
Other Commercial	\$281.78
DFO Laboratory	\$939.26

North Cultus Lake Capital Connection Improvement Fees

Year	Fee
2025	\$4,201.68

This is Schedule B attached to and forming part of Bylaw No. 1768, 2025

To: Electoral Area Services Committee

Date: 2025-02-13

From: Andrea Antifaeff, Planner II

File No.: 6410-20-040

Subject: Framework for Consideration of Soil-Related Development Applications and Referrals

Reviewed by: Katelyn Hipwell, Manager of Planning
 Graham Daneluz, Director of Planning & Development
 Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to apply the Framework for Consideration of Soil Related Development Applications and Referrals as a guide in the review and assessment of applications involving soil deposit.

BACKGROUND

The Fraser Valley Regional District (FVRD) has seen a significant increase in applications involving soil deposit. These applications range from Agricultural Land Commission (ALC) referrals to development permits, and soil deposit as a component of a temporary use permit. This surge coincides with an ongoing regional crisis involving illegal dumping and unauthorized soil deposit, which pose significant risks to both agricultural operations and the environment.

Despite the efforts by provincial ministries and enforcement agencies, addressing these activities remains a persistent challenge. Significant time and efforts by FVRD staff and Board have been devoted to understanding and considering these applications. This situation underscores the need for a more coordinated and structured approach to applications that involve soil deposit.

The FVRD is currently reviewing the following seven applications which involve soil deposit:

Application Type	Address	Description of Proposal
ALC – Fill Placement	10940 Stave Lake Road, Area F	To remove 5,750 m ³ of structural fill and relocate to 8,000 m ³ agricultural area to the east, on the property. <ul style="list-style-type: none"> • Fill placement area: 1.57 ha • Volume of fill: 7,850 m³ • Maximum depth of fill: 0.5 m topsoil on top of structural fill

ALC – Fill Placement	13028 Stave Lake Road, Area F	To construct a new barn and to create two 5-acre areas for alternating feed years for sheep. <ul style="list-style-type: none"> • Fill placement area: 3.24 ha • Volume of fill: 133,000 m³ • Maximum depth of fill: 5.85 m
ALC – Fill Placement	35225 Dale Road, Area F	To construct a new home and develop a tree farm. Fill will also elevate property within the floodplain. <ul style="list-style-type: none"> • Fill placement area: 1.13 ha • Volume of fill: 17,000 m³ • Maximum depth of fill: 2.3 m
ALC – Fill Placement	39088 Hawkins Pickle Rd & PIDs 000-535-539 & 000-535-541, Area G	To improve drainage and enhance agricultural capability. <ul style="list-style-type: none"> • Fill placement area: 18.5 ha • Volume of fill: 185,000 m³ • Maximum depth of fill: 1 m
Development Permit	PID 013-179-497, Area F	To improve the agricultural capability of the land to support the growing of hay for livestock. <ul style="list-style-type: none"> • Fill placement area: 3.6 ha • Volume of fill: 172,400 m³ • Maximum depth of fill: 5 m
Development Permit	11425 Hodgkin Rd, Area C	To create new road access to the barn and new house. <ul style="list-style-type: none"> • Had a NOI from ALC • Fill placement area: 1,170 m² • Volume of fill: 900 m³ • Maximum depth of fill: 0.8 m
Temporary Use Permit	38482 Bell Road, Area G	To elevate the property to permit RV storage within the floodplain recommended per flood hazard assessment. <ul style="list-style-type: none"> • Fill placement area: 6.45 ha • Volume of Fill: 250,000 m³ • Maximum depth of fill: 4 m

Each application involves unique considerations based on the FVRD's varying geographical and regulatory authority. In November 2024, the FVRD Board directed staff to develop a framework summarizing the FVRD's existing authority over soil deposit applications. This framework does not introduce new powers but clarifies the FVRD's roles and responsibilities.

By outlining the FVRD's authority based on application type and location, the framework aims to enhance staff evaluation, foster public trust, and provide clarity to stakeholders. While promoting consistency in regulatory application, it also accommodates flexibility where required—such as coordinating with the Agricultural Land Commission for applications within the Agricultural Land

Reserve. This approach ensures the framework aligns with legislative requirements while maintaining transparency in decision-making.

DISCUSSION

FVRD Authority

Most soil deposit activities are not regulated by zoning bylaws, as they are not considered land uses. In rare cases, soil treatment facilities may fall under zoning regulations. As a result, applications involving soil deposit fall outside the FVRD's land use regulatory framework and cannot be addressed through zoning bylaws, zoning amendments, or temporary use permits.

In the absence of a soil deposit bylaw, the FVRD's ability to regulate soil deposit activities is significantly limited. Reviews are restricted to a narrow scope, primarily through development permits and the FVRD's role as a referral agency for ALC Placement of Fill applications.

Discretionary vs Non-Discretionary Approvals

When reviewing development applications, it is necessary to distinguish between discretionary and non-discretionary approvals. The table below outlines the key differences between these approvals, including their characteristics and example applications.

	Discretionary Approval	Non-Discretionary Approval
Description	<ul style="list-style-type: none"> Requires a degree of judgment and evaluation by the FVRD Board, which can approve, refuse, or impose conditions on an application based on FVRD policies, guidelines, or site-specific considerations. This type of approval offers flexibility, as decisions are not automatic and may vary depending on the specifics of the application and its alignment with broader policy objectives. Evaluation involves a variety of reasonable considerations to ensure that decisions are well-informed and context-sensitive. 	<ul style="list-style-type: none"> Decisions are based on compliance with established policies and regulations, Evaluation cannot be based on the desirability of the development. Approvals must be granted where an application meets all prescribed requirements. These approvals are often limited in scope, following a procedural and objective process.
Example Applications	<ul style="list-style-type: none"> ALC Referral Zoning Amendment OCP Amendment Temporary Use Permit 	<ul style="list-style-type: none"> Development Permit Building Permit Commercial Gravel Operation Permit Campground/Holiday Park Permit

Application Types

Agricultural Land Commission Application Referrals

On January 8, 2025, FVRD staff met with Agricultural Land Commission (ALC) staff to discuss the roles and responsibilities of local governments and the ALC in reviewing applications related to soil deposit (fill placement applications) on Agricultural Land Reserve (ALR) lands. This discussion highlighted several key points:

Key Issue	Discussion
ALC Focus	The ALC prioritizes assessing the impacts of fill placement on farming on ALR lands. Their decisions are guided by Section 6 of the ALC Act , which ensures that proposals align with agricultural objectives and do not compromise the integrity of adjacent farmlands.
Purpose of Fill Placement	Fill placement should be directly tied to farm use, such as constructing agricultural structures or filling in areas of depression. The proportionality of fill placement to its intended agricultural purpose is central to the ALC’s decision-making process .
ALC Review Process	The ALC reviews applications based solely on the evidence provided by applicants. As an administrative tribunal, the ALC does not usually solicit additional information. Applications with insufficient evidence - such as technical reports, qualified professional (QP) assurances, or mitigation plans for off-site impacts—are at risk of being refused.
Local Government Role	Local governments provide valuable on-the-ground insights and localized perspectives, offering greater capacity to review applications effectively. Local governments should also identify infrastructure concerns (e.g. roads and access), off-site impacts (e.g. drainage and traffic), and broad community impacts related to floodplains and flooding, which are factored into ALC decisions. The ALC does not forward applications to external agencies, such as the Ministry of Transportation and Transit.
Thresholds	Different thresholds apply depending on the scale and purpose of the fill placement. For example, filling a small depression to enhance farming activities may be acceptable, while property-wide fill placement undergoes greater scrutiny, particularly regarding drainage issues and impacts on the integrity of adjacent farm lands.
Drainage and Off-Site Impacts	ALC staff emphasized the importance of addressing drainage issues, particularly in cases of property-wide fill placement. The ALC also considers off-site impacts, such as flooding and infrastructure strain and the impact on the integrity of adjacent farmlands based on local government comments.
Technical Assessments	<ul style="list-style-type: none"> • Agrologist reports are typically required to confirm the need for soil placement, ALC Policy L-23. Placement of Fill for Soil-Bound Agricultural Activities guides ALC decision-making. • The ALC lacks in-house expertise to assess technical reports, such as engineering or drainage plans, and relies on local governments to identify potential concerns with reports submitted at the time of application.

	<ul style="list-style-type: none"> • FVRD staff recognize the importance of technical reports in evaluating applications, however, the FVRD has limited authority to require their submission and cannot enforce implementation of report recommendations. • FVRD's role can be to identify gaps and concerns in the information provided and forward applications to the ALC with comments on unresolved or unaddressed issues.
Compliance Measures	To encourage adherence to approved conditions, the ALC may require significant financial security.
Handling Incomplete Applications	FVRD has the option to withhold incomplete applications from being forwarded to the ALC. However, once an application is forwarded, FVRD has no authority over the decision-making process and no mechanism to require compliance with recommendations.
Response Time	FVRD must forward recommendations and comments to ALC within 60 days of receiving the application referral.
ALC Decisions	Over the past year, the ALC has rendered decisions on 17 fill placement applications. Of these, 13 were either fully or partially approved, primarily involving proposals to retain existing fill on-site or place new fill for residential, agricultural, or access-related purposes. Notably, none of the approved applications permitted area wide fill placement, with the exception of one outlier involving the reclamation of a gravel pit.

FVRD Review of ALC Application Referrals

The FVRD has the responsibility of understanding application details before considering whether to forward the application to the ALC for their review and consideration.

In the past, FVRD staff have requested additional technical reports from applicants to better assess off-site impacts, such as drainage, broader flood impacts, access/egress, traffic management, and soil quality. The FVRD lacks the authority to require field reviews or post-construction reporting to verify compliance with these technical assessments. The FVRD is not the approving authority and the responsibility should sit with the agency with approval authority.

Given these limitations, staff recommend against requesting technical reports. Instead, the FVRD should consider:

- Identifying broader land use and community impacts, and,
- Highlighting gaps in technical reporting.

The FVRD's role should center on providing land use feedback, allowing the Board to either comment on applications or decline to forward applications to the ALC if significant concerns arise.

This approach **ensures clarity in roles, supports professional reliance on the ALC's expertise**, and relies on existing ALC policies that establish terms of reference for engaging with qualified professionals, including:

- [*P-10 Criteria for Agricultural Capability Assessments*](#),
- [*P-11 Expert Opinions in Agricultural Land Commission Matters*](#); and,
- [*P-12 Soil & Fill Publications and Reference Materials*](#).

By avoiding overreach of its authority, the FVRD can foster effective communication with the ALC to address incomplete applications and gaps in evidence.

Development Permits

Development permits have a narrow review scope, focusing exclusively on compliance with specific development permit area guidelines. They are not a comprehensive approval of all works but address only specific aspects of development. As non-discretionary permits, they must be issued if the application meets the established guidelines.

The Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 delegates the authority to issue development permits (excluding form and character) to the Director of Planning. This bylaw also contains provisions that would allow:

- Applicants to request that their development permit application be considered by the Electoral Area Services Committee (EASC);
- The Director of Planning to refer a development permit application to EASC for a decision;
- An electoral area director to request that an application be considered by EASC; and
- EASC to refer a development permit application to the Board for decision.

An alternative to the current process, where the Director of Planning considers development permit applications would be to require staff to present soil deposit-related permits to EASC and Board for approval. However, having the Board consider and issue development permits may create the perception that the Board has discretion over their approval. This could mislead the public, as development permits are non-discretionary and cannot be used as a tool to address the community impacts or general merits of soil deposits.

To avoid this misconception, staff recommend retaining the **Director of Planning's** delegated authority. This approach reduces the risk of implying that the Board endorses or approves activities related to soil deposits.

The main development permit areas that would involve permitting around soil deposits would be development permits for geohazards and riparian areas.

1. Geohazard Development Permit Areas

- These areas are established to mitigate risks associated with geohazards such as landslides, flooding, or erosion. Applications in these areas require geohazard technical assessments to demonstrate that proposed activities, including soil deposits, will not exacerbate existing hazards or create new risks to the property or surrounding areas.

2. Riparian Development Permit Areas

- Riparian areas are designated to protect and preserve fish habitat and water quality by regulating activities that may disturb natural vegetation or hydrology. Permits in these areas ensure that soil deposits and other land alterations comply with guidelines to minimize impacts on riparian ecosystems and comply with applicable provincial and federal regulations. For example, for Riparian Development Permit Areas the works within 30 metres of a watercourse are only addressed and no other works are looked at or require authorization.

It is also important to note that some properties only fall partially within a development permit area (DPA) and only the area of the property within the DPA is required to follow DPA guidelines.

Agency Referrals and Information Sharing

Ministry of Transportation and Transit (MOTT) Highway Access Permits

On January 8, 2025, FVRD staff met with MOTT staff to review the process for highway access permits. These permits are issued by MOTT and are essential for ensuring the safe and efficient use of highways for multi-family, agricultural, industrial, and commercial properties. Single family dwelling properties except those in Hemlock Valley do not require a highway access permit. MOTT's focus during permit evaluations is to uphold highway safety and efficiency. The Ministry relies on its manual *Planning and Designing Access to Developments* when reviewing highway access permit applications. Below is a summary of key considerations discussed during the meeting regarding the evaluation of highway access permits.

Application Evaluation	Discussion
Access Points	Commercial vehicles are prohibited from parking or queuing on highways and access points should support two-way traffic.
Compliance and Enforcement	MOTT enforces permit conditions, reserving the right to remove access points if conditions are violated. Commercial Vehicle Safety and Enforcement (CVSE) may be engaged to monitor compliance with weight restrictions.
Haul Routes	Haul routes are key considerations during the review process for commercial, industrial, and agricultural properties. Permit conditions may restrict access times to minimize disruptions during peak hours or in sensitive areas. MOTT's Development Services team works closely with their Operations team to address traffic priorities.
Highway Maintenance	Requirements for wash stations or sweeper trucks are assessed case-by-case.
Internal Circulation	Internal traffic circulation plans are reviewed to prevent highway queuing and ensure efficient on-site traffic flow.
Location Review	Proposed locations are evaluated to ensure infrastructure, such as bridges with weight restrictions, can support increased traffic.
Traffic Management Plans	Developers or landowners may be required to implement traffic management plans, including access restrictions during non-peak hours, to reduce traffic flow impacts.

Trip Generation	<p>A traffic design report/traffic impact assessment may be required for:</p> <ul style="list-style-type: none"> • Developments generating more than 100 trips in the peak hour; • A change in the type or relocation of the access for a development that is generating more than 100 trips in the peak hour; • The peak hour volumes at any one access changes by increasing 20% or by 100 vehicles per hour; • The daily use of the access by vehicles exceeding 13,500 kg gross weight increased by 10 vehicles per day or more; or • A change in the traffic volume, type of access or relocation if the site generates fewer than 100 trips in the peak hour when the Ministry Traffic Engineer determines the proposed changes may adversely impact the operation of the access point or highway.
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The FVRD does not have jurisdiction over roads and highways within the Electoral Areas – they are the exclusive jurisdiction of MOTT. Where applications raise concerns related to traffic and community impact, the FVRD can refer information to MOTT. The FVRD does not have the authority to require professional review of traffic impacts or compel compliance with recommendations – this authority lies with MOTT.

Other Referral Agencies

Staff may also forward applications for comments or notification to the Ministry of Water, Land, and Resource Stewardship and the Ministry of Forests – Archaeology Branch where FVRD staff identify concerns related to their various jurisdictions.

Legal Considerations

In local government decision-making, considering legal advice is essential to protecting the FVRD and ensuring decisions are legally defensible. Staff recently consulted a lawyer regarding the FVRD's regulatory authority in reviewing ALC fill placement applications. The lawyer noted that the *ALC Act* creates a contradiction by classifying soil deposit as a non-farm use, even when intended to support farming. They emphasized that the FVRD's discretion under section 25(3) of the *ALC Act* is tied to its land use authority, meaning decisions should remain focused on land use considerations rather than indirectly regulating soil deposit. While the FVRD has some discretion to request information, excessively shifting away from land use concerns or delaying a decision indefinitely could be deemed unreasonable. Caution is advised in delaying decisions.

Consideration of Soil Deposit Bylaw

Soil deposit activities can have significant environmental and community impacts, requiring effective regulation. Under the Local Government Act (2015, s. 327), a soil deposit bylaw provides the authority to manage these activities. The FVRD Board has directed staff to include the development of a soil deposit bylaw in the 2025 budget and workplan. If adopted, this bylaw would enhance the FVRD's ability to mitigate development impacts and address community concerns by regulating soil deposit, as well as establishing permit requirements and associated fees. Following adoption, a review of the

Framework would be necessary to align development application practices with the FVRD's regulatory authority.

Framework

The considerations of this staff report culminate in a single framework document (Appendix A) that is intended to clarify the scope of existing regulatory authority available to the FVRD and to identify the **Board's preferred** direction in areas where the FVRD has the discretion in order to create a standardized approach for the consideration of application and referrals that involve soil deposits. This will result in a transparent process for applicants, staff and the Board.

The **Framework outlines FVRD's authority and provides a structured approach to evaluating soil deposit applications**, including those from the Agricultural Land Commission (ALC) and development permits.

COST

The development of the framework for the consideration of soil related development applications and referrals is an operational response to streamlining application/referral review and processing. This work is accommodated as an operational allocation of staff time in the Electoral area Planning budget.

CONCLUSION

The framework provides a guide in the review and assessment of applications involving soil deposits to efficiently address a growing number of these types of applications and referrals. By establishing the framework, the FVRD is providing a summary of the regulatory authority available to the Board. This will ensure a transparent, equitable, and standardized approach to managing applications and referrals that involve soil deposits while respecting the distinctions in authority.

Framework for Consideration of Soil Related Development Applications and Referrals

	AREAS		
	Agricultural Land Reserve (ALR)	Development Permit Area (DPA)	Areas Outside ALR & DPAs
Application Type	ALC – Placement of Fill	Development Permit	None
FVRD Approval	Discretionary	Non-Discretionary	None
Key Application Decision for FVRD	FVRD Board <ul style="list-style-type: none"> Forward to ALC; Forward to ALC with comments; or Refuse to forward to ALC 	Director of Planning (Delegated Authority) <ul style="list-style-type: none"> Approval if meets DPA guidelines 	None
Other Approval Agencies	<ul style="list-style-type: none"> ALC MOTT 	MOTT	MOTT
Agency Responsibility	ALC – Fill Placement Application <ul style="list-style-type: none"> Agricultural impacts Fill proportional to use MOTT – Highway Access Permit <ul style="list-style-type: none"> Access Road use Traffic Haul routes 	MOTT – Highway Access Permit <ul style="list-style-type: none"> Access Road use Traffic Haul routes 	MOTT – Highway Access Permit <ul style="list-style-type: none"> Access Road use Traffic Haul routes
FVRD Considerations	<ul style="list-style-type: none"> Impacts on adjacent properties and the broader community Cumulative floodplain Incomplete applications (missing key supporting technical reports) Lack of demonstrated QP oversight 	Geohazard <ul style="list-style-type: none"> Site-specific geohazard report prepared by a Qualified Professional that meets FVRD and EGBC requirements and looks at: <ul style="list-style-type: none"> Transfer of risk Overland flooding Cumulative floodplain Suitability of fill (for future use) Post-construction reporting Riparian <ul style="list-style-type: none"> Erosion and sediment control at SPEA Subsequent alterations would require further assessment	None
Limitations	<ul style="list-style-type: none"> Land use authority per s. 8 of ALC Act - ALR General Regulation Only forwarding or not forwarding applications No involvement after forwarding application to ALC Limited to broader considerations relating to land use authorities Cannot address land use or soil design specifics (e.g. quantity, quality, depth, location) 	<ul style="list-style-type: none"> DPs can only address geohazard or riparian issues Cannot address land use or soil specifics (quantity, quality, depth, location) Riparian <ul style="list-style-type: none"> Reports are provincially approved Soil deposit for agricultural activities Soil deposit outside of SPEA 	None
Public Notice	FVRD Current Development Web Map	FVRD Current Development Web Map	None
Recommended Approach	<ol style="list-style-type: none"> Refuse to forward applications with significant area-wide soil deposits Forward applications with comments where the Board has reservations from a broader community impact: <ul style="list-style-type: none"> Impacts on adjacent properties Cumulative floodplain Forward applications that are for minor soil deposits such as: <ul style="list-style-type: none"> Road construction Building construction Depression filling 		

Abbreviations: ALC – Agricultural Land Commission, ALR – Agricultural Land Reserve, EGBC – Engineers and Geoscientists British Columbia, MOTT – Ministry of Transportation and Transit, QP – Qualified Professional, SPEA – Streamside Protection Enhancement Area



STAFF REPORT

To: Electoral Area Services Committee

Date: 2025-02-13

From: Andrea Antifaeff, Planner II

File No.: 3095-20 2024-01

Subject: Temporary Use Permit Application for the storage of recreational vehicles at 38482 Bell Road, Area G

Reviewed by: Katelyn Hipwell, Manager of Planning
 Graham Daneluz, Director of Planning & Development
 Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board refuse Temporary Use Permit application 2024-01 for the outdoor storage of recreational vehicles at 38482 Bell Road, Area G.

BACKGROUND

The applicant has applied for a Temporary Use Permit (TUP) to allow the outdoor storage of recreational vehicles at 38482 Bell Road, Area G. At the time of application, the property was subject to bylaw enforcement for the residential use of recreational vehicles, operating a commercial business contrary to zoning, and the property being unsightly. Staff worked with the agents to resolve the bylaw enforcement and the property is now in compliance with FVRD bylaws and regulations.

The property is zoned Rural 4 (R-4) which does not permit the outdoor storage of recreational vehicles.

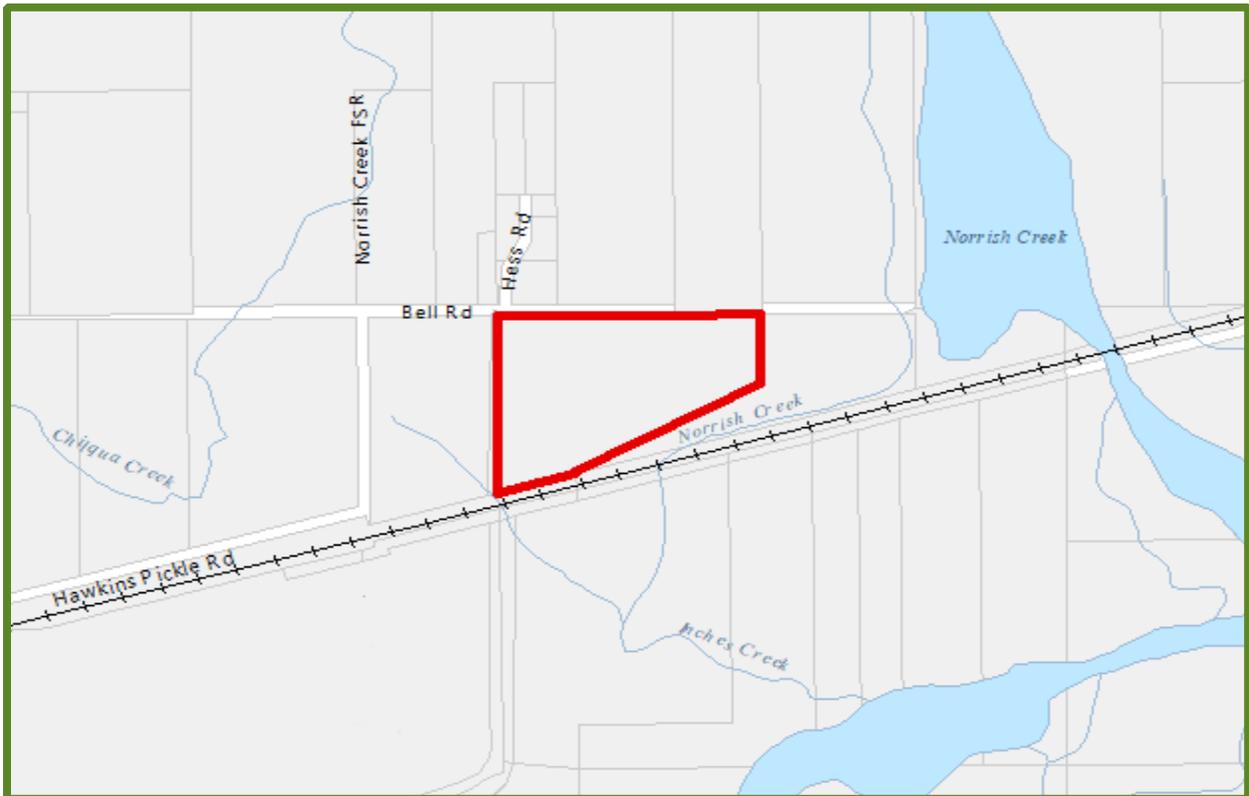
PROPERTY DETAILS

Address	38482 Bell Road	Area	G
PID	009-064-885	Owner	Wladyslaw Wojcik
Folio	775.02616.000	Agent	Jamie Stirling & Peter Wojcik
Lot Size	10.3 hectares		
Current Zoning	Rural 4 (R-4)	Proposed Zoning	No change.
Current OCP	Limited Use (LU)	Proposed OCP	No change.
Current Use	Residential	Proposed Use	Residential & RV Storage
Development Permit Areas	1-G Geologic & Stream Hazard & 2-G Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Rural 4 (R-4), Rural 3 (R-3), General Industrial (GI), Civic Institutional; SFD, Storage Facility, Agricultural & Crown Land
East	>	Rural 4 (R-4); Inch Creek Hatchery (DFO)
West	<	Rural 4 (R-4); Vacant, SFD & Agricultural
South	v	Agricultural 4 (AG-4); CPKC Railway; Agricultural

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Temporary Use Permit Application 2024-01

The property owner has applied for a temporary use permit to allow the outdoor storage of recreational vehicles on the property located at 38482 Bell Road, Area G.

To support the application, the applicant submitted both a flood hazard assessment and an environmental constraints assessment. The flood hazard assessment recommends that a flood construction level (FCL) of at least 10.8 m be obtained for the outdoor storage of recreational vehicles to be considered safe. Achieving the proposed FCL would require depositing up to four metres of soil on a portion of the site to create an elevated area for the outdoor storage of recreational vehicles.

Since the outdoor storage of recreational vehicles is proposed under a TUP, the long-term use of the property remains uncertain.

Key technical details of the proposed soil deposit to facilitate the proposed temporary use for the outdoor storage of recreational vehicles are as follows:

- Total proposed soil deposit area: ~64,500 m²
- Estimated depth of soil: ~4 m
- Estimated volume of soil deposit: ~250,000 m³
- Estimated timeline for soil deposit: ~2 years

The soil deposit is outside the consideration of the temporary use permit as the soil deposit is not a land use that can be regulated by a zoning bylaw or through a TUP. The soil deposit is incidental to the consideration of the temporary use being proposed under the TUP.

Property Details

The property is zoned Rural 4 (R-4), which provides for a range of residential and agricultural uses. However, the outdoor storage of recreational vehicles is not a permitted use under this zoning. The property currently contains a single family residential use.

The property is located on the Fraser River floodplain and the Norrish Creek alluvial fan and is not protected by a standard diking system, which presents potential flood hazard considerations.

Official Community Plan (OCP)

The property is designated Limited Use (LU) in the *Fraser Valley Regional District Official Community Plan for Electoral Area G Bylaw No. 0866, 2008*. Permitted uses within the LU designation include agriculture, assembly, conservation, low density commercial recreation, park and park reserve, public and semi-public, resource extraction, resource industrial, single family residential, accessory residential, and associated rural residential uses. The OCP does not explicitly address the outdoor storage of recreational vehicles.

The *Local Government Act* allows local governments to designate where TUPs may be issued within their official community plans.

A Temporary Use Permit may do one or more of the following:

- Allow a use not permitted by a zoning bylaw;
- Specify conditions under which the temporary use may be carried on; and,
- Allow and regulate the construction of buildings and structures with respect to the use for which the permit is issued.

Temporary Use Permits can allow the use to occur on the lands as described in the permit until the permit's expiration date or three years after the permit was issued, whichever happens first. A temporary use permit may be renewed only once.

The OCP identifies the types of uses that may be permitted under a TUP within the Plan area. Although this specific type of commercial use is not **explicitly listed**, "**Other industrial or commercial uses**" is identified and indicates that TUPs may be issued for such uses.

Development Permit Areas (DPAs)

Development Permit Area 1-G – Geologic and Stream Hazards

- A portion of the property is located within DPA 1-G.

- The property is within an area of potential alluvial fan hazard, as identified in a 2004 overview assessment by Thurber Engineering Ltd.
- As part of the TUP application the applicant submitted a flood hazard assessment titled 38482 Bell Road, Deroche, BC – Flood Hazard Assessment and Temporary Use Permit Application – Revised Draft prepared by Jamie Stirling, M.Sc., P. Geo. of Stirling Geoscience Ltd., dated October 10, 2024.
- The report assesses flood and erosion hazards associated with the Fraser River floodplain and the Norrish Creek alluvial fan.
- Key hazards identified:
 - Erosion and clear water flooding from the Fraser River; and,
 - Erosion, avulsions, and clear water flooding from Norrish Creek.
- The flood hazard assessment has considered the entire property in its assessment not only the portion of the property located within DPA 1-G (as shown in Figure 1)

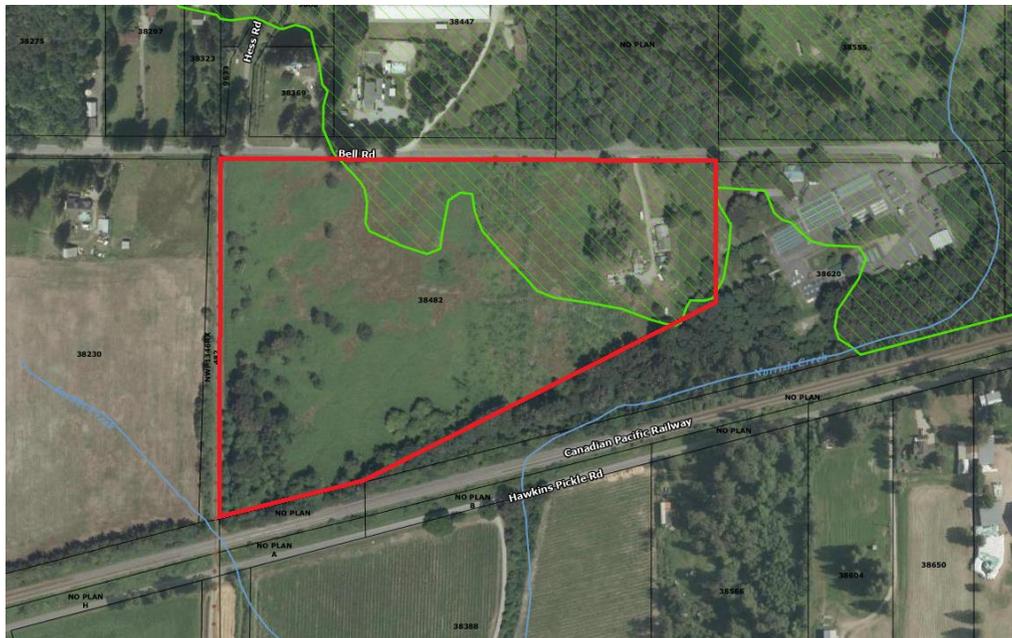


Figure 1: The hatched area shows the portion of property within DPA 1-G

Development Permit Area 2-G – Riparian Areas

- The entire property is within this DPA 1-G.
- As part of the TUP application the applicant submitted an assessment titled Environmental Constraints Assessment – Rev 2 38482 Bell Road, Dewdney, Fraser Valley Regional District, BC Project No. 18314 prepared by Jeremy Nilson, R.P. Bio. of Key West Environmental, dated October 10, 2024.
- The assessment concluded that the proposed land alteration is more than 30 metres away from any watercourse, exempting it from further Riparian Area Protection Regulation (RAPR) assessment requirements.

Development permits are non-discretionary approvals - if an application meets the conditions set out in the DPA guidelines, it must be issued. DPA guidelines are narrow in scope and do not address common soil deposit concerns, limiting their regulatory effectiveness in addressing soil deposit.

Soil Deposit

The soil deposit component of this application falls outside the FVRD's land use regulatory framework and cannot be addressed through a temporary use permit or zoning bylaw. Soil deposit activities are not generally regulated as land uses.

Without a soil deposit bylaw, the FVRD's ability to regulate soil deposit activities is significantly limited. The soil deposit review is restricted solely to the narrow scope of a development permit application.

If the soil deposit aligns with an issued development permit (including the flood hazard assessment), the FVRD has no discretion over regulating the soil deposit itself.

FVRD's understanding is that the scale of the soil deposit required to achieve the FCL identified in the flood hazard assessment is expected to take approximately two years and deposit 250,000 m³ of soil. For perspective, the deposit of 250,000 m³ of soil would require approximately 20,800 dump truck trips (assuming a tandem axle dump truck carrying 12 m³ of soil). This amounts to over 40 trips each weekday for two years (exclusive of statutory holidays). It would be one of the largest soil deposits in **FVRD's electoral areas.**

Staff Rationale

Staff understand that the proposed soil deposit, intended to facilitate the potential application is expected to take approximately two years to complete. Since a TUP cannot regulate soil deposit as a land use, the permit would only apply to the outdoor storage of recreational vehicles. However, this storage use cannot be established until the soil deposit is complete and the required FCL is met – both of which are anticipated to take around two years. Given that TUPs are only valid for three years, this would leave the applicant with limited time to establish the temporary use before renewal would need to be considered by the FVRD Board.

Furthermore, staff believe that the scale of the soil deposit operation – in terms of cost, value, and community impacts – is disproportionate to the temporary use being proposed. The soil is permanent whereas the temporary use is uncertain beyond the initial three-year permit.

Additionally, the suitability and safety of the site for the proposed use will depend in part on the stability of the soil deposit, which will reach up to four metres in depth in some areas. These factors, including soil composition, bearing capacity, and settlement rates, can only be reliably assessed once the soil deposit is complete.

Considering these factors, staff believe it is premature for the Board to approve the TUP at this time. However, the Board should be aware that refusing the TUP would not prevent the soil deposit activities from proceeding.

Future Applications

Development Permit

If the applicant chooses to proceed with soil deposit activities on the property, they must apply for and obtain a development permit. The permit is limited to geohazard aspects of the works and does not constitute a comprehensive approval of the soil deposit. Furthermore, a development permit cannot be withheld if the applicant meets the guidelines set out in the development permit area, which are limited to geohazard considerations.

The issuance of a development permit does not indicate approval, agreement, or support for the soil deposit; it only confirms that geohazard aspects of the works have been addressed. As a condition of the permit, the applicant would be required to obtain a qualified professional to monitor and conduct field reviews throughout the duration of the soil deposit. This ensures compliance with the recommendations in the geohazard and flood hazard assessment and allows for a final assessment of the soil deposit's **suitability** for future uses.

The applicant has also been advised that proceeding with soil placement does not guarantee approval for a future temporary use permit, including for the outdoor storage of recreational vehicles. The development permit for land alteration (soil deposit) is an independent process, and any future land use approvals would require independent consideration.

Temporary Use Permit

Refusal of the TUP now would not prevent future soil deposit.

If the applicant decides to complete the soil deposit and subsequently apply for a TUP for the outdoor storage of recreational vehicles in the future, staff will review the application based on its merits at that time. Certification from a qualified professional will likely be required to confirm that the soil was placed in a manner that ensures the land is safe for the intended use. This certification would likely depend on knowledge of how the soil was deposited (i.e. field reviews).

Staff have advised the applicant that obtaining a development permit for land alteration (soil deposit) and proceeding with soil deposit to establish a suitable FCL for the proposed temporary use does not guarantee that a future TUP for recreational vehicle storage will be approved by the FVRD Board. A TUP is a discretionary approval, meaning the Board will consider various factors, including public input, before making a decision. Staff have reiterated this to ensure the applicant is fully informed of the process and potential outcomes.

COST

The application fee of \$2,570 has been paid in full. Of this total application fee, the planning fees were \$2,200 and the engineering fees were \$370.

CONCLUSION

Staff recommend that the Fraser Valley Regional District Board deny Temporary Use Permit 2024-01 for the outdoor storage of recreational vehicles at 38482 Bell Road.

The proposed temporary use presents significant challenges, as its feasibility depends on achieving the flood construction level identified in the flood hazard assessment, which requires a substantial soil deposit. This soil placement is expected to take approximately two years, leaving only one year for the actual temporary use of outdoor storage within the three-year permit period. As a result, the intended use **would only be operational for about 33% of the permit's duration**, raising concerns about the practicality and effectiveness of approving the TUP under these conditions.

Option 1: Refuse (Staff Recommendation)

MOTION: THAT the Fraser Valley Regional District Board refuse Temporary Use Permit application 2024-01 for the outdoor storage of recreational vehicles at 38482 Bell Road, Area G

Option 2: Refer back to staff

MOTION: THAT the Fraser Valley Regional District Board refer Temporary Use Permit 2024-01 back to staff to work with the applicant to complete technical reporting;

AND THAT the applicant be directed to host a public information meeting.



SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the Local Government Act for a;

RECEIVED

APR 09 2024

FRASER VALLEY REGIONAL DISTRICT

DEPARTMENT _____

Development Variance Permit

Temporary Use Permit

Development Permit

An Application Fee in the amount of \$^{2,570} as stipulated in FVRD Application Fees Bylaw No. 1560, 2019 must be paid upon submission of this application.

Civic Address 38482 Bell Road, Deroche, BC PID 009-064-885

Legal Description Lot 4 Block 33 Township 20 Range LD36 Plan NWP29269

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

Table with 3 columns: Name of Owner (print), Signature of Owner, Date. Row 1: Wladyslaw Wojcik, [Signature], 28.03.2024

Owner's Contact Information

Table with 4 columns: Address, City, Email, Postal Code, Fax. Address and City are redacted.

Office Use Only table with 2 columns: Date, Received By, Receipt No. and File No., Folio No., Fees Paid: \$

Agent

I hereby give permission to Jamie Stirling of Stirling Geoscience Ltd. 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 <i>W. Wojcik</i>	Date <i>28.03.2024</i>
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent Jamie Stirling, M.Sc., P.Geo.		Company Stirling Geoscience Ltd.	
Address [REDACTED]		City [REDACTED]	
Email jamie@stirlinggeoscience.com		Postal Code [REDACTED]	
Phone [REDACTED]	Cell	Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent <i>[Signature]</i>	Date March 25 2024
--	-----------------------

Development Details

Property Size 24.4 ha Present Zoning R-4

Existing Use Rural residential (there is a single family dwelling on the eastern portion of the Site)

Proposed Development Add up to 4 m of fill to the Site and use the Site as outdoor storage space for RVs, cars, trucks and general storage.

Proposed Variation / Supplement There are no proposed zoning changes associated with the proposed development of the Site.

No buildings or structures are proposed therefore a site-specific exemption is not required.

(use separate sheet if necessary)

Reasons in Support of Application A TUP is considered the most feasible option at this time.

The three to six year period of the TUP will allow sufficient time for the property owner determine if

the proposed development of the Site is a profitable and suitable business opportunity.

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 in 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 FVRD Planning 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.

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 At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			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
			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 Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			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.

Page 4 of 4



LETTER OF AUTHORIZATION

Registered Authority

Please be advised that I/we, Wladyslaw Wojcik

(Print names of ALL Registered Owners or Corporate Director)

Representing, n/a

(Corporate name - if applicable)

am/are the registered owner(s);

Site Civic Address:

38482 Bell Road, Deroche, BC

Lot# 4 Block Plan 28269 PID# 009-084-885

Lot 4 Except Parcel A (Reference Plan 53267): Section 33 and of the Northwest quarter of Section 34 Township 20 New Westminster District Plan 28269.

Appointed Authorized Agent

Name of Authorized Agent

Peter Wojcik

Company Name

n/a

Mailing Address

City: Postal Code:

Email:

Phone: Fax:

Signature of Authorized Agent

X P. Wojcik

Permission to act:

As my/our Authorized Agent in the matter of the following:

- to view and obtain copies of all plans and permits
to apply for and obtain building permits for proposed construction to the above reference Civic Address
to view and obtain details relating to Bylaw Enforcement Files
to apply for Planning File: Development Permit Development Variance Permit Subdivision Zoning Amendment Official Community Plan Amendment

other:

Authorized Signature (Registered Owner or Corporate Director)

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

X W. Wojcik
Sign
Wladyslaw Wojcik

X
Sign

Print
Date: 12-08-2024

Print
Date:

The personal information on this form is being collected in accordance with Section 27 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.

To:

Andrea Antifaeff

Planner I

Fraser Valley Regional District

P 604-702-5059

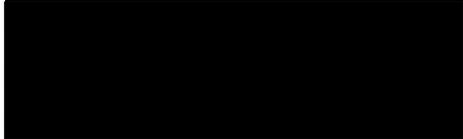
1-45950 Cheam Ave, Chilliwack, B.C. V2P 1N6

aantifaeff@fvrd.ca

fvrd.ca | haveyoursay.fvrd.ca

July 31, 2024

Peter Wojcik (On behalf of property owner)



C/O

Wladyslaw Wojcik (Property Owner, 38482 Bell Road, Area G)



Re: TUP for 38482 Bell Road, Area G – Designation change to RV Storage

Dear Andrea

Please be advised, that we, Peter Wojcik, representative for property owner, and the property owner, Wladyslaw Wojcik, for TUP for 38482 Bell Road, Area G, hereby agree to change the end use of the property to be for "RV Storage" as opposed to the submission made for outdoor storage for "RVs, cars, trucks and general storage".

Verified with signatures below:

Handwritten signature of Peter Wojcik in black ink.

Peter Wojcik
Representative for property owner

Handwritten signature of Wladyslaw Wojcik in black ink.

Wladyslaw Wojcik
Property owner

CC

Jamie Stirling, M.Sc., P.Geo.

Principal Consultant

Stirling Geoscience Ltd.

jamie@stirlinggeoscience.com



To: Electoral Area Services Committee

Date: 2025-02-13

From: David Bennett, Planner II

File No. 3360-23-2024-02

Subject: Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of 52285 52375 52425 52445 Yale Road, Area D, into a residential subdivision with commercial and multifamily land uses

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to host a public information meeting to present and review the redevelopment proposal for 52285, 52375, 52425, 52445 Yale Road, Electoral Area D prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025*, in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*.

BACKGROUND

The purpose of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025 (Bylaw 1767)* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025 (Bylaw 1766)* is to facilitate the redevelopment of 52285 52375 52425 52445 Yale Road, Area D, into a residential subdivision with commercial, multifamily and single family homes (with suites) land uses.

The proposed development is 265 dwelling units and approximately 1.6ha (4 acres) of outdoor RV and container storage.

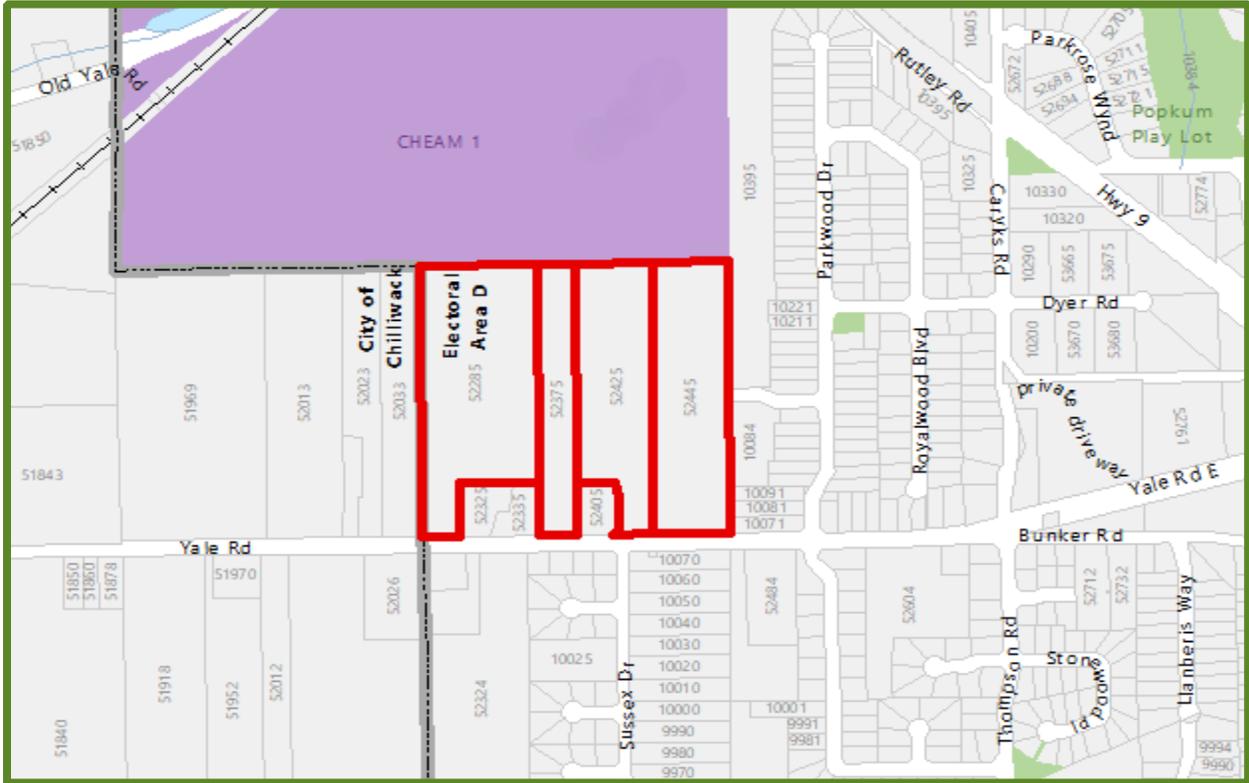
Proposed Densities – 83 residential lots with secondary units (166 Units)
99 Townhouse Units
1.6ha (4 acres) of RV and container storage

To serve the development at this density, the developer is proposing a new Community Sanitary Sewer System consisting of a wastewater treatment plant and wastewater disposal fields on the lands within the BC Hydro Right-of-Way. The proposed Community Sanitary Sewer System would be owned and operated by the FVRD.

PROPERTY DETAILS			
Address	52285, 52375, 52425 and 52445 Yale Road	Area	D
PID	005-817-358, 008-783-357, 009-522-395, 009-522-379	Owner	Norah Properties Land Corporation
Folio	733.06640.500 733.06640.100 733.06638.000 733.06637.000	Agent	Precision Building Design
Lot Size	15.1 hectares (total)		
Current Zoning	Rural Residential 1 (RR-1)	Proposed Zoning	New zone
Current OCP	Suburban Residential (SR)	Proposed OCP	New designation
Current Use	Residential & Commercial	Proposed Use	Residential
Development Permit Areas	5-D Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Cheam 1 Reserve; residential
East	>	Suburban Residential 2 (SBR-2); BC Hydro corridor, residential.
West	<	City of Chilliwack; Agricultural
South	v	Suburban Residential 2 (SBR-2); Yale Rd., residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Existing Residential Development in Popkum

High-quality, master-planned, in-fill residential subdivisions that are connected to the existing community and serviced by financially viable community infrastructure are generally accepted in Popkum. This aligns with the FVRD's general approach to development and servicing in the area. Popkum offers relatively large lots, high-quality homes, access to outdoor recreation, and proximity to urban areas with schools, employment opportunities, and highway access. These attributes make Popkum a desirable neighbourhood for those seeking a more suburban and rural lifestyle.

Most existing lots in Popkum are served by the FVRD community water system with independent on-site sewage disposal (septic systems). The recent construction of the FVRD's community waste water treatment plant at the former Minter Gardens site, led to the Official Community Plan supporting fully serviced 800m² lots that accommodate single-family homes with secondary suites. Without connection to a community sanitary service, minimum residential lot sizes cannot be less than 2000m² (*Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319, 2015*).

Official Community Plan

The proposed development is located in West Popkum and is within the Suburban Residential designation of the Official Community Plan for Electoral Area D. The Suburban Residential designation recognizes that West Popkum is an area that can accommodate future residential growth. The designation supports the infilling of West Popkum residential areas because the lands are generally free from geotechnical and flooding constraints, serviced by community water, have access to community sewer or on-site septic, and are outside of the agricultural land reserve and environmentally sensitive areas.

Electoral Area Growth

Growth in Electoral Area D reflects development pressures in Chilliwack and the limited availability of low-density housing in the municipality. As land scarcity and housing demand increase, new low-density development is no longer commonplace in adjacent municipal areas, with townhomes and small lot residential becoming predominant. Consequently, demand for smaller lot developments is increasing in Popkum as is interest in developing attached multi-family units.

Electoral Area D Housing Needs

The 2024 Interim Housing Needs Report identifies the number of housing units required to meet current and anticipated housing needs for the next five and twenty years, as shown in the table below. The proposed development would supply Electoral Area D with more than enough new homes to meet Electoral Area D's housing needs for the next five years.

Households (2021 Census)	5-Year Need	20-Year Need
712	+ 162	+ 550

Development Concept

The proposed development introduces new housing types and densities in the Regional District in the form of townhomes and row homes. This represents a departure from the traditional 800m² and 1100m² lot sizes found throughout the neighbourhood. The concept includes a variety of single-family home lot sizes, ranging from 400m² to 1000m². By placing the single-family lots on the outer edges of the project site and situating townhomes and row homes towards the centre, this layout offers a gentle transition between the existing community and the higher density built form.

Community Feedback

Early and ongoing consultation with area residents is important to understand the neighbourhood's level of acceptance for this new type of housing proposed for West Popkum. It is recommended that the application proceed to an **FVRD Public Information Meeting prior to the FVRD Board's** consideration of any readings. The purpose of the meeting is to present the proposal and information submitted with the application, discuss specific details with the neighbourhood, and outline the application review process. This meeting will also provide an opportunity for FVRD Board members to **attend and hear residents' initial feedback directly.** **Public engagement is often iterative and responsive to community concerns and comments.** The developer will be invited to attend this meeting to answer questions directed to them about their proposal.

KEY CONSIDERATIONS

1. Indigenous Relations
2. Engineering
3. Parks and Trees
4. Financial Viability
5. Fraser Valley Future 2050 (Regional Growth Strategy)
6. Neighbourhood Consultation

1. INDIGENOUS RELATIONS

The proposed development is located in an area of high archaeological potential and borders on Cheam 1 - Cheam First Nation. The Fraser Valley Regional District (FVRD) recognizes and respects the autonomy and self-governance of local Indigenous organizations as they work to strengthen their communities and their visions for the future. The FVRD is committed to a collaborative, government-to-government relationship with Indigenous communities, built around the principles of UNDRIP.

Cheam First Nation

Community Sanitary Sewer System

The viability of the proposal is dependent on the construction of a new community sanitary sewer system. This system should be designed and constructed with the ability to add additional capacity to serve the surrounding community, including Cheam First Nation. The FVRD is committed to working with Cheam First Nation to explore opportunities to provide sanitary service to Cheam 1 – Cheam First Nation. In January 2025, FVRD staff initiated early consultation with Cheam First Nation staff to understand **Cheam's** sanitary needs and preferred servicing direction. Cheam First Nation is interested in participating in the sanitary sewer service and indicated a preference to coordinate servicing conversations through the FVRD rather than directly through the developer. Prior to consideration of any readings of the amending bylaw applications, the feasibility of partnerships between the developer, the FVRD, and Cheam First Nation should be fully explored. The FVRD Board should give direction on the community sanitary servicing strategy.

Place Naming and Cultural References

It is OCP policy to incorporate Halq'eméylem language and Indigenous Peoples identity in place naming and interpretive signage. This may be achieved by coordinating with Cheam First Nation to receive input on place naming and incorporation of place-based cultural references.

Trail Network and Community Connections

There is an existing informal trail network under the BC Hydro right-of-way that connects Cheam First Nation to Yale Road. The development proposal presents an opportunity to formalize this trail network and improve community connections. This would improve Cheam **residents' access to the various services and amenities in Electoral Area D including commercial stores and transit stops.**

Reserve Boundary

The development site is located immediately adjacent to the southern boundary of Cheam 1 (Cheam First Nation). The developer is proposing to construct a concrete wall to delineate the site boundary next to Cheam 1. The wall would prevent future encroachment onto Cheam lands from adjacent residential uses. Further discussion with Cheam First Nation to confirm the most appropriate interface between the development site and Cheam 1 will be required.

Engagement Plan

If the application proceeds, the FVRD will engage with Cheam First Nation and prepare an Indigenous communities engagement plan for endorsement by the Board.

2. ENGINEERING

Community Sanitary Sewer

The viability of the proposal is dependent upon the construction of a new community sanitary sewer system. OCP Section 7.4 Sewage Disposal supports the creation of a new Sanitary Sewer Servicing Node in West Popkum recognizing the demand for smaller lot developments.

To ensure a high-quality waste water treatment standard, operational efficiency and oversight, the sewer system must **be publicly owned and operated to a Class "A" standard. Development of any new community sanitary sewer system is a significant infrastructure project.** New systems require community support, partnership with Indigenous communities, and co-ordination with land developers. Establishing a new sewer system will be a multi-year process. In the meantime, ensuring higher density development proceeds with a plan for sanitary service is an objective of the OCP. Plan policies only support increased density-suburban residential growth in areas with a publicly owned sanitary sewer system.

Stormwater

At this time, the proposal does not address storm water management. A coordinated lot grading plan and stormwater management plan will be required. Any proposal for the use of Ministry road ditches or downstream ditching in the City of Chilliwack to convey storm water will require prior approvals. Consultation with the City and Ministry is required.

Access and Roads

One of the key issues considered by the subdivision approving authority (the Ministry of Transportation and Transit) is the provision of access to new lots and the layout of road networks. FVRD staff initiated early consultation with Ministry staff and reviewed the conceptual layout. Additional information will be required to determine if the conceptual road layout and access to Yale Road are acceptable. The Ministry indicated that a Traffic Impact Assessment will be required. The terms of reference for this assessment/study will be determined by the Ministry.

It is Official Community Plan policy that upgrades to Yale Road should include expanded road shoulders which provide suitable and safe designated paths for pedestrian, cycling uses and in agricultural areas for horse riding. A pedestrian movement analysis prepared by a qualified professional to ensure safe and connected pedestrian routes will be required.

It is Official Community Plan policy that bus shelter enhancements for BC Transit riders should be provided in a safe and convenient location in Popkum and that BC Transit should explore opportunities for a shared bus shelter location in consultation with School District Number 33. The FVRD will consult with both BC Transit and the School District on these policies to determine any on-site or off-site amenities that this development proposal can support or enhance.

The connectivity policies of the OCP support the proposed east-west access road from the development site through to Parkwood Drive. The developer will be responsible for the construction and dedication of this Road.

3. PARKS AND TREES

The developer's proposal for the provision of public Park includes dedicating lands under the BC Hydro right-of-way as Park, the provision of Park in location(s) that are unencumbered by utility right-of-ways as well as providing public linear trails and pathway features throughout the development. The location, ownership, operation and maintenance of the proposed linear park pathways throughout the development requires further review and consideration. The development would also add new sidewalks and street trees.

The OCP's policies on Environment and Resources support tree retention and preservation. It is OCP policy to retain as much of the natural vegetation cover as possible and prioritize tree retention when preparing land for housing, or other forms of development. The site plan submitted with the application does not retain any existing vegetation. The developer's intention to completely clear the site has not been supported by technical reporting and requires detailed review. This means that the developer's lot grading, stormwater management, road layout, proposed building sites and civil works must be coordinated with an arborist to support the OCP's policies for tree protection and retention. Until that work is done, it remains unclear how much of the existing natural vegetation can be retained, if any.

4. FINANCIAL IMPACTS

A critical information gap is the absence of a servicing and financial feasibility study to understand how the proposed development will impact existing ratepayers and what the service costs will be for new residents.

A Servicing Feasibility Study is necessary to identify servicing needs, including:

- all site services that would be the responsibility of FVRD to maintain and replace
- off-site service needs including fire protection, parks/trails, solid waste, transit, etc.
- Determine all capacity and infrastructure improvements that will be needed to support the development and its residents
- identify thresholds or triggers for the additional capacity or infrastructure (i.e. when it is needed)
- Estimate capital and long-term operation, maintenance and capital replacement costs
- Determine the impact of service demands on existing taxpayers
- Develop a strategy for funding new infrastructure and service expansion that considers:
 - 'Developer pay' principle that costs for new infrastructure and service needs associated with the development be paid by the developer

- Consider the overall sustainability and affordability of service expansion and new infrastructure for both FVRD and taxpayers
- Perform a sensitivity analysis, particularly with respect to break-even timelines, market absorption of dwelling units and rate stabilization.

Undertaking a Servicing Feasibility Study for various services will require discussion with external consultants, FVRD Engineering, Planning, Fire Services, and Parks staff, Cheam First Nation and others. This work would be undertaken by the FVRD after consideration of First Reading.

5. FRASER VALLEY FUTURE 2050 (Regional Growth Strategy)

Preliminary comments on the consistency of the applications with the FVRD's Regional Growth Strategy are attached in the report dated January 17, 2025 (Appendix A). The proposed development in Popkum's Electoral Area D aims to introduce 265 new dwelling units, potentially adding approximately 663 residents. This growth aligns with the Fraser Valley Regional District's (FVRD) goals of increasing housing supply, diversity, and affordability. Key considerations include integrating public transit infrastructure, managing increased traffic, and adopting sustainable building practices. The report also identifies opportunities to amend the Official Community Plan (OCP) to better align with regional growth strategies.

6. NEIGHBOURHOOD CONSULTATION

The developer has not undertaken community consultation prior to making their applications. OCP policy 6.1.1 states that rezoning applications to facilitate subdivision of new residential parcels should complete early and ongoing neighbourhood consultation to address the following:

- Share proposal information, including comprehensive design drawings to illustrate building form and character, lot layout, overall development concept, and how the design will satisfy the Design Guidelines for West Popkum Residential Development;
- Coordinate with Cheam First Nation for large scale development proposals to receive input on place naming and incorporation of place based cultural references;
- Obtain feedback;
- Respond to community concerns; and,
- Ensure ongoing community communication, including the posting of signage to advise of developer contact information.

In 2022, an application to rezone 52425 Yale Road was proposed. That application was only for 33-800m² lots with a new community sewer system. The developer held one (1) open house and received limited feedback. It is possible that the muted community response to that proposal was due, in part, to the fact that the developer was proposing to use the SBR-3 zone and maintain the larger 800m² lot sizes. As noted in the OCP, residents in Popkum prioritize the following community values:

- Maintaining high-quality suburban residential character,
- Continuing policies for large lot sizes (800 m² to 1100 m²),

- Ensuring trail connections for active lifestyles and local service access,
- Preserving trees and natural vegetation,
- Designing new developments that respect the scale and privacy of established homes,
- **Integrating Halq'éméylem language** and Indigenous Peoples identity in place naming and signage, and
- Mitigating highway noise through thoughtful lot layout, berms, landscaping, and building design elements like triple-pane windows and soundproofed walls.

The proposal today now includes 400m² lots, townhomes and row homes and commercial outdoor storage uses. This level of density and these housing types have not been fully discussed in a community forum, and it is unknown how the proposal will be received by the neighbourhood.

Proposed Bylaw No. 1767 is an Official Community Plan amendment. In accordance with Section 475 of the Local Government Act, the FVRD must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically consider whether consultation is required with the following:
 - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - (ii) the board of any regional district that is adjacent to the area covered by the plan;
 - (iii) the council of any municipality that is adjacent to the area covered by the plan;
 - (iv) first nations;
 - (v) boards of education, greater boards and improvement district boards;
 - (vi) the Provincial and federal governments and their agencies.

Consultation under this section is in addition to the public hearing required under section 477 (3) (c).

Should the applications proceed to First Reading, FVRD staff will develop a consultation strategy and undertake early and ongoing consultation in accordance with the Act.

PATH FORWARD

Working towards consideration of First Reading

This application is in the initial review stage. This section outlines a roadmap for moving the development application through the necessary stages of consultation, review, and approval towards consideration of First Reading. It emphasizes the importance of community engagement, thorough analysis, and collaborative efforts between the developer, the FVRD, Indigenous communities, and other stakeholders. The path forward must include thorough consultation and technical reporting to build consensus and address concerns. Without meaningful engagement public confidence in FVRD processes is likely to degrade. Our experience is that an iterative process that builds on each consultation event leads to better overall outcomes, less conflict, and greater trust in the development approval process.

1. Public Information Meeting (PIM) and External Referrals

The first step involves the FVRD hosting a Public Information Meeting (PIM) to present the development proposal to the community. This meeting should be advertised well in advance, with notices delivered to area residents west of Highway 9 and timed to avoid Spring Break and therefore could be scheduled in early April 2025. This meeting will provide residents with an opportunity to learn about the project details, ask questions, and express their views. Invitations will be extended to area residents, Indigenous communities, and other stakeholders. Additionally, referrals will be sent to external agencies, including the Ministry of Transportation and Transit, the City of Chilliwack, Cheam First Nation, Chilliwack School District, BC Transit, the Agricultural Land Commission and other relevant bodies to gather their input on the proposal.

2. Initial Feedback Review and OCP Policy Review

Comments and feedback obtained from the public and external agencies will be compiled. Feedback on aspects such as density, housing types, traffic impacts, environmental considerations, and infrastructure needs will help determine how the application proceeds. The developer will be directed to prepare a summary of what they heard and how their application will address concerns and comments. Following the PIM, FVRD staff will prepare a summary report of the PIM for the FVRD Board. FVRD staff will then undertake a comprehensive review of the Official Community Plan (OCP) and applicable FVRD bylaws to analyze the proposal's alignment with existing policies and bylaws. A spreadsheet will be prepared to document how the proposal meets or deviates from the OCP and when certain technical reports will be required.

3. Applicant Review and Response

The applicant will receive the compiled public comments and referral reviews. They will be tasked with reviewing the feedback and providing responses to the concerns raised. This may involve revising the development proposal to address specific issues, such as modifying the site layout, adjusting densities, or enhancing community amenities. The applicant's commitment to responding to community input is essential for moving the project forward.

4. New Public Information Meeting for New Information

If significant changes are made to the proposal or if there are unresolved issues, a second Public Information Meeting may be required by the FVRD Board. This meeting will present updated information to the community, ensuring transparency and providing residents with another opportunity to engage with the proposal. It will help to clarify any modifications and gather additional feedback on the revised plans.

5. Consideration of First Reading

With the applicant's revisions and responses in place, the proposal will proceed to the Fraser Valley Regional District (FVRD) Board for consideration of First Reading. The Board will review the application, the summary reports on feedback received, and assess whether the proposal aligns with regional objectives and community interests. Approval at this stage allows the application to advance to more detailed analysis.

6. Detailed Technical Reports

Upon receiving First Reading, the applicant will be required to submit detailed technical reports. These reports may include:

- Servicing Feasibility Study: To understand the impact on existing ratepayers, the costs for new residents, and strategies for funding new infrastructure and service expansion.
- Traffic Impact Assessment: To evaluate the effects on local traffic patterns and identify necessary road network improvements.
- Stormwater Management Plan: To address stormwater runoff and outline sustainable management practices.
- Environmental Assessments: To assess potential impacts on natural habitats, vegetation, and wildlife.
- Archaeological Assessments: Given the high archaeological potential of the area, studies will ensure protection of cultural heritage resources.
- These technical reports will provide in-depth information to support the proposal and address any outstanding technical concerns.

Please note that:

- This path forward is not comprehensive. It is intended as a high-level summary outlining broad steps and key actions.
- Steps are not intended to be strictly discrete and sequential. There will be opportunities for steps, or parts thereof, to proceed concurrently.
- Steps can, and most likely will, be adjusted as the work progresses.

COST

Development application fees: Major OCP Amendment and zoning amendment \$215,625.00
PAID by the applicant.

The proposed development would add new FVRD-owned and operated infrastructure, including water lines, sewer, sidewalk, linear park, storm sewer, street lights, and street trees and require new service areas.

CONCLUSION

This report identifies key considerations for the FVRD Board and recommends hosting a public information meeting prior to any readings of the bylaws. Following this meeting, a detailed assessment of the proposal, along with the public information meeting summary, will be presented at a future FVRD Board meeting.

To: David Bennett, Electoral Area Planning Department

From: Theresa Alexander, Planner 1

Date: January 17, 2025

Subject: Preliminary Referral - West Popkum Development Application, Electoral Area D

INTRODUCTION

The following are preliminary staff comments by the Strategic Planning and Initiatives (SPI) department on the West Popkum Development “Site Plan” dated October 8, 2024 for Norah Properties located at 52425 Yale Road in FVRD’s Electoral Area D. Staff comments are on the proposed plan’s consistency with the *Fraser Valley Future 2050* Regional Growth Strategy (RGS) and potential impacts to FVRD transit services.

The RGS is enabled by the Local Government Act (LGA), provides a framework for coordinating local and provincial government planning. Section 445 of the LGA mandates that all Regional District bylaws align with the RGS.

Fraser Valley Future 2050 covers important planning topics such as housing, transportation, economic development, and environmental concerns – all from a regional perspective and with the goal of creating healthy, compact, complete, and sustainable communities. As a 30-year vision, the primary goal of the RGS is to prevent urban sprawl by concentrating new development within the Regional Growth Boundary (RGB), which is limited to within municipal boundaries.

PRELIMINARY COMMENTS

The following comments are organized into topic areas covered in the *Fraser Valley Future 2050* RGS. Specific policies and associated page numbers can be provided upon request and will be included in future comments included in the referral process.

Population Growth

The RGS aims to concentrate growth within its member municipalities; however, a few existing electoral area communities are also suited to withstand more significant population growth and able to support sustainable housing development opportunities most associated with more urban areas. Popkum is one such community due to its close proximity to urban areas within the City of Chilliwack, adequate access to amenities, and existing public transit services (Route 71 Agassiz-Harrison).

The 2021 Census showed significant rates of population growth in Electoral Area D. Compared to the previous Census, Area D’s population increased by 563 (37%) and the number of occupied private households increased by 189 (36%). Although a considerable rate of increase; this represents just 2% of the region’s total population growth over the same five-year period.

Table 1: Change in Population and Occupied Private Dwellings, 2016 - 2021¹

	Population				Occupied Private Dwellings			
	2021	2016	#	%	2021	2016	#	%
Electoral Area D	2,092	1,529	563	37%	712	524	189	36%
Popkum (DPL)	1710	1382	328	24%	553	472	81	17%
Bridal Falls (DPL)	382	147	235	160%	158	51	107	210%

The Site Plan proposes 265 dwelling units, including single-family homes, suites, and townhomes. Applying an average occupancy of 2.5 people per dwelling unit, the potential population growth associated with the proposed development is 663, which equals approximately 30% of Electoral Area D’s 2021 population² and is similar to the growth experienced in Area D from 2016 to 2021³.

Table 2: Expected Population Growth Associated with Development Site Plans

	Proposed Units	Expected Population Growth
800m ² lots + Suites	37 + 37	185
400m ² lots + Suites	46 + 46	230
Townhomes	99	248
Total	265	663

Complete Communities

As noted in relation to population growth, the proposed development is outside of the RGB; however, its close proximity to urban areas, amenities, and public transit reflects the principles of a compact and complete community.

Higher-density or large-scale development applications within the FVRD’s electoral areas that are located just outside the RGB, as opposed to farther away are more likely to be consistent with the RGS and contribute to the development of compact and complete communities.

Collaboration with Indigenous Communities

The *Fraser Valley Future 2050* RGS stresses the importance of fostering collaboration with Indigenous communities and upholding Indigenous rights. The RGS supports early and continued consultation and collaboration with key partners, which includes neighbouring Indigenous communities. This development provides an opportunity to identify shared priorities and partnership opportunities with Cheam First Nation.

¹ Statistics Canada, 2016 and 2021 Census of Population

² Statistics Canada, 2021 Census of Population

³ Statistics Canada, 2016 and 2021 Census of Population

Collaboration with Local Government

The RGS highlight the importance of working together with all levels of government, including neighbouring First Nations and member municipalities. The proposed development is approximately 200 metres from the City of Chilliwack's municipal boundary. Early and ongoing collaboration with the neighbouring municipality will help to prevent or mitigate the negative impacts associated with the project (during construction and following completion), as well as identify and coordinate opportunities of mutual benefit, such as traffic studies along Yale Road, where the development's main access points will be located.

Housing Supply, Choice, and Affordability

The RGS contains a number of policies, which aim to increase regional housing supply, diversity, and density within urban areas. This development positively contributes to the region's housing supply, density, and diversity, helping to improve the availability and affordability of housing in the region.

The existing OCP for Electoral Area D reflects earlier development trends in the area, which consisted mainly of larger lots and single-family homes marketed towards households with higher incomes. The current OCP reflects a desire for "high-quality neighbourhood character," which had been expressed by members of the public whom participated in engagement for the development of the OCP more than five years ago.⁴

Today, local, provincial and federal governments generally discourage the development of low-density neighbourhoods, which are limited to single-family housing, as sprawling neighbourhoods are not in line with the principles of compact, complete, and sustainable communities. An increase in medium density housing stock (town houses and homes with suites) reflects the spirit of recent Provincial legislative changes on housing which aims to address current and future housing needs. The Province of BC has determined that when possible, addressing housing affordability challenges takes priority over maintaining neighbourhood character.

Rural Character

The RGS recommends that lot sizes outside of urban centres and rural communities remain large with low residential densities, in order to protect the rural character of these more remote areas. The property being considered for development is zoned Suburban Residential, not Rural; thus, RGS policies related to protecting the rural character of neighbourhoods are less applicable to this particular development.

Further, as noted in the section on population growth, Popkum's relatively close proximity to urban areas within the City of Chilliwack, nearby amenities, and existing public transit services is more reflective of a community undergoing growth, than a rural community.

⁴ Popkum – Bridal Falls Official Community Plan, Bylaw No. 1501, 2018, page 27, 28.

Aging and Accessibility

The RGS emphasizes the need to plan for the region’s aging population, which is projected to continue growing significantly. By 2045, over 106,000 residents—representing 23% of the region’s population—will be over the age of 65⁵. Rural areas are expected to face the greatest challenges due to a higher proportion of seniors and limited resources to address these demands.

This demographic shift will have widespread implications, including increased demand for housing, health care, municipal services, and age-friendly built environments. It will also affect travel patterns, transportation mode share, transit usage, and overall accessibility. There is a pressing need to accommodate the aging population and explore opportunities for age-friendly developments.

Sustainable Transportation Options

The adoption of sustainable modes of transportation, such as public transportation, walking, cycling, and electric vehicles (EV), is integral to reducing combustion energy consumption and total greenhouse gas (GHG) emissions.

Electric Vehicles

The RGS emphasizes the need to grow the adoption of electric vehicles, which requires a robust public network of charging stations and the ability for residents to charge their vehicles at home. With less access to public transit and longer driving distances, the argument could be made that policies that support the adoption of EVs are of even more imperative in rural communities.

Improvements to EV charging station networks help grow the consumer confidence needed for widespread adoption of EVs and improve the charging range needed for longer trips; however, at-home charging capabilities are also important to growing EV adoption rates, especially in more rural areas. Currently, there are two gas stations in the Popkum area but no public EV charging stations. This means there is a gap in public EV charging infrastructure available to Popkum residents, as well the many travelers along Highway 1 between Chilliwack and Hope.⁶ Developers should consider including electric vehicle charging infrastructure in for all building types, regardless of housing tenure.

Public Transit

The RGS promotes sustainable alternatives to passenger vehicles, which includes public transportation. Higher density housing supports existing and expanded transit services for Popkum and for the various communities served by the Agassiz-Harrison (AGH) transit service. The AGH transit service is provided by BC Transit, in collaboration with the FVRD.

To support greater adoption of transit and to ensure road and pedestrian safety, the FVRD and the developer should work closely with BC Transit early and throughout the planning process. BC Transit’s

⁵ BC Stats, 2022 projections

⁶ Plug Share Website, <https://www.plugshare.com>

Development Referral program provides the opportunity for BC Transit to provide comments on how development will affect existing or planned transit service and identify transit accessibility improvements.

Public transit has standards for pullouts and bus shelters and requires careful considerations for traffic management to ensure the safety of all road users and pedestrians. To support safe access to existing transit and to ensure considerations are made to support a future bus stop, land allocation and infrastructure design should be incorporated into the Site Plan in consultation with BC Transit using the referral process.

Traffic Management

The RGS emphasises the safety of all road users. There is a need to consider the safety concerns and mitigate the impacts associated with an increase in road use due to the increased population, a potential new bus stop, and the influx of cars needing to enter and exit the proposed development from the main road.

The developer should be encouraged to take steps to minimize disruption to BC Transit services during the construction of the development and are encouraged to inform BC Transit of potential delays along Yale Road, to allow temporary route changes to be considered.

Climate Change

The RGS contains policies to ensure that land use planning decisions take into account GHG emissions and the impact that developments have on climate change. Continued strengthening of climate policies are anticipated to meet regional climate adaptation and mitigation goals.

Compact developments with a range of transportation options and nearby amenities generate fewer emissions than more sprawling and isolated developments that are car dependent. More sustainable building practices help local governments and developers reduce GHG emissions attributed to the construction, use, and maintenance of buildings.

The OCP encourages new housing developments to contain energy efficient, low-impact buildings, which should include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.

Infrastructure Services

The OCP includes policies to ensure sustainable increases to infrastructure and services needed to meet its growing population with considerations to quality, efficiency, cost, and reducing environmental impacts.

The proposed development may have implications for the provision of emergency services. A more detailed assessment of fire service requirements and impacts should be considered to ensure current

fire services in the area have the authorization and equipment necessary to respond to multi-family structure fires.

CONCLUSION

The proposed West Popkum development site plan is largely consistent with the FVRD's *Fraser Valley Future 2050* RGS, The development has the potential to support and expand existing transit services for the area with the support and involvement of BC Transit.

The RGS recommends that growth within the FVRD's electoral areas be concentrated within existing rural communities, and encourages compact, energy efficient development that minimizes infrastructure and development costs, and which are financially self-sufficient. The OCP, proposed development Site Plan, and reports by staff generally reflect these sentiments.

Electoral Area Planning staff may want to consider amending the OCP to further support the goals of the RGS in relation this and future developments for Popkum and Bridal Falls. As more details become known about the development, and as the application process progresses, the Strategic Planning and Initiatives Department can provide a more detailed review based on specific RGS goals and policies.

SCHEDULE A-1

Official Community Plan Amendment Application

I / We hereby apply to:

- Purpose (in brief): **Comprehensive residential subdivision**
- Change the Land Use Designation of the 'subject property' in OCP Bylaw No. **1501, 2018**
- From: **SR** (current OCP designation)

To: _____ (proposed OCP designation)

An Application Fee in the amount of \$ 105,000.00 as stipulated in FVRD Application Fees Bylaw No. 1560, 2019 must be paid upon submission of this application.

Civic
Address

52285, 52375, 52375, 52425 Yale Road, Popkum, B.C. 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
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Address		City
Email		Postal Code
Phone	Cell	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent

I hereby give permission for Precision Building Design 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 Ryan Hoxie		Company Precision Building Design
Address 3-45953 Airport Road		City Chilliwack
Email ryan@precisionbuildingdesign.com		Postal Code V2P 1A3
Phone 604-792-0826	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date Oct. 8, 2021
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Development Details

Property Size _____ (m² or ha)

Existing Use **Rural residential**

Proposed Development / Text Amendment **A residential subdivision that includes a mix of fee-simple single family residential lots containing secondary suites or accessory units, strata lots or building stratas for ground oriented town-home type units and commercial outdoor storage.**

Justification and Support **A high quality, master planned, in-fill residential neighbourhood that is connected to the existing community and serviced by financially viable community infrastructure, is in keeping with the FVRD's general approach to development and development servicing in Popkum. Fully serviced 800m² lots that accommodate single family homes with secondary suites or accessory dwelling units is a form of development found in the existing neighbourhoods that surround the development lands and is a form of development that is generally accepted in the community.**

(use separate sheet if necessary)

Anticipated Start Date: _____

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access		No	Yes	
Water Supply	Yes			
Sewage Disposal		No	Yes	
Hydro	Yes			
Telephone	Yes			
School Bus Service		No	Yes	

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed Water Supply

Community Water

Proposed Sewage Disposal

On-site rapid infiltration system

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.

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 At a scale of: 1: 1000	Yes		Reduced sets of metric plans
	Yes		North arrow and scale
	N/A		Dimensions of property lines, rights-of-ways, easements
	N/A		Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
	N/A		Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
	N/A		Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
	N/A		Natural & finished grades of site, at buildings & retaining walls
	Yes		Location of existing & proposed access, pathways
	N/A		Above ground services, equipment and exterior lighting details
	N/A		Location & dimensions of free-standing signs
	N/A		Storm water management infrastructure and impermeable surfaces
	N/A	N/A	Other:
Floor Plans	N/A		Uses of spaces & building dimensions
	N/A		Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
	N/A		Contour information (_____ metre contour intervals)
	N/A		Major topographical features (water course, rocks, etc.)
	N/A		All screening, paving, retaining walls & other details
	N/A		Traffic circulation (pedestrian, automobile, etc.)
	N/A		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.

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, 2021**
 From: **RR-1** _____ (current zone)

To: _____ (proposed zone)

An Application Fee in the amount of \$ **92,775.00** as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address **52285, 52375, 52375, 52425 Yale Road, Popkum, B.C.** 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
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address		City
Email		Postal Code
Phone	Cell	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent

I hereby give permission for Precision Building Design 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 Ryan Hoxie		Company Precision Building Design
Address 3-45953 Airport Road		City Chilliwack
Email ryan@precisionbuildingdesign.com		Postal Code V2P 1A3
Phone 604-792-0826	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date 09. 8, 2024
---	----------------------------

Development Details

Property Size _____ (m² or ha)

Existing Use Rural residential

Proposed Development / Text Amendment A residential subdivision that includes a mix of fee-simple single family residential lots containing secondary suites or accessory units, strata lots or building stratas for ground oriented town-home type units and commercial outdoor storage.

Justification and Support A high quality, master planned, in-fill residential neighbourhood that is connected to the existing community and serviced by financially viable community infrastructure, is in keeping with the FVRD's general approach to development and development servicing in Popkum. Fully serviced 800m² lots that accommodate single family homes with secondary suites or accessory dwelling units is a form of development found in the existing neighbourhoods that surround the development lands and is a form of development that is generally accepted in the community.

(use separate sheet if necessary)

Anticipated Start Date: _____

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access		No	Yes	
Water Supply	Yes			
Sewage Disposal		No	Yes	
Hydro	Yes			
Telephone	Yes			
School Bus Service		No	Yes	

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed
Water Supply

Community Water

Proposed
Sewage Disposal

On-site rapid infiltration system

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.

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.

**Contaminated
Sites
Profile**

**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.

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 At a scale of: 1: 1000	Yes		Reduced sets of metric plans
	Yes		North arrow and scale
	N/A		Dimensions of property lines, rights-of-ways, easements
	N/A		Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
	N/A		Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
	N/A		Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
	N/A		Natural & finished grades of site, at buildings & retaining walls
	Yes		Location of existing & proposed access, pathways
	N/A		Above ground services, equipment and exterior lighting details
	N/A		Location & dimensions of free-standing signs
	N/A		Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans	N/A		Uses of spaces & building dimensions
	N/A		Other:
Landscape Plan Same scale as site plan	N/A		Location, quantity, size & species of existing & proposed plants, trees & turf
	N/A		Contour information (_____ metre contour intervals)
	N/A		Major topographical features (water course, rocks, etc.)
	N/A		All screening, paving, retaining walls & other details
	N/A		Traffic circulation (pedestrian, automobile, etc.)
	N/A		Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:
Title Search	Yes	Yes	Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through LTSA.ca

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PRECISION BUILDING DESIGN ASSOCIATES LTD.
3-4953 airport rd. Chilliwack, B.C. 604-792-0826

project:
Norah Properties

address:
52425 Yale Road, Popkum,
B.C.

drawing heading:



site image:

rendering:

misc. notes:

revisions:

no.	description	date

stage:
Conceptual Design

sheet name:
Site Plan

project no.	designed.
PN3977	
scale.	drafted.
AS SHOWN	K. WELSH
date.	checked.
OCT. 8, 2024	

sheet number:

A1



- RAPID INFILTRATION AREA
- SERVICE ACCESS
- CONCRETE FENCE ALONG NORTH PROPERTY LINE AND AROUND SEWAGE FACILITY
- SEWAGE TREATMENT FACILITY WITH SERVICE CAPACITY OF 200 HOMES
- OPEN PARK WITH SMALL/LARGE DOG FENCED AREAS
- 20m ROAD DEDICATION WITH 8m ROADWAY
- 3m GREEN BUFFER ALONG NORTH AND WEST PROPERTY LINES
- LINEAR PARKS AND TRAIL SYSTEM
- PLAY STRUCTURE
- PARALLEL PARKING POCKETS
- 1.5m SIDEWALKS
- FUTURE TOWNHOUSE ACCESS
- LINEAR PARKS AND TRAIL SYSTEM
- EXISTING PROPERTY LINES
- RV AND CONTAINER STORAGE
- FUTURE ROAD ACCESS

LEGEND

- SINGLE FAMILY LOTS (LARGE)
 - BUILDING FOOTPRINT SHOWN @ ±2500 SQ. FT.
 - ANCILLARY FOOTPRINT SHOWN @ ±400 SQ. FT.
 - POTENTIAL SHOP/SUITE/COACH HOUSE
- TOTAL YIELD = 37 LOTS
- FUTURE LOTS
 - TOTAL YIELD = 8 LOTS
- SINGLE FAMILY LOTS (SMALL)
 - BUILDING FOOTPRINT SHOWN @ ±1800 SQ. FT.
 - POTENTIAL SUITE
- TOTAL YIELD = 46 LOTS
- FUTURE LOTS
 - TOTAL YIELD = 0 LOTS
- TOWNHOMES
 - BUILDING AREA @ ±2000 SQ. FT.
 - INTERIOR UNITS = 50 UNITS
 - STREET UNITS = 40 UNITS
 - TOTAL YIELD = 90 UNITS
- FUTURE UNITS
 - INTERIOR UNITS = 20 UNITS
 - STREET UNITS = 15 UNITS
 - TOTAL YIELD = 35 UNITS
- OVERALL YIELDS
 - PROPOSED = 182 UNITS
 - FUTURE = 43 UNITS
 - TOTAL = 225 UNITS
- PROPOSED PARK AREAS
 - 14,200m² OVERALL AREA
 - (8.5% OF PROPOSED DEVELOPMENT)
 - INCLUDES GREENSPACE, TRAILS, PLAY AREA, OF LEASH DOG AREAS
- EXISTING PROPERTY LINES

SITE PLAN
1: 1000

To: Electoral Area Services Committee

Date: 2025-02-13

From: Tracey Heron, Planner I

File No.: 3320-20 2023-03664

Subject: Covenants relating to the subdivision of land at 41523 Nicomen Island Trunk Road, Electoral Area G

Reviewed by: Katelyn Hipwell, Manager of Planning
 Graham Daneluz, Director of Planning & Development
 Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to subdivision file 3320-20 2023-03664 at 41523 Nicomen Island Trunk Road, Electoral Area G.

BACKGROUND

The applicant for the subdivision at 41523 Nicomen Island Trunk Road has applied to the Ministry of Transportation and Transit (MOTT) for a boundary adjustment of (four) 4 properties, and subsequent subdivision into three (3) separate parcels.

All parcels are within the agricultural land reserve (ALR), and prior to applying for a subdivision through MOTT, the FVRD Board approved an Agricultural Land Commission (ALC) referral on September 8, 2022, to forward the proposed subdivision application to the ALC for a decision.

The relevant property information is as follows:

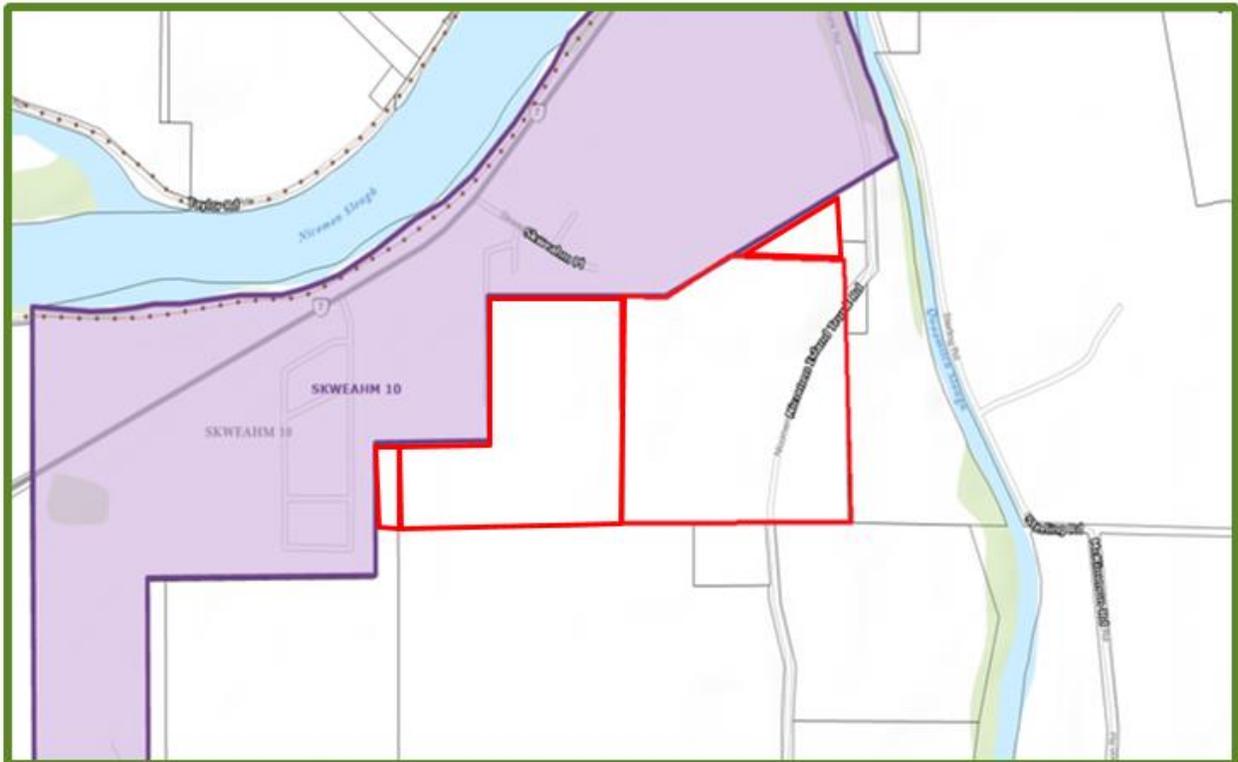
PROPERTY DETAILS			
Address	41523 Nicomen Island Trunk Road	Area	G
PID	013-580-779	Owner	Auguste Browne
Folio	775.03532.400	Agent	OTG Developments – Kristin Webb
Lot Size	37.553 Acres		
Current Zoning	AG-4	Proposed Zoning	n/a
Current OCP	Agricultural	Proposed OCP	n/a
Current Use	Agricultural	Proposed Use	Same
Development Permit Areas	2-G Riparian Areas		

Agricultural Land Reserve Yes

ADJACENT ZONING & LAND USES

North	^	IR Skweahm 10
East	>	Agricultural 4 (AG-4); Agricultural / SFD
West	<	Agricultural 4 (AG-4); Agricultural
South	v	Agricultural 4 (AG-4); Agricultural / SFD

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The property at 41523 Lougheed Hwy is part of a consolidation of four (4) separate parcels, with a subsequent subdivision into three (3) separate lots. All properties are fully within the agricultural land reserve (ALR) and the *Agricultural Land Commission* (ALC) approved the subdivision of these parcels through ALC Resolution #341/2023. This resolution included the requirement for a restrictive covenant to be registered on the property title, and the FVRD requested to be joint tenants on this covenant.

Water quality has also been shown to have not met the Guidelines for Canadian Drinking Water Quality for two of the proposed lots. This issue can be addressed through a water treatment system and registration of a restrictive covenant.

To support this subdivision application, FVRD Board authorization is required for covenants that are not proforma. Proforma covenants are standard covenants that have been pre-approved by the Board.

ALC Resolution #341/2023

ALC Resolution #341/2023 requires that future residential development on the two (2) vacant lots be restricted to a covenanted area. This restricted residential footprint is to protect agricultural lands from having large homes placed on them, or by having homes be constructed at locations on the parcel that could limit agricultural uses.

Any construction on these proposed new lots would require building permits through the FVRD Building Department. As such, the FVRD requested to become joint tenants on the ALC covenant.

Water Treatment Systems

The subdivision of land requires the assurance that adequate servicing is provided to each of the proposed lots. Well drilling on each lot was completed, along with the testing of the water from each of the wells.

The water quality from two (2) of the proposed parcels exceeded the maximum acceptable parameters of the Guidelines of the Canadian Drinking Water Quality document. The qualified professional involved noted that the concerns were common and that treatment systems to alleviate these concerns were possible.

If Fraser Health approves the treatment systems, a covenant would be required to be registered on the properties to ensure that the treatment systems are installed at the time of dwelling construction. The FVRD and MOTT will be joint tenants on this covenant.

COST

All costs for covenant registration are the responsibility of the applicant.

CONCLUSION

The applicant for 41523 Nicomen Island Trunk Road has applied for a boundary adjustment and subsequent subdivision of the parcels into three (3) separate lots.

Restrictive covenants are required to be registered on the property titles as part of the subdivision process. These covenants are not proforma and will require FVRD Board authorization. Staff recommend that the FVRD Board authorize staff to enter into these agreements to facilitate the completion of this proposed 3-lot subdivision.

To: Electoral Area Services Committee

Date: 2025-02-13

From: Tracey Heron, Planner I

File No: 3090-20 2025-01

Subject: Development Variance Permit 2025-01 to reduce setbacks at 46090 Lougheed Hwy, Area C

Reviewed by: Katelyn Hipwell, Manager of Planning
 Graham Daneluz, Director of Planning & Development
 Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-01 to reduce interior lot line setbacks to up to 0.0 metres for the placement of water treatment and fire suppression systems at 46090 Lougheed Hwy, Electoral Area C, subject to the registration of an easement to secure access to the Licenced Area, and subject to the consideration of any comments or concerns raised from the public.

BACKGROUND

A reconciliation agreement between the **Sts’ailes and British Columbia** saw the purchase of land by **Sts’ailes within the Harrison Mills Neighbourhood Plan Area** to build and operate a primary health care centre that will serve all residents on the north side of the Fraser River between Mission and Agassiz.

Construction of the primary health care centre at 46048 Lougheed Hwy began prior to the completion of the subdivision of the parent parcel, separating 46048 and 46090 Lougheed Hwy. As community water currently does not reach this site, water treatment and fire suppression systems are needed until such time that community water does becomes available. The installation of these temporary systems is proposed just south of the development, on the adjacent parcel at 46090 Lougheed Hwy.

The relevant property information is as follows:

PROPERTY DETAILS			
Address	46090 Lougheed Hwy	Area	C
PID	013-178-903	Owner	Keltic (Beach Camp) Development Ltd.
Folio	776.06718.000	Agent	Jun Nan at HNPA Architecture & Planning Inc.

Lot Size	20.48 acres (8.28 hectares)	
Current Zoning	Rural (R-1) Highway Commercial (HC-1)	Proposed Zoning No change
Current OCP	Rural (R) Limited Use (L) Highway Commercial (HC)	Proposed OCP No change
Current Use	Civic	Proposed Use No change
Development Permit Areas	DPA 1-C - Geological Hazard DPA 2-C - Environmentally Sensitive Habitat Resources DPA 3-C - Riparian Areas	
Agricultural Land Reserve	No	

ADJACENT ZONING & LAND USES

North	^	Rural (R-1); Highway Commercial (HC-1); Civic
East	>	Rural (R-1); Resource Extraction
West	<	Rural Resource (RR); Crown land
South	v	Limited Use (LU); Crown land, Harrison River

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The adjacent parcel, north of the subject property, contains the primary health care centre, a septic system, and a known archaeology site. These features limit the land available for the required temporary water treatment and fire suppression systems infrastructure. The blue arrow on the Property Map above shows the proposed location of this infrastructure, which is south of the primary health care centre on the adjacent property. This can also be seen in Figure 1.

The water treatment and fire suppression systems will be completely fenced off, and access to the infrastructure will be from the east, through a gate off Beach Camp Road.

Water System Licence Agreement

The location of the proposed water treatment structure, water reservoir, and pumphouse for fire suppression is in a rectangular area noted as the Licenced Area, as seen in Appendix A. This Licenced Area is part of a Water System Licence Agreement between the property owners of 46048 and 46090 Lougheed Hwy.

The Water System Licence Agreement allows for the installation and maintenance of a temporary potable water treatment system, and water storage with a pumping system for fire suppression, with the location of these structures proposed within the Licenced Area.

A restrictive covenant is also registered on the property titles to ensure that the water treatment system is installed, the water is regularly tested, and the system is maintained to ensure that the supply of potable water meets or exceeds the Guidelines for Canadian Drinking Water Quality.



Figure 1: The red rectangle shows the approximate location of the proposed water treatment and fire suppression systems. This location is adjacent to 46048 Lougheed Hwy, where construction of the primary health care centre is underway. The proposed infrastructure location will keep the systems close to the new primary care centre, while also keeping it at a higher elevation and meeting the flood construction level.

Zoning Bylaw

The subject property is zoned Rural 1 (R-1) under *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*. Setbacks from all property lines within this zone are 7.6 metres (25 ft).

Variance Request DVP 2025-01

Due to the 7.6 metre (25 ft) setback requirements from all lot lines in the R-1 zone, the applicant is seeking a reduction in lot line setbacks to keep the water treatment and fire suppression systems contained within the rectangular area, or Licenced Area, as shown in Appendix 1. This Licenced Area is 21.41 metres (70.2 ft) by 64.93 metres (230.3 ft) in size.

The applicant has provided a setback request in the application, and after discussion with staff, the requested setback reductions were further reduced. While every effort will be made to ensure the

setbacks on the design plans will be met, if these setbacks vary slightly during the placement of the structures in the building permit process, another DVP application would not be required.

The amendments to the setbacks are as follows:

Rural 1 Zone – Water Treatment Structure			
Water Treatment	Required	Site Plan	Setback Request
Interior lot line - north	7.6 m (25.0 ft)	1.65 m (5.4 ft)	0.0 m

Rural 1 Zone – Water Reservoir for Fire Suppression			
Water Reservoir	Required	Site Plan	Setback Request
Interior lot line - north	7.6 m (25.0 ft)	4.76 m (15.6 ft)	0.0 m

Rural 1 Zone – Pumphouse for Fire Suppression			
Pumphouse	Required	Site Plan	Setback Request
Interior lot line - north	7.6 m (25.0 ft)	3.6 m (11.8 ft)	0.0 m

Applicant Rationale

The applicant stated that subdivision of the adjacent parcel, 46048 Lougheed Hwy, was recently completed. The size of the primary health care centre, the septic system, and a known archaeology site placed constraints on the property for placement of the temporary water treatment and fire suppression infrastructure. As such, it was agreed that this infrastructure could be placed on the lands at 46090 Lougheed Hwy.

A Water System Licence Agreement has been established between the property owners of 46048 and 46090 Lougheed Hwy and the proposed setback reductions would allow for this infrastructure to be fully contained within a surveyed Licenced Area. This Licenced Area is part of the Water System Licence Agreement, and an easement is currently being worked on for this area to be registered on the property title to have it 'run with the land'.

Reports for Development

Development Permit 2023-02

As part of the process for subdivision of the parent parcel, a development permit application was required and reports were received for geotechnical hazards and environmentally sensitive areas. All proposed development was outside 30 metres of the Harrison River, so a riparian report was not required.

Geotechnical report

Professional Opinion on Flood Construction Level for 46090 Hougheed Hwy, Harrison Mills, dated November 28, 2022, prepared by Madrone Environmental Services Ltd.

The subject property is within the Elbow Creek alluvial fan hazard area, and the Harrison River floodplain. The geotechnical report places the proposed structures within an area that has a flood construction level (FCL) of 15.67 metres (46.5 ft) a.s.l. (above sea level). While this infrastructure does not contain habitable areas, with the proposed reduction in setbacks, the site plan provided for the new infrastructure demonstrates that it would meet the 15.67 metre (46.5 ft) FCL.

Environmentally Sensitive Habitat Area

Environmental Impact Assessment Development Permit Report v.2.0– 46090 Lougheed Highway, Harrison Mills, BC, dated January 13, 2023, prepared by Madrone Environmental Services Ltd.

Assessment of the entire site before the clearing of land for construction of the primary health care centre showed that the forested area of the current development contained a relatively high density of non-native, invasive plant species. The proposed area for the location of the water treatment and fire suppression systems was within this area of forest, and has since been cleared.

The final inspection report showed that all requirements for this environmentally sensitive area have been met.

Staff comments:

The proposed setback reductions will act to keep the water treatment and fire suppression systems closer to the primary health care centre, further away from the Harrison River, and will be within the 15.67 metre (46.5 ft) contour line, thus having the proposed infrastructure meet the FCL set out in the geotechnical report.

Easement

A Licenced Area, as noted in Appendix A, is part of a Water System Licence Agreement between the owners of the two properties at 46090 and 46048 Lougheed Hwy. This agreement allows the temporary placement of the water treatment and fire suppression systems required for the operation of the primary health care centre once construction has been completed.

As this agreement does not 'run with the land', an easement is required to be registered on the property title prior to the registration of this DVP. This easement will allow continued access to the Licenced Area for the maintenance and operation of the new infrastructure in the event of the sale of either of the two properties.

Building Permits

Two (2) building permit applications have been received by the FVRD Building Department. One is for the placement of the water treatment infrastructure, while the second is for the fire suppression infrastructure.

A referral to the Building Department indicated that as long as there is an easement registered for the Licence Area, there were no concerns with the proposed setback reductions for the infrastructure as noted on the design drawings. There are also no concerns if the setbacks were further reduced to 0.0-metre lot line setbacks to the northern interior side lot line.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage advising neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date, no letters of support or objection have been submitted.

COST

The development variance permit application fee of \$1,650.00 has been paid by the applicant.

CONCLUSION

A primary health care centre is being constructed at 46048 Lougheed Hwy, with no local infrastructure in place to supply community water or fire suppression systems to the development. As such, an agreement with the property owner to the south of the development is in place to allow for the temporary placement of a water treatment structure, a water reservoir, and a pumphouse structure for fire suppression.

The applicant is seeking a variance to reduce the interior lot line setback for the placement of the water treatment and fire suppression infrastructure. Staff recommend that the setback variance be approved at 0.0 metres. This will allow for flexibility in the placement of the infrastructure without having to apply for an additional variance.

The location of these infrastructure systems is compliant with all reporting requirements completed as part of the development of the primary health care centre. Internal referrals indicated that as long as

an easement is put in place for the Licenced Area, there are no concerns for the proposed setback reductions as indicated on the site plan, or any further reductions up to 0.0 metres.

Staff recommend that the FVRD Board issue DVP 2025-01 as drafted.

OPTIONS

Option 1 – Issue (Staff Recommendation)

MOTION: THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-01 to reduce interior lot line setbacks to up to 0.0 metres for the placement of water treatment and fire suppression systems at 46090 Lougheed Hwy, Electoral Area C, subject to the registration of an easement to secure access to the Licenced Area, and subject to the consideration of any comments or concerns raised from the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

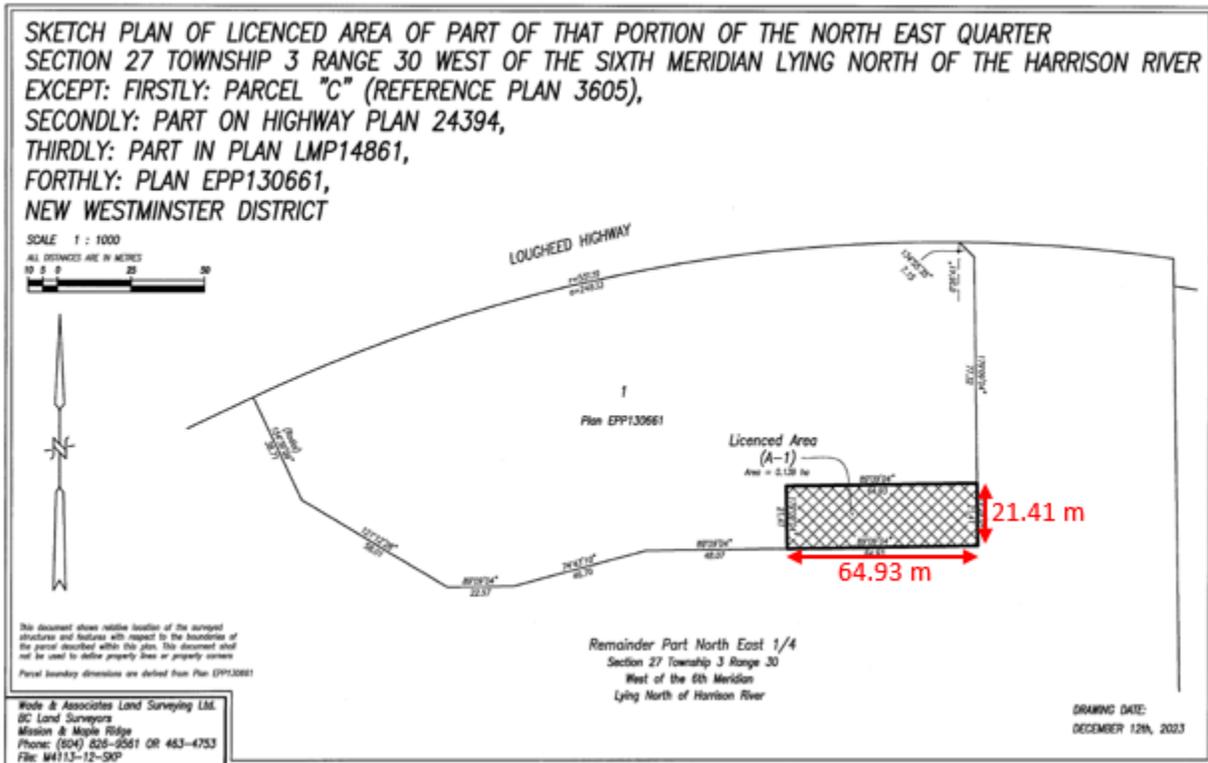
MOTION: THAT the Fraser Valley Regional Board refuse Development Variance Permit 2025-01 for the property located at 46090 Lougheed Hyw, Electoral Area C.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2025-01 for the property located at 46090 Lougheed Hyw, Electoral Area C to FVRD staff

APPENDIX A
 Licenced Area – from Water System License Agreement



SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

Development Variance Permit

Temporary Use Permit

Development Permit

An Application Fee in the amount of \$_____ as stipulated in FVRD Application Fees Bylaw No. 1560, 2019 must be paid upon submission of this application.

Civic Address 46090 LOUGHEED HWY PID 013-178-903

Legal Description Lot _____ Block _____ Section 27 Township 3 Range 30 Plan LMP14861

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) Keltic (Beach Camp) Development Ltd	Signature of Owner	Date
Name of Owner (print) Rui Wang	Signature of Owner <i>Rui Wang</i>	Date Jan. 10. 2025.

Owner's Contact Information

Address [REDACTED]		City Vancouver	
Email [REDACTED]		Postal Code [REDACTED]	
Phone [REDACTED]	Cell	Fax	

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent Jun Nan I hereby give permission to Jun Nan 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 Jan 10, 2025
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent Jun Nan		Company HNSA Architecture and Planning Inc	
Address 2983 W 41st Avenue		City Vancouver	
Email jnan@hnpadesign.com		Postal Code V6N3C8	
Phone 6047261338	Cell	Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date Jan 10, 2025
---	----------------------

Development Details

Property Size 20 Acres Present Zoning R-1
 Existing Use Vacant Land
 Proposed Development Medical Care Centre and accessory structures

Proposed Variation / Supplement To reduce setbacks required in R-1 zone from 7.6m to :
(1) 1.65m from water treatment container to new property line
(2) 4.76m from water tank to new property line
(3) 3.6m from Fire pump enclosure to new property line

(use separate sheet if necessary)

Reasons in Support of Application At the time of building permit issuance on June 13, 2023 for the Medical Care Centre, the proposed setbacks complied with the setback regulations of the zoning bylaw.

Upon approval of the Beachcamp subdivision application on January 8, 2024, the new interior lot line setbacks are no longer in compliance with the zoning bylaw regulations.

Development variance permit is required to allow BPs for the accessory structures to be issued

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 in 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 FVRD Planning 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.

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	x		Reduced sets of metric plans
At a scale of: 1:_____	x		North arrow and scale
	x		Dimensions of property lines, rights-of-ways, easements
	X		Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
	X		Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			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
Same scale as site plan			Contour information (_____ metre contour intervals)
			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 L TSA.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.



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2025-01 **Folio No.** 776.06718.000

Issued to: Keltic (Beach Camp) Development Ltd.

Applicant: HNPA Architecture and Planning Inc (Jun Nan)

Site Address: 46090 Lougheed Hwy

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

SECTION 27, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER DISTRICT, PART NE 1/4,
MERIDIANS SHORT 6, EXCEPT PLAN 24394, N OF THE HARRISON RIVER; & EXC PCL C REF PL 3605,
LMP14861 & EXCP PL EPP130661
013-178-903

LIST OF ATTACHMENTS

Schedule A: Location Map

Schedule B: Site Plan

Schedule C: Licenced Area

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Fraser Valley Regional District Zoning Bylaw No. 1638, 2021 is **varied** as follows:

1. Division 7.1.3 Development Regulations: the minimum interior-side setback is decreased from 7.6 metres to 0.0 metres for the siting of a water treatment structure, a water reservoir, and a pump house structure for fire suppression.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date the permit is issued, the permit shall lapse.

3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule B.
4. All new construction shall be generally in compliance with Building Permit No. BP015779 and BP015780.
5. An easement must be registered, prior to issuance of BP015779 and BP015780, for the portion of land identified as the Licenced Area in Schedule "A" of the Water System Licence Agreement, dated January 12, 2024.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
5. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

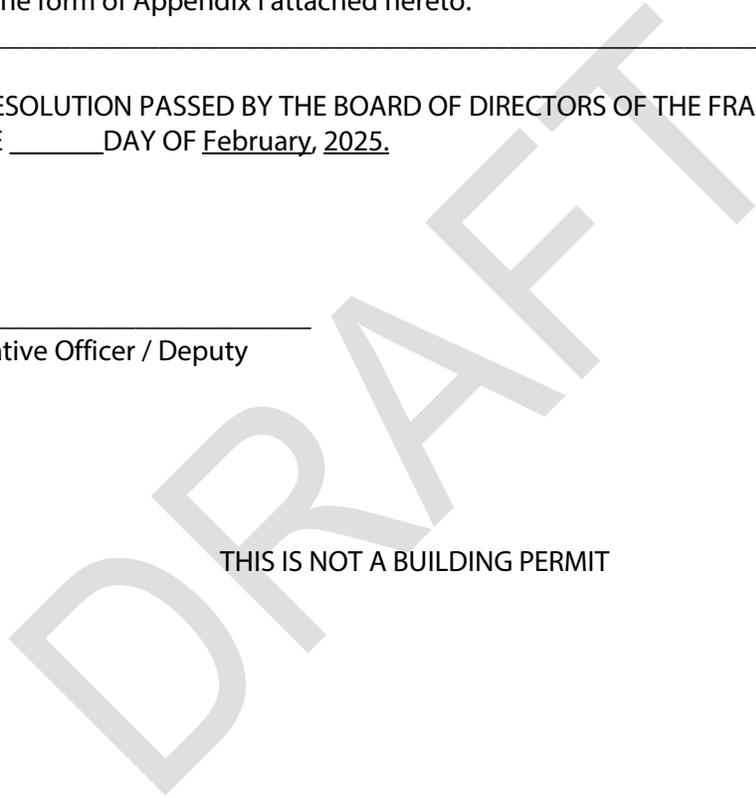
Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A> .
(b) the deposit of the following specified security: \$ <N/A> .

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2025-01. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE _____ DAY OF February, 2025.

Chief Administrative Officer / Deputy

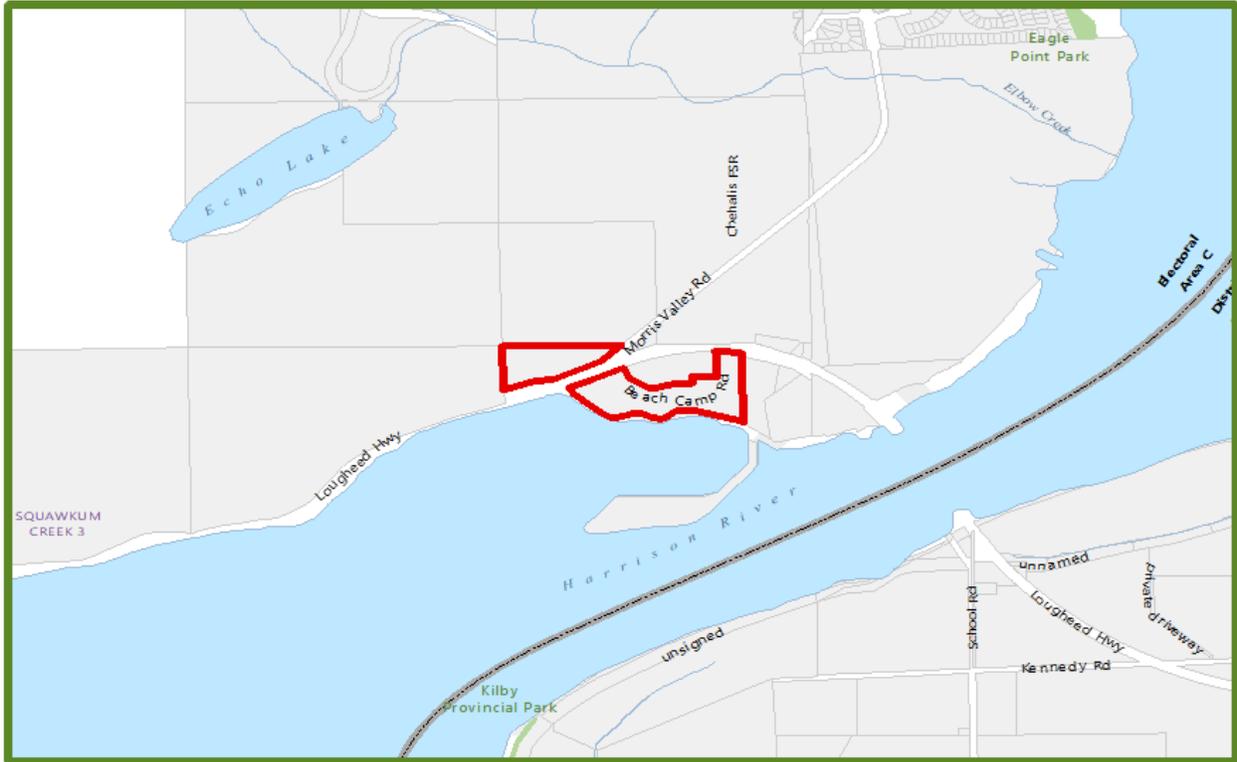
THIS IS NOT A BUILDING PERMIT



DEVELOPMENT VARIANCE PERMIT 2025-01

SCHEDULE A

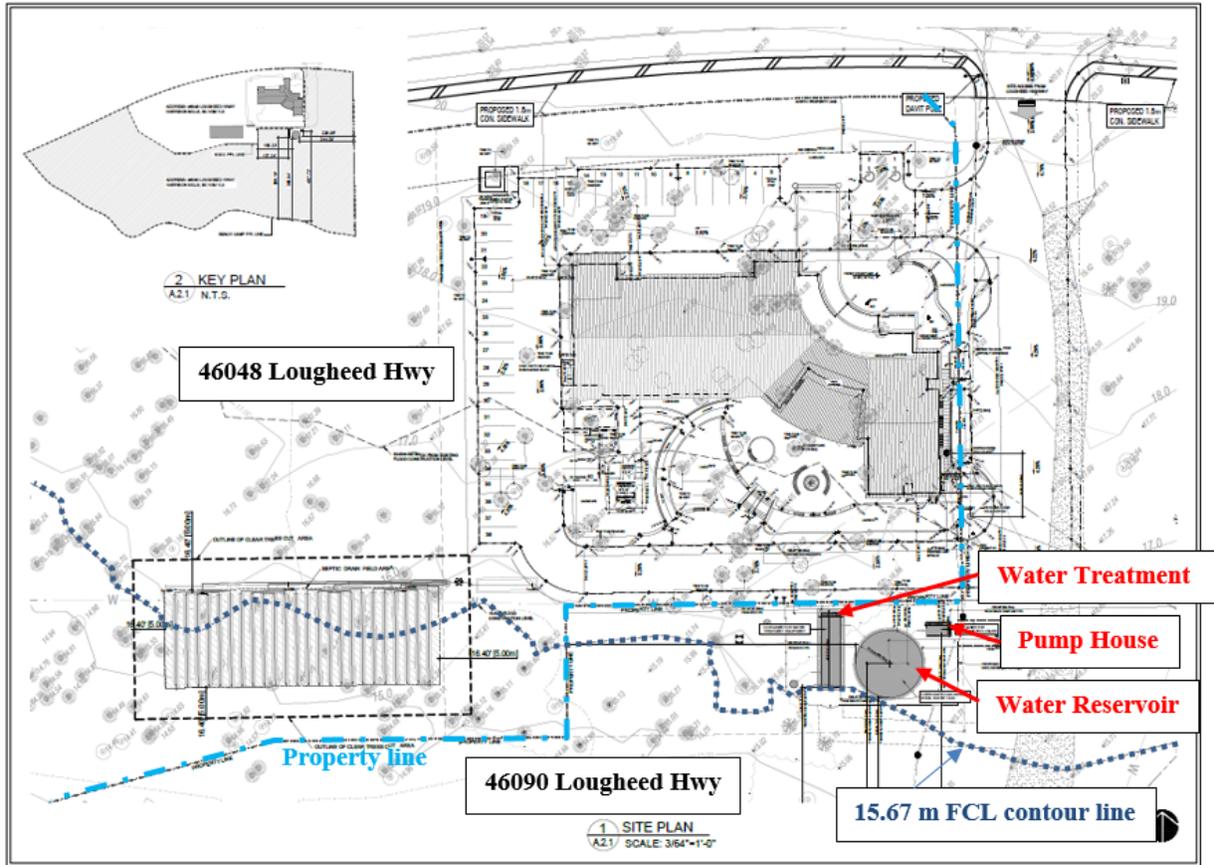
Location Map



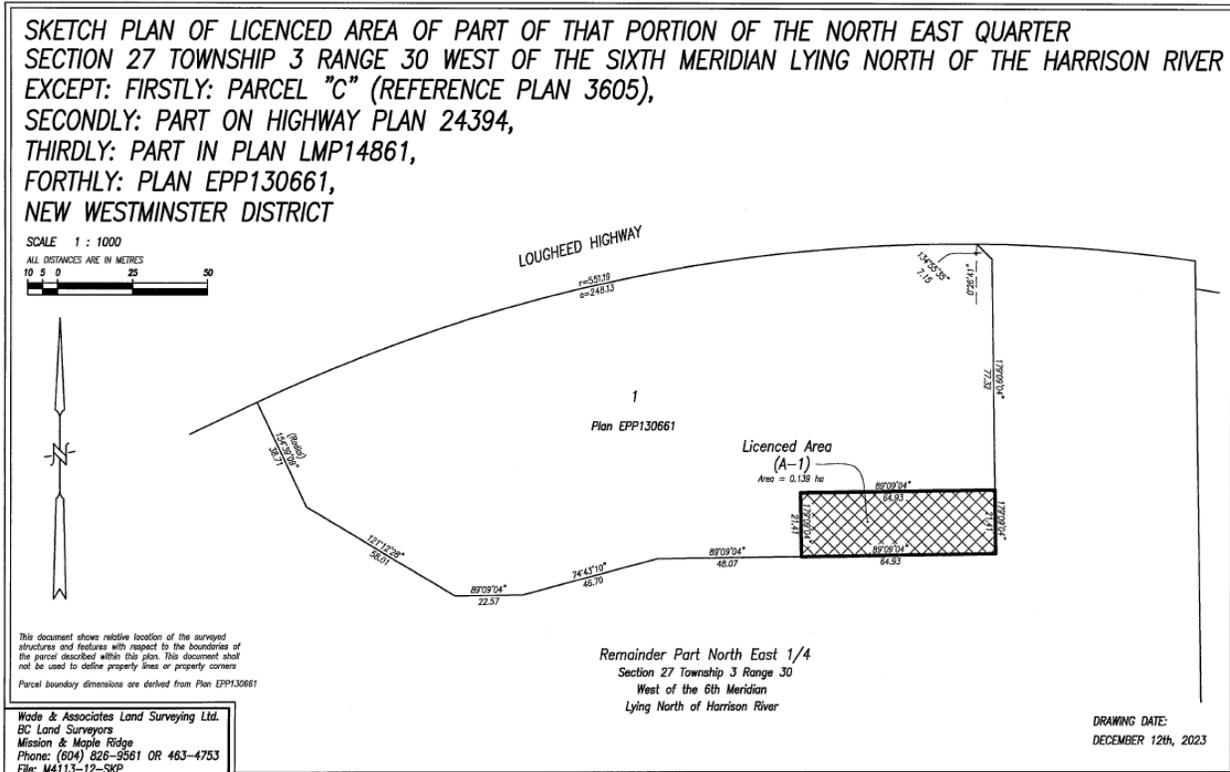
DEVELOPMENT VARIANCE PERMIT 2025-01

SCHEDULE B

Site Plan



DEVELOPMENT VARIANCE PERMIT 2025-01 SCHEDULE C Licenced Area



To: Electoral Area Services Committee
From: Hayley Katan, Planning Technician

Date: 2025-02-13
File No: 6935-50 2024-04

Subject: SLI Towers Telecommunications Tower Referral at 53294 Yale Road, Area D

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Steward Logistics Inc. Towers for the installation of a new telecommunications tower at 53294 Yale Road, Area D with the following comments:

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

BACKGROUND

Steward Logistics Inc (SLI) Towers is proposing to construct a 60 metre telecommunications tower on private property at 53294 Yale Road, Area D.

The tower will be within a 15 m x 15 m compound surrounded by a 6 ft fence on the northeast part of the property. The tower base is to be obscured by a 2.4 metre high board fence.

The purpose of this tower is to provide dependable wireless data and voice communication services in the area of Popkum and Bridal Falls, along Highway 1, service that can improve accessibility to 911 calls and other emergency services.

PROPERTY DETAILS

Address	53294 Yale Rd	Area	D
PID	008-965-820	Owner	Lynn & William Romeyn
Folio	733.06430.100	Agent	Steward Logistics Inc.
Lot Size	2.9 hectares		
Current Zoning	Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Agricultural (AG)	Proposed OCP	No change
Current Use	Residential & Farm	Proposed Use	No change (include telecommunications)
Development Permit Areas	Riparian Areas Development Permit Area 5-D		
Agricultural Land Reserve	Yes		
Rock Avalanche Hazard	1:10,000 – 1:16,000		

ADJACENT ZONING & LAND USES

North	^	Rural 3 (R-3) & Park 1 (P-1); Cheam lake wetlands
East	>	Rural 3 (R-3); Forest/vacant
West	<	Rural 3 (R-3); Agriculture
South	v	Rural 3 (R-3); Trans-Canada Highway, golf course

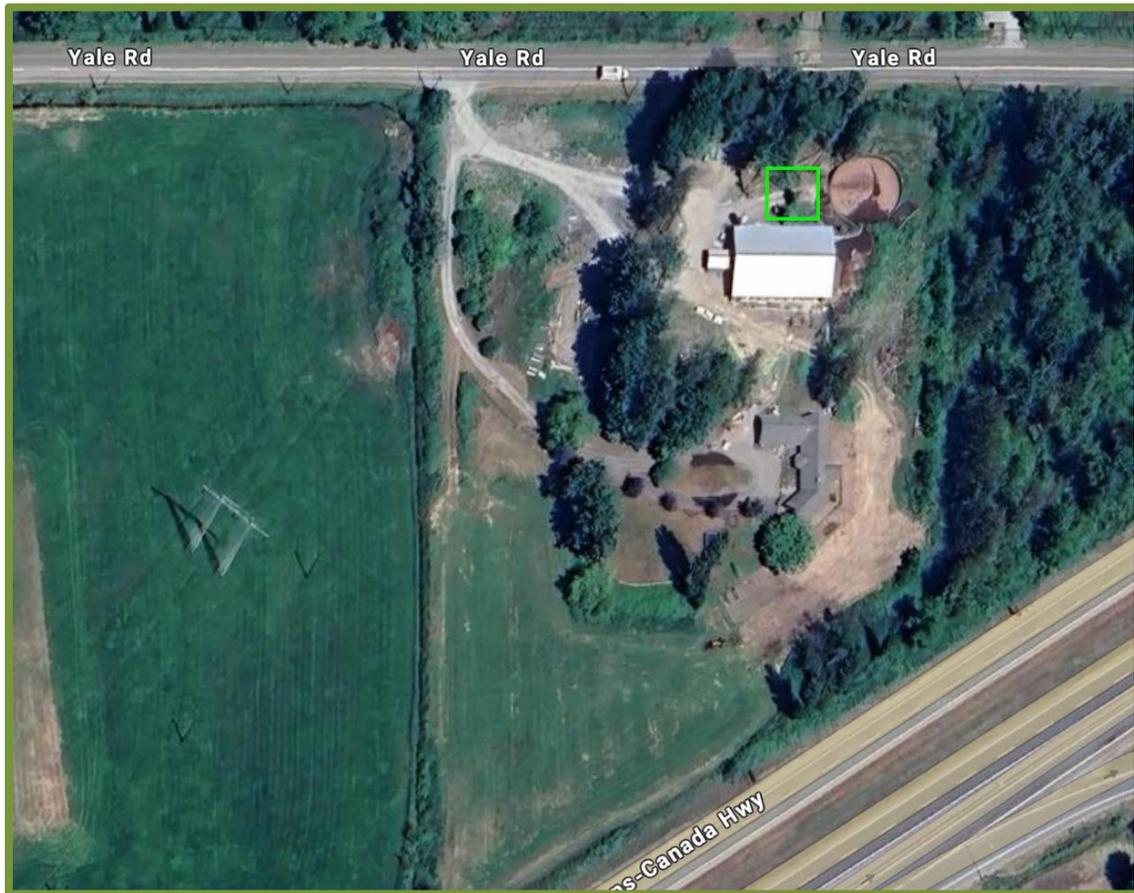
NEIGHBOURHOOD MAP



PROPERTY MAP



PROPOSED TOWER LOCATION



Source: SLI Towers Justification Report, September 27, 2024 page 11

DISCUSSION

Zoning

SLI Towers is proposing to locate a new telecommunications facility on private property which is zoned Rural 3 (R-3) under Zoning Bylaw No. 1638, 2021. A telecommunications facility is a public utility use, which is permitted in all zones and will adhere to zoning requirements.

Agricultural Land Reserve

The property is within the Agricultural Land Reserve. SLI Towers has stated that the Agricultural Land Commission has confirmed that the ALC will not need to be notified for the telecommunication tower and any associated access roads (see Appendix B).

Riparian Areas Development Permit Area 5-D

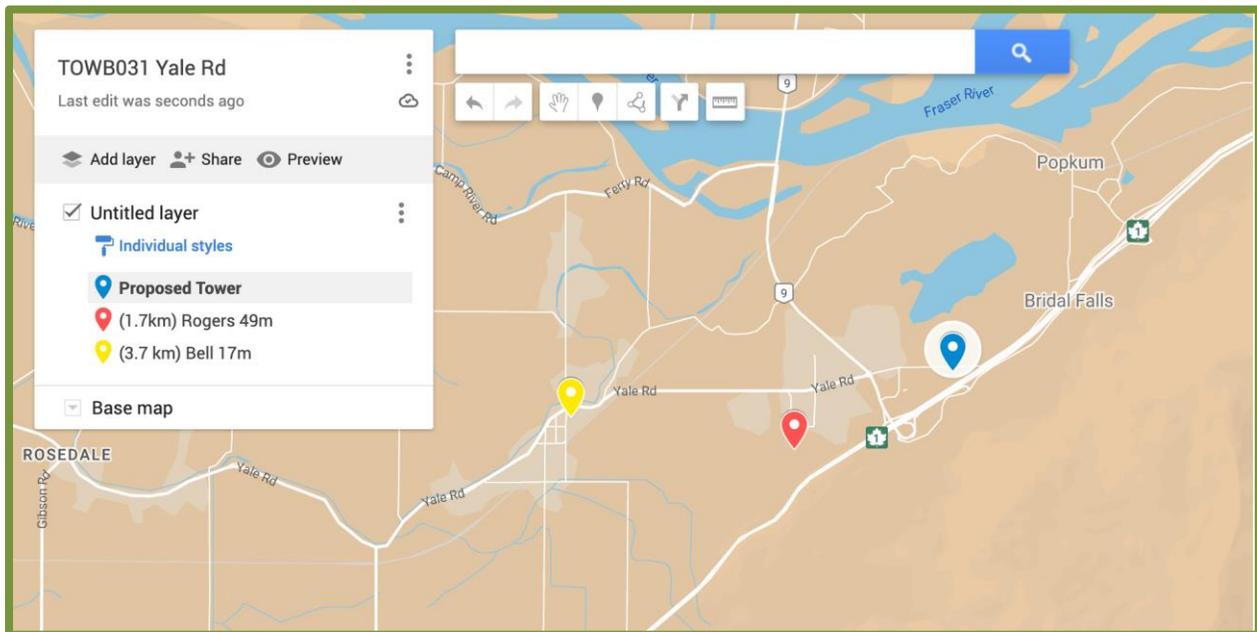
SLI Towers states that the proposed tower is outside of 30 meters from a watercourse and consequently will not require a Development Permit.

Building Permit

A building permit would not be required for the telecommunications facility as the BC Building Code does not apply to utility towers. As currently proposed, there are no proposed structures within the application.

Co-location Potential

SLI Towers contacted the FVRD to check the status of any upcoming tower applications in the area. As there are currently no applications in the area, SLI Towers concluded that there are no viable co-location options as the current closest towers are 1.7 km and 3.7 km away, as shown on the map below. SLI Towers states that the existing nearby towers are not covering the Highway 1 traffic and residential homes to the expected speeds and levels of service. Future towers are to consider this proposed tower for co-location potential.



Source: SLI Towers Justification Report, September 27, 2024 page 6

Public Consultation Processes

The FVRD does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED) requires SLI Towers to consult with the local government and obtain a response to the telecommunication facility proposal.

The default ISED Public Consultation Process includes conducting a mailout notification to properties within a radius of three times the proposed tower height. Within that distance (180 meters), seven properties were notified. Additionally, a newspaper ad was placed in *The Chilliwack Progress* newspaper and ran in the December 27th edition (see Appendix C). SLI Towers received no public feedback from the mailout and newspaper advertisement. However, because the public notice cited the wrong address (shown as 2548 Sutherland Road, Agassiz rather than 53294 Yale Road, Rosedale), SLI Towers is re-running the ad in *The Chilliwack Progress* with the proper address and will extend the comment period to February 10th. After which, SLI Towers will provide a summary of public comments to the FVRD.

As this proposal is located on private property and not provincial Crown land, no additional **application to FrontCounter BC will be required. The tower will need to meet Health Canada's radio frequency exposure guidelines.**

COST

There is no fee or cost recovery on telecommunication tower referrals.

CONCLUSION

SLI Towers is proposing a new telecommunications facility at 53294 Yale Road, Area D and is conducting public consultation in accordance with Innovation, Science, and Economic Development **Canada's** default public consultation process. Staff recommend support of the proposal subject to positive consultation outcomes.



Proposed New Telecommunications Installation

53294 Yale Road, Rosedale
File No. TOWB031

September 27, 2024

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



Proposed New Telecommunications Tower Installation
Fraser Valley Regional District
53294 Yale Road, Rosedale
File No. TOWB031

Introduction

SLI Towers Inc. is proposing a new wireless telecommunications facility at 53294 Yale Road in Popkum within the Fraser Valley Regional District. Our current application has all carriers in mind and has the ability for co-location for all carriers and wireless internet providers (including Bell, Rogers, Telus and Freedom Mobile).

Our proposed location was selected as there is a great need for coverage in the area, and SLI Towers wanted to ensure the placement of our tower was setback from nearby residents while continuing to service them. SLI Towers believes the proposed telecommunications installation provides the best setbacks from existing residents while optimizing the ability to provide them with the enhanced coverage and network capacity for all major wireless network providers necessary to provide these vital services.

The subject property is designated Agricultural land and the proposed tower will be within a compound area of 15m x 15m located in the very northeast corner of the property. The view of the tower base will be greatly mitigated by a 2.4m high board fence surrounding the compound.



Figure 1: Proposed 60m Self-Support Tower location (shown by the green star)

Design

The proposed tower is a 60m self-support style installation, engineered to accommodate initial and future loading for national wireless carriers, as well as additional fixed wireless equipment as required (as illustrated in the photo simulations in Exhibit “A”). The installation will be within a compound area of 15m x 15m located on the northeast corner of the subject property.

Zoning

The proposed tower is located in a Rural 3 Zone (R3) as shown in Figure 2. Based on the government of British Columbia’s Conservation Lands mapping, the proposed site is located well outside of any regulated areas and therefore outside of the Cheam Wetlands Development Permit Area, as well as the Rock Avalanche Development Permit Area.

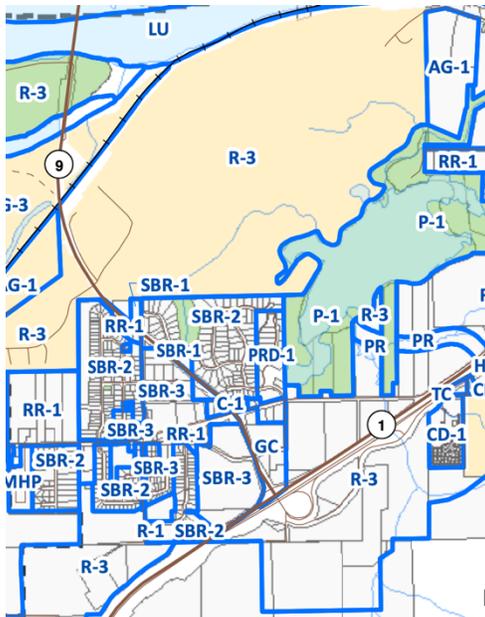


Figure 2: FVRD Zoning Map 17 Schedule D
Zoning Bylaw No. 1638, 2021

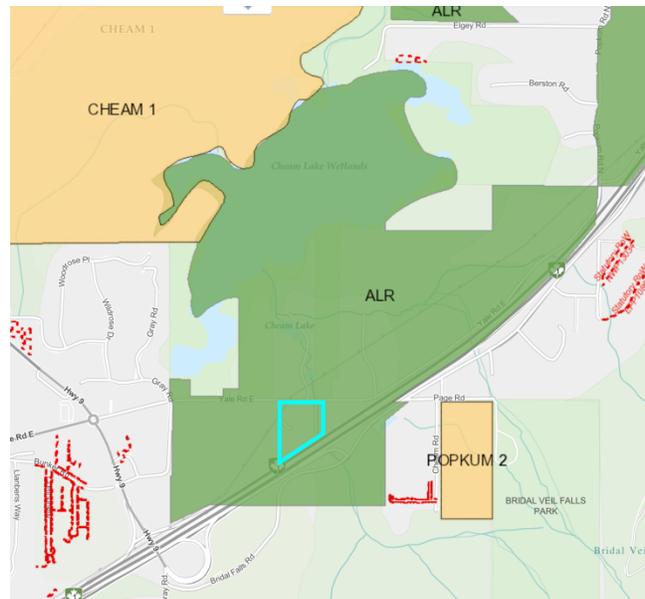


Figure 3: BC Interactive Parcel Maps

The subject property is also located within regulated Agricultural Land Reserve (ALR) lands as shown in Figure 3 above. The Agricultural Land Commission has confirmed that telecommunications towers and/or any associated access road may proceed without needing to notify the ALC outside of any subdivision or other property and infrastructure changes. The proposed installation is also not within 30m of the watercourse on the subject property and therefore will not induce the need for a permit under Schedule 7 - Riparian Area Regulation Development Permit of the OCP.

Coverage Objective

The proposed installation is designed to improve wireless service in the area of Popkum and Bridal Falls, and along Highway 1. The tower is required to address continually increasing demand for wireless voice and data services as high-quality data and voice services have become essential to local residents. A switch from land lines to mobile devices also means that mobile networks are the primary means of accessing 911 and emergency services, for which reliable wireless coverage is vital. This coverage solution will address the poor cellular service issues directly and positively impact connectivity in the area.

Site Selection & Land Use Considerations

SLI Towers Inc. has selected the subject property as it is ideally situated within the required range of coverage in Popkum, while maximizing the setbacks from more sensitive uses nearby. The proposed tower location maintains approximately a setback of 540m (nine times the height of the tower) from the nearest residential zoned property as shown in Figure 4 below. As per ISED's Radio-Telecommunications Antennae protocol, the prescribed notification distance of a tower is three times the tower height, which in the case of our proposal would be 180m. Therefore, the tower would not only meet but exceed the prescribed notification radius from the nearest residential dwelling.

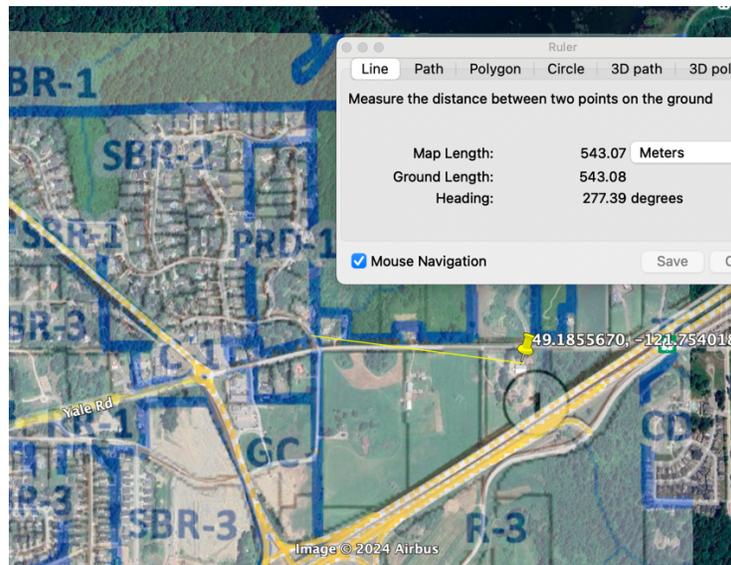


Figure 4: Distance of tower from nearest residential zoned (PRD-1) property.

The Elecotral Area of Popkum and Bridal Falls is home to the Cheam and Popkum First Nations. The proposed tower is located just over 500 m from Popkum 2 First Nations Reserve, and approximately 1.6km from Cheam 1 First Nations Reserve, as in Figure 4 above. As such, Council may prefer to contact these Settlements with respect to the application.

This location was also selected due to the presence of a hydro corridor along the northwestern corner of the subject property, as in Figures 5 and 6 below, which may be faintly seen as well in Exhibit "B". The proposed telecommunications installation will be at a much lower height than that of the existing hydro-electric towers and will be situated in line with the hydro corridor in order to further camouflage with the existing utilities.



Figure 5: FVRD Bylaw No. 1501, 2018, Map 4 – Utility and Transportation Network



Figure 6: On-site visit photograph of hydro corridor.

Screening Measures & Design

The proposed tower will be located on the northeast side of the subject property and will occupy unused space. The proposed installation is illustrated in the conceptual sketch in Exhibit “B” of this report. Further, the compound will be completely surrounded by a 6ft fence in order to prevent public access. The self-support style tower was chosen in order to support multiple carriers at a height necessary to improve coverage in the area, while greatly minimizing the visual impact.

Setbacks from Existing Antenna Sites & Co-location Opportunities

The configuration of modern wireless networks requires close proximity between cellular towers and base stations to ensure sufficient coverage and network capacity. When seeking to enhance coverage in Popkum and Bridal Falls, SLI Towers has contacted the municipality to inquire regarding any new tower applications or approvals, as well as reviewed existing towers for co-location opportunities, and have determined that there are no viable co-location options.

The nearest existing tower to the proposal location is a Rogers tower (red pin) approximately 1.7 km southwest from the proposed installation. The next closest existing tower is a small Bell monopole (yellow pin) approximately 3.7km west along Yale Road. These facilities are not close enough to the target area along Highway 1 nor tall enough as is necessary to provide the coverage speeds residents have come to trust and expect, nor for any co-location opportunities.

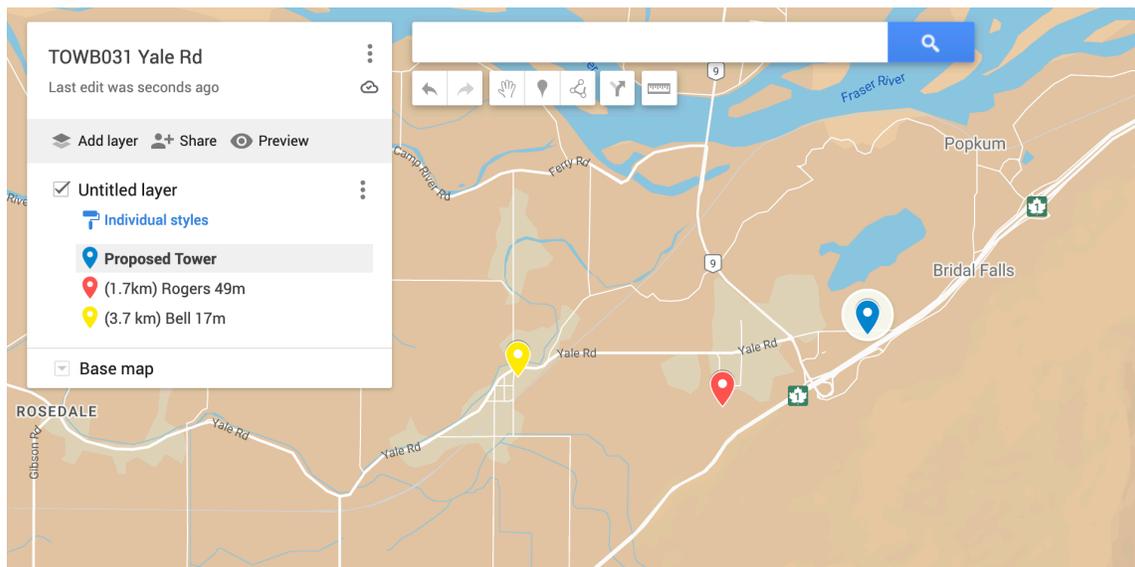


Figure 4: Existing Cellular Facilities in the vicinity of the Subject Property



Control of Public Access

Equipment to support the tower will be located within the tower compound with no public access. All service provider equipment cabinets will be monitored for unauthorized access and be further protected with lights / motion detectors.

Health Canada Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and base stations. Health Canada has developed guidelines for safe human exposure to RF energy, which are commonly known as Safety Code 6. ISED Canada requires all proponents and operators to ensure that their installations and apparatus comply with Safety Code 6 at all times.

SLI Towers Inc. attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier collocations and nearby installations within the local radio environment. For more information on Safety Code 6, please visit the following Health Canada site at: www.healthcanada.gc.ca/radiation.

Canadian Environmental Assessment Act

SLI Towers Inc. attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act, as the facility is exempt from review. The Federal government revised the Canadian Environmental Assessment Act in July 2012. Only radiocommunication antenna and supporting structures that are part of or incidental to projects that are designated by the Regulations.

Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment are subject to the CEAA, 2012. The proposed location creates no impact on area environmental features.

Transport Canada's Aeronautical Obstruction Marking Requirements

SLI Towers Inc. attests that the radio antenna system described in this justification report will comply with Transport Canada / NAV CANADA aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to Puslinch.

For additional detailed information, please consult Transport Canada at:
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Engineering Practices

SLI Towers Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable CSA codes (S37-18), or any applicable successor code) and comply with good engineering practices including structural adequacy.



Contact Information

SLI Towers Inc, can be contacted via the following methods:

146 Thirtieth Street, Suite 100

Etobicoke, ON M8W 3C4

(437) 425-3982

municipal@slitowers.ca

Municipal Consultation Process

SLI Towers Inc. builds and operates shared wireless telecommunications infrastructure designed to ensure that service providers can address their customers' needs in the most efficient manner. In Canada, wireless communications facilities are a federal undertaking, and consequently SLI Towers is required by ISED Canada to consult with land-use authorities in siting telecommunication infrastructure locations.

The consultation process established under ISED Canada's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the Federal government's exclusive jurisdiction over the siting and operation of wireless and data systems.

SLI Towers Inc. welcomes comments from the municipality and its agencies to address any expressed comments that are deemed relevant by Industry Canada's CPC-2-0-03 Issue 6.

ISED Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED Canada. SLI Towers Inc is participating in this consultation in accordance with ISED Canada's guidelines CPC-2-0-03 Issue 6.

For more information on ISED Canada's consultation guidelines including CPC-2-0-03 contact <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html> or the local ISED Canada office:

ISED – Lower Mainland District Office / Bureau de district du Bas-Fraser

13401 – 108 Avenue, Suite 1700

Surrey BC V3T 5V6

Telephone: 1-800-667-3780 or 604-586-2521

Fax: 604-586-2528

Email: spectrumsurrey-surreyspectre@ised-isde.gc.ca

General information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home>



Conclusion

Reliable wireless communication services are a key element of economic development across Canada. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents and businesses alike. Access to modern communication networks is an increasing necessity along with other utilities, in both urban and rural communities.

As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, new towers are required to ensure high quality voice and data services are consistently available.

In addition to meeting consumer and business needs, reliable wireless networks are also critical to ensuring accessibility to emergency services such as fire, police, and ambulance. Wireless communication products and services used daily by police, EMS and firefighters and other first responders, are an integral part of Canada's safety infrastructure.

SLI Towers Inc. attests that the proposed tower will address deficiencies in wireless network coverage and capacity, and minimizes the impact on surrounding land uses, since the collocation of multiple providers on the tower will eliminate the need for any additional tower infrastructure in the area.

SLI Towers Inc. looks forward to working with the Fraser Valley Regional District to help improve wireless services in the municipality. If you require further information about this proposal, please contact us anytime.

Best regards,

SLI Towers Inc.

municipal@slitowers.ca

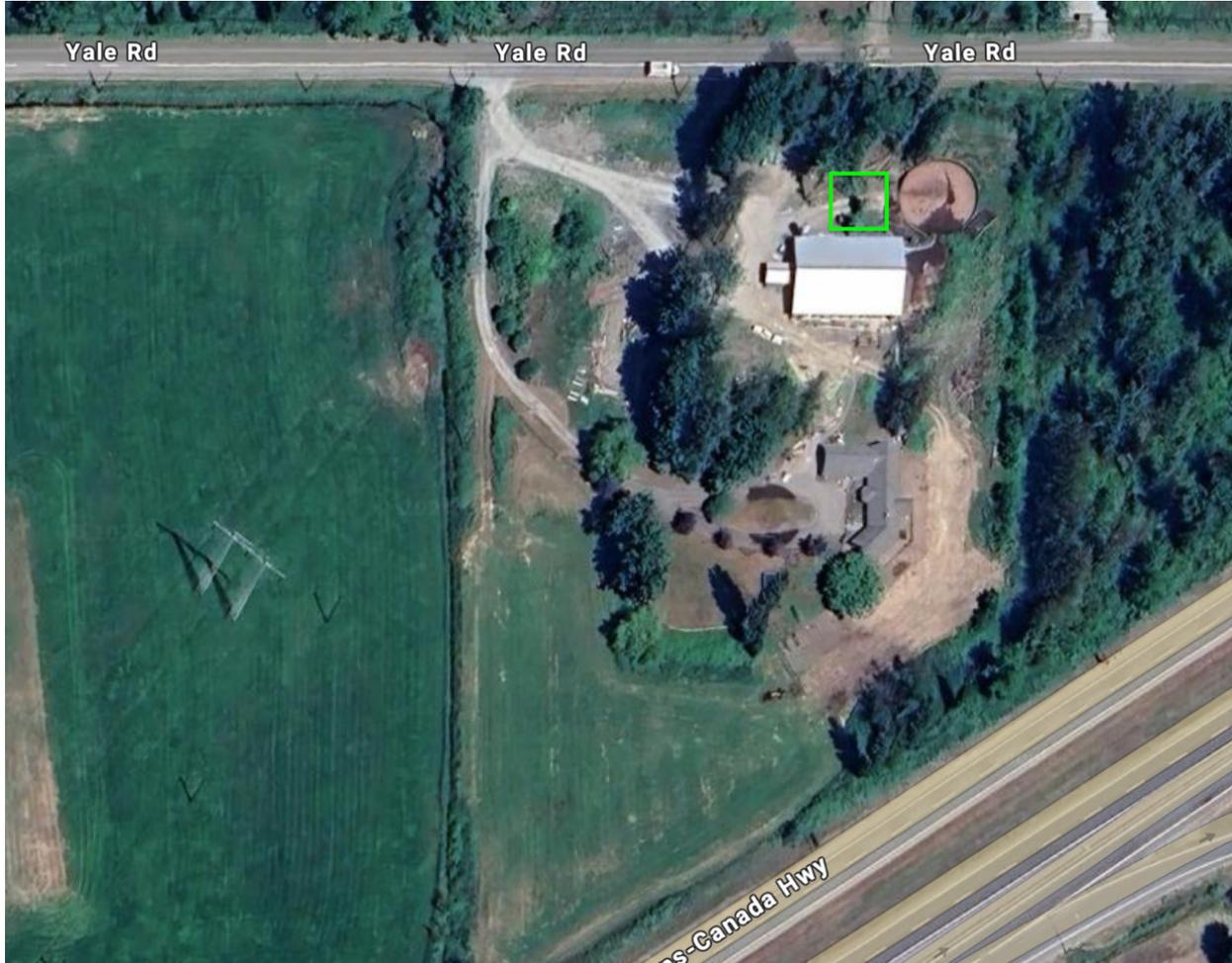
slitowers.ca

Exhibit A: Photo Simulation



(An image of the tower superimposed on an artist's rendering is shown to demonstrate the type of tower. The rendering does not depict the proposed location.)

Exhibit B: Sketch with Proposed Leased Area



Automatic reply: Telecommunication proposal at 2006 Roberts Road, Nanoose Bay

ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>
To: "municipal@slitowers.ca" <municipal@slitowers.ca>

Wed, Oct 25, 2023 at 4:41 PM

Hi Dom,

Thanks for your patience. I wanted to do my due diligence before responding. With regard to a telecommunications tower and associated access road you can proceed without notifying ALC in the future as it is federally regulated. However, if there is other infrastructure associated with the telecommunications tower (for example a formal road dedication) or the tower requires subdivision, or any other additional infrastructure request/property change outside of the tower + access, you should check with the ALC before proceeding.

I hope this clarifies things and again sorry for the slow reply.

Sincerely,

Sarah



Sarah Clements, MSc, PAg

Island Land Use Planner | Agricultural Land Commission

201 – 4940 Canada Way, Burnaby, BC, V5G 4K6

T 236.468.3283 | F 604.660.7033

ALC.SouthCoast@gov.bc.ca | www.alc.gov.bc.ca

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From: municipal@slitowers.ca <municipal@slitowers.ca>

Sent: Wednesday, October 18, 2023 2:08 PM

To: ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>

Subject: Re: Telecommunication proposal at 2006 Roberts Road, Nanoose Bay

You don't often get email from municipal@slitowers.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Sarah,

I hope all is well with you. I would just like to confirm the following for the sake of being prepared should the municipality ask when we submit the application.

Kindly,



DOM CLAROS
dom@slitowers.ca
M: 437-425-3982
SLI Towers Inc. | slitowers.ca

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PUBLIC NOTICE / AVIS PUBLIC

PROPOSED TELECOMMUNICATION TOWER / PROPOSITION DE TOUR DE TÉLÉCOMMUNICATION 2548 SUTHERLAND ROAD, AGASSIZ, BC

SUBJECT/SUJET:

- Type: 60m self support tower / tour autoportante
- Location address: 53294 Yale Road, Rosedale, BC
- (Coordinates/ Coordonnés: 49.185588, -121.754117)
- Legal Description / Description légale: LOT 3, EXCEPT: PART ON PLAN 51771 SECTION 6 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 20646
- Facility / Installation: The facility will comprise a proposed 15m x 15m compound. / L'installation comprendra un complexe proposé de 15 mx 15 m.
- Site: The structure will accommodate initial and future loading for all cellular providers, and additional fixed wireless equipment as required. / La structure peut accueillir le chargement initial et futur de tous les fournisseurs de services cellulaires, ainsi que de l'équipement supplémentaire sans fil fixe, au besoin.

Innovation, Science and Economic Development Canada (ISED) is the governing body for this type of installation and can be contacted at: / Innovation, Sciences et Développement économique Canada (ISDE) est l'organisme directeur de ce type d'installation et peut être contacté à l'adresse suivante:

ISED – Lower Mainland District Office / Bureau de district du Bas-Fraser

13401 – 108 Avenue, Suite 1700

Surrey BC V3T 5V6

Telephone: 1-800-667-3780 or 604-586-2521

Fax: 604-586-2528

Email: spectrumsurrey-surreyspectre@ised-isde.gc.ca

ANY PERSON may make a written submission to the individuals listed below no later than 5pm (ET) **236** on **Friday, January 10th, 2025**. Please reference the site code **TOWB031** in your correspondence. /

TOUTE PERSONNE peut faire une soumission écrite aux personnes mentionnées ci-dessous au plus tard à 17:00 le **vendredi 10 janvier 2025**. Veuillez indiquer le code de référence du site, **TOWB031** dans votre correspondance.

Further information may also be obtained through the following contact: / De plus amples informations peuvent également être obtenues auprès du contact suivant:

APPLICANT CONTACT / CONTACT DU DEMANDEUR

SLI Towers Inc.

146 Thirtieth Street, Suite 100

Etobicoke, ON, M8W 3C4

T: (437) 425-3982

E: municipal@slitowers.ca

MUNICIPAL CONTACT / CONTACT MUNICIPAL

Hayley Katan | Planning Technician

Fraser Valley Regional District

1-45950 Cheam Ave

Chilliwack, BC V2P 1N6

P: 604-702-5484

E: planning@fvrd.ca

SITE LOCATION MAP / PLAN DE LOCALISATION DU SITE



Tower location shown with the star /
Emplacement de la tour indiqué par l'étoile

To: Electoral Area Services Committee

Date: 2025-02-13

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

Subject: 2025 - Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C

Reviewed by: Bill Ozeroff, Manager of Inspection Services
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the application received January 15, 2025 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 local *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.

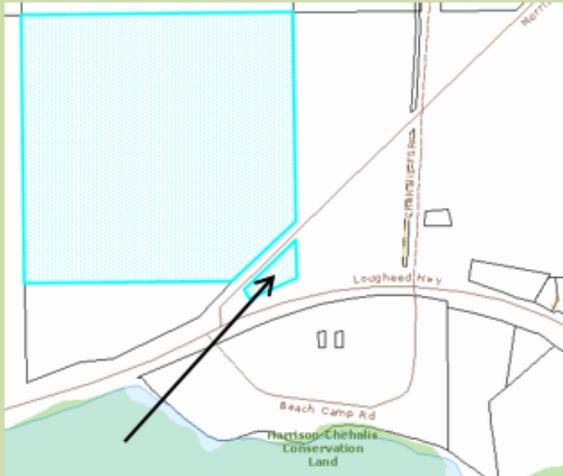
BACKGROUND

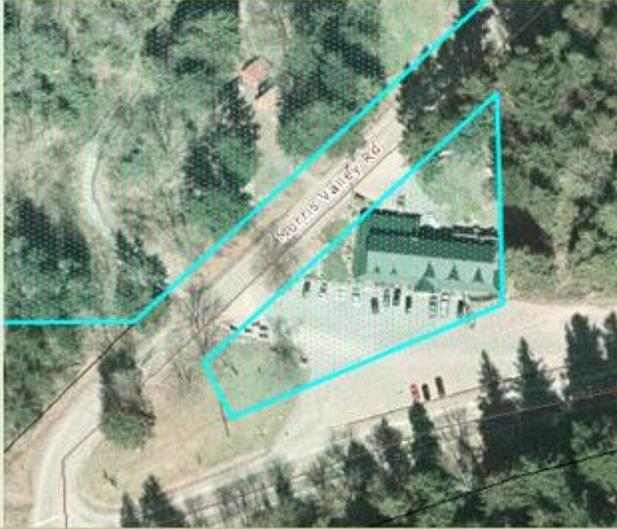
The Sasquatch Inn Ltd. is a family run hotel and restaurant dating back to the 1950s. It is located at 46001 Lougheed Hwy in the heart of Harrison Mills, Electoral Area C. The Sasquatch Inn has submitted an application to the Province for a temporary change to the existing liquor license to allow for the increased occupant load and extension of the licensed area during an annual special event that they plan to host on May 31, 2025.

The Sasquatch Inn's existing Liquor License includes the additional 3300 square feet of patio space that was included in their expanded patio approval under the BC Provincial Liquor and Cannabis Regulation Branch's (LCRB) Temporary Expanded Service Area Authorization Program in 2020. The approval that they received in June of 2020 expanded the service areas only and did

not expand overall occupancy. The applicant received approval to have this expansion made permanent in a separate application to LCRB in 2023.

PROPERTY INFORMATION

Address: 46001 Lougheed Highway		
	Owner	Sasquatch Inn Ltd.
	Agent	Nancy Maclean
	EA	Electoral Area "C"
	Zoning	HC-1 (Highway Commercial)
	OCP	HC (Highway Commercial)
Comments:		
<ul style="list-style-type: none"> Property is not located within the ALR. 		

NEIGHBOURING LANDS		
<p>North: Institutional Use/Morris Valley Road and Chehalis Forest Service Road</p> <p>South:</p>		<p>Potential Impacts:</p> <ul style="list-style-type: none"> Potentially increased noise affecting neighbouring property. Potentially inadequate parking for temporary increased occupant load.
<p>West: Institutional Use</p>		
<p>South: Lougheed Hwy/Rural/Institutional Use</p>		
		<p>East: Local Commercial/Residential and Recreational Assembly Use</p>

DISCUSSION

The application from the Sasquatch Inn, submitted through the BC Provincial Liquor and Cannabis Regulation Branch, requests a temporary change to their existing liquor licence. The application has been provided to the Regional District for review and endorsement.

The temporary change to the **restaurant's** existing liquor licence would allow an increased occupant load and extend the licence so that they are able to host a special event on Saturday May 31, 2025.

Event	Date	Event Purpose
26 th Annual Jim & Dorothy Maclean Memorial Golf Tournament	Saturday May 31, 2025 4:30pm – 11:00pm	Fundraiser for Heart & Stroke Foundation

Current seating capacity is 147. Applicant wishes to extend the area licensed for 100.

The Regional District provides a review and endorsement of the proposed expansion to the current licence for the applicant and no further Fraser Valley Regional District approvals, permits, or licences are required for the planned event. The above event will be held during normal business hours and adjacent to regular business operations.

The Sasquatch Inn has held many special events over many years under a similar expanded liquor licence area subject to similar comments outlined in the recommendation above. These previous events have never resulted in any complaints from the community.

COST

Not applicable. There are no fees collected or costs to review liquor licencing branch application requests other than a small amount of staff time.

CONCLUSION

Staff recommend that the Board endorse the current application for the increased occupant load and temporary extension of the licensed area as has been done in past years for the Sasquatch Inn at 46001 Lougheed Hwy, Electoral Area C.



Provide Comment on Temporary Extension of Licensed Area (LP) Application

 If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

Your complete application, including any necessary supporting documents, **must be submitted at least three weeks in advance** of your event to allow sufficient processing time. Late applications will not be processed.

Licenses may apply for a temporary extension of their licensed areas for a limited period, subject to any restrictions within the Liquor Control and Licensing Act, Regulations, branch policies and /or original terms and conditions of licensing. Approval of this temporary change request permits the licensee to operate at the capacity on the face of their current licence plus the capacity of the extension area.

If in doubt, consult with licensing staff at LCRB, toll-free at: 1 866 209-2111.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (<mailto:LCRBLiquor@gov.bc.ca>)

ESTABLISHMENT DETAILS

Establishment Name

LIQUOR PRIMARY LOCATION ADDRESS

The establishment is currently located at the following address:

Address

City

Province

Postal Code

Country

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government or Indigenous Nation (<https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A>) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Fraser Valley Regional District

Selected Local Government/Indigenous Nation**Name:** Fraser Valley Regional District

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Agassiz RCMP

Selected Police Jurisdiction**Name:** Agassiz RCMP**ESTABLISHMENT CONTACT DETAILS**

The phone and email address used to contact your establishment:

Establishment Email

sasquatchinn@shaw.ca

Establishment Phone

(604) 796-2730

APPLICATION DETAILS

Describe event details including who is holding the event, the date and hours of the event, and its purpose:

26th Annual Jim & Dorothy Maclean Memorial Golf Tournament
 Saturday, May 31, 2025 4:30pm-11pm
 Fundraiser for the Heart & Stroke Foundation. Hosted by the Sasquatch Inn
 Current seating capacity 147. see attachment - wish to make extended area licensed for 100

Date From: *

5/31/2025

Date To: *

5/31/2025

Floor Plan

Provide a floor plan of the extended area(s) showing how perimeter is defined, dimensions and its physical relationship to existing licensed areas:

- Floor plan must have occupant load of the extended area marked/stamped on the plans by provincial fire or building authority (or designate) where the extension is indoors or within a permanent structure.
- Provide proposed person capacity of extended area(s) if extension is outside

Where the proposed area is not on property owned or controlled by the licensee, provide written approval for such use from the property owner.

Floor Plan 1.pdf (api/file/ce78ba82-c0d2-ef11-b851-005056836bf0/download-file/application/Floor Plan 1.pdf? serverRelativeUrl=%2Fadoxio_application%2F121208_CE78BA82C0D2EF11B851005056836BF0%2FFloor%20Plan 1.pdf&documentType=Floorkb Plan)

5869

Enter the total occupant load as indicated by your local government. This number can be either the total stamped on the floor plan or the sum of occupant loads across all service areas, as listed in the occupant load stamp.

Total occupant load *

SERVICE AREAS

Please identify the additional temporary service areas:

Total Requested Capacity:

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Last Name *

Title/Position

Phone Number (main) *

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

* I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

* I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION COMMENTS

LG/IN

Name of Official

Title/Position

Phone

Email

Please upload a document that provides comment on the Temporary Extension application. If you do not object to it proceeding, please click the checkbox:

* No objection to this application

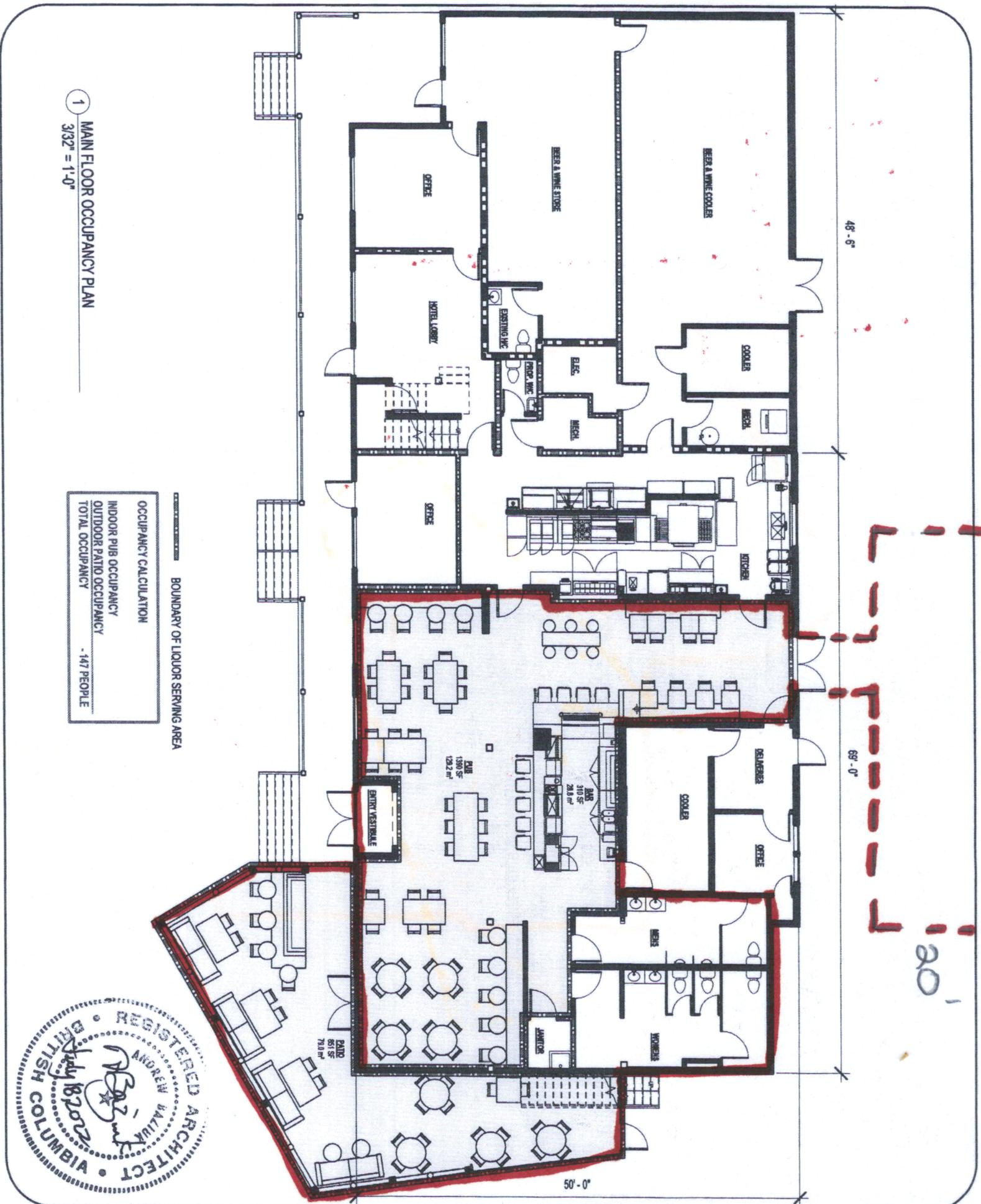
Reject Application

Accept Application

GOLF TOURNAMENT

May 31, 2025

Occupant Load 100



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Documentation Company Information

INTEGRITY
DESIGN

#202 2020 Abbotsford Way,
Abbotsford, BC V2S 6X8

Ph. 604 850 2300 Fx. 604 850 0469

Info@integritydesign.ca

drawn checked date file

MM CB 07/14/2022 22-0302

Architect Company Information

andrew
bazluk

Architect

Box 29, Harrison Hot Springs, B.C. V0M 1K0
780-920-5301 or 604 768-1120

Project Information

**Sasquatch Inn Proposed
Addition / Renovation**

46001 Loughheed Highway

**MAIN FLOOR OCCUPANCY
PLAN**

sheet

A1
1

revision

To: Electoral Area Services Committee

Date: 2025-02-13

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

Subject: Lounge Area Endorsement Liquor License Application - Chestnut Springs Cidery, 1331 Janovick Road, Electoral Area H.

Reviewed by: Bill Ozeroff, Manager of Inspection Services
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the application received November 18, 2024 for a Lounge Area Endorsement License for Chestnut Springs Cidery at 1331 Janovick Road in Electoral Area H with the following comments:

The Board has no objection to the Lounge Area Endorsement Liquor License, subject to Provincial *Agricultural Land Commission Act* regulations.

BACKGROUND

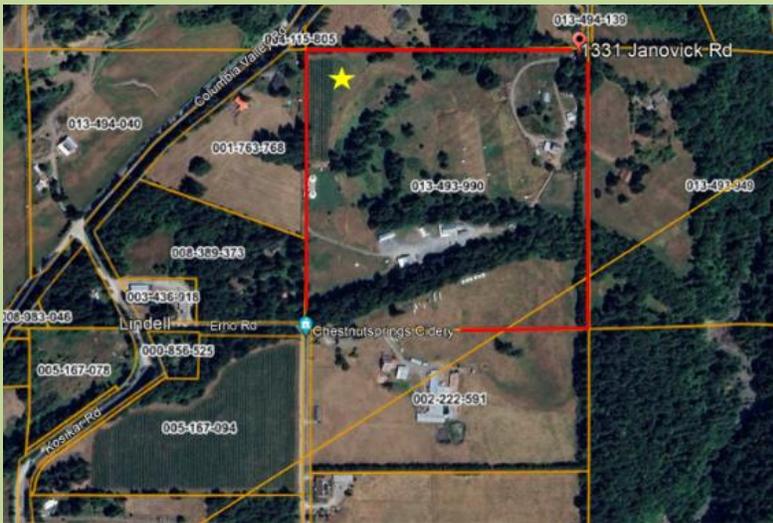
The Chestnut Springs Cidery is a small family-owned and operated working apple orchard, specializing in small batch cider manufacturing at 1331 Janovick Road in the rural Lindell Beach Area of Electoral Area H. This liquor license application is to aid the cidery business with a lounge area endorsement to expand the allowable liquor services within their on-site cidery operations.

The application that was submitted through the British Columbia Provincial Liquor and Cannabis Regulation Branch is for a Lounge Area Endorsement that has been forwarded to the Regional District for review and comment.

Chestnut Springs Cidery holds an existing Liquor Primary Manufacture License with retail endorsement that was issued March, 2023 and a Special Event Endorsement in January, 2024. Their existing license includes a large cider processing building with retail space, a service bar, sampling area for the public, and a Special Event Endorsement area with picnic facilities to hold special event events as a full service wedding venue.

PROPERTY INFORMATION

Address: 1331 Janovick Road		
	Owner	Brock Rodgers
	Agent	Rebecca Hardin
	EA	Electoral Area " H "
	ZONING	AG-1 (Agricultural 1)
	OCP	AG (Agricultural)
	Comments:	
<ul style="list-style-type: none"> Property is located entirely within the Agricultural Land Reserve (ALR) 		

NEIGHBOURING PROPERTIES Rural Agricultural Land based properties on all four sides	
	Considerations:
	<ul style="list-style-type: none"> Potential for increased noise affecting neighbouring properties.

DISCUSSION

The application (see Appendix A) that was submitted through the BC Provincial Liquor and Cannabis Regulation Branch for a Lounge area endorsement application to the existing Liquor Primary Manufacturing License has been forwarded to the Regional District for review, and comment.

Liquor License Review Requirements

The *Liquor Control and Licensing Act* requires the Liquor and Cannabis Regulation Branch to consult local governments on requests for the issuance, amendment or renewal of certain liquor licenses. This gives local governments an opportunity to consider potential implications of the proposal.

Liquor Cannabis and Regulation Branch outlines that a Lounge area endorsement application would provide increased authorization for the sale, service and consumption of liquor during in the designated lounge area.

Application Details

The Lounge Area Endorsement application for Chestnut Springs Cidery is to provide an area so that guests can have a whole glass of cider on site. Current LCRB regulations restrict the sizes and purchases within the tasting room to 75ml / 2.5oz tasting size per person per day. For the licensee to be able to sell a full glass of cider, then they need to have a Lounge Area Endorsement on their existing manufacture licence.

The lounge area would operate year round from noon to 10pm everyday within the existing tasting and retail space and outdoor patio located directly next to the indoor area.

VENUE HOURS						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM
10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

The applicant has provided a detailed site plan (Appendix C) and letter of intent (Appendix B) detailing proposed operations for the Lounge endorsement.

The site plan shows an aerial photo of the whole 40 acre Lindell Beach Rural Agricultural property. The plan identifies the proposed Lounge Endorsement area (including patio), picnic area, the existing barn, the cidery manufacturing and retail buildings – and all other structures on the property related to normal and active agricultural and residential use of the land.

The more detailed floor plan (Appendix D) of the outdoor Lounge endorsement area has a proposed capacity of 148 persons. The occupancy is broken down into 36 occupants in the indoor lounge area, 56 occupants in the picnic area, and 56 person occupancy for the patio area.

The existing cidery building has a washroom capacity to support an occupant load of 50 persons, however there is an additional washroom building on the plan that will be accessible during patio and picnic area operations to bring the supported occupant load to 150 persons.

The applicant provides that the resident and owner occupied licensee does not wish to provide entertainment or live bands within the lounge area, other than some background music occasionally in an effort to ensure there are no disruptions or impact on their surrounding community as they reside on the subject property.

Building Permits

The Liquor Primary Manufacturing License that was issued to Chestnut Springs Cidery in March of 2023 included operations within the cider processing building. The building permit for the cider processing structure was completed and received its approved final inspection on October 28, 2024.

Liquor Cannabis Regulation Branch does not require a consultation or comment on local government approval of manufacturing licenses like the one issued to Chestnut Springs Cidery in March of 2023.

Agricultural Land Reserve

The property at 1331 Janovick Road is entirely within the Agricultural Land Reserve. Under Section 13 (2) of the *Agricultural Land Commission Act* Use Regulations, the use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses that are designated as farm uses and may not be prohibited. The definition of Ancillary Use under Section 13 of the Act includes gathering for an event if the event is held in the lounge or under a special event area endorsement.

COST

Not applicable. There are no fees collected or costs to review liquor licencing branch application requests other than staff time.

CONCLUSION

Staff recommends that the Board provide endorsement of the current application for a lounge area endorsement liquor license provided at 1331 Janovick Road in Electoral Area "H".



There will be scheduled system maintenance starting on November 15, 2024 at 6 PM and ending on November 18, 2024 at 8 AM PT. The liquor and cannabis licensing portal will not be available during this time.
We apologize for any inconvenience.

Provide Comment on Lounge Area Endorsement Application

A lounge area endorsement permits the sale and service of liquor for on-site consumption.

The lounge can be an indoor area, with or without a patio attached to the interior lounge, or it may be a stand-alone patio located at the manufacturing site. A lounge may overlap in whole, or in part, a sampling area and/or on-site store.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The application fee of \$330 must be submitted with your application.

Please note: If your endorsement(s) application is approved, a first year licensing fee of \$330 (pro-rated to March 31) will be required for each endorsement before the LCRB will issue your endorsement.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (<mailto:LCRBLiquor@gov.bc.ca>)

REQUIREMENTS FOR OPERATING A LOUNGE AREA ENDORSEMENT

The lounge endorsement permits the sale and service of liquor for on-site consumption in a designated lounge area on the manufacturing site.

The following applies to the endorsement of a Lounge Area:

- A lounge may include an indoor lounge area, a standalone patio area, or both. A lounge may be located, in whole or in part, in an area designated as a sampling area, an on-site store, and a Special Event Area.
- Manufacturers must provide, at a minimum, a variety of hot or cold snacks and non-alcoholic beverages during all hours of operation for the lounge endorsement area.
- Live or recorded music, radio, television and dancing are permitted in your lounge area endorsement, unless it is otherwise restricted by the Branch or unsuitable for minors.
- Manufacturers are responsible for determining the potential for noise and other types of disturbances to nearby residents. It is the responsibility of the manufacturer to have measures in place to ensure nearby residents are not disturbed by the establishment or patrons of the establishment.
- Manufacturers may sell any kind of liquor for onsite consumption in your approved lounge area endorsement, provided the cost to purchase liquor from other manufacturers does not exceed 20% of the total value of liquor purchased for the lounge area endorsement in any given quarter.

Licensees are expected to review and understand all relevant regulatory requirements established in the Liquor Control and Licensing Act, Liquor Control and Licensing Regulation, and the relevant Terms and Conditions Handbook.

As part of this application, you are required to confirm:

I have read and understand the above terms and conditions.

ESTABLISHMENT DETAILS

Establishment Name

Chestnut Springs Cidery

MANUFACTURER LOCATION ADDRESS

The establishment is currently located at the following address:

Address

1331 Janovick Road

City

Lindell Beach

Province

British Columbia

Postal Code

V2R4X6

Country

Canada

Parcel Identifier (PID)

013-493-990

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government or Indigenous Nation (<https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A>) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Fraser Valley Regional District

Selected Local Government/Indigenous Nation**Name:** Fraser Valley Regional District

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Chilliwack RCMP

Selected Police Jurisdiction**Name:** Chilliwack RCMP**Zoning**

By checking this box, I confirm that current zoning at the proposed location permits a Lounge Area Endorsement.

Is your establishment located on the Agricultural Land Reserve (ALR)?

Yes No

By submitting this application to LCRB, you are confirming that your licenced establishment will adhere to the requirements laid out in the Agricultural Land Reserve (ALR) Use Regulation (http://www.bclaws.ca/civix/document/id/complete/statreg/30_2019).

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

coristruck29@gmail.com

Establishment Phone

(604) 832-6167

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- * For you to monitor and control patron entry and exit, and
- * To visually and physically define the service area.

In opening this patio area you confirm that:

- * You will take appropriate measures to maintain care and control over the service area and conduct.

Describe the location of the patio in relationship to the interior service area. *

Patio is located directly off of the interior lounge area;

What is the status of the patio area construction? *

- Ready to Operate
- In Progress
- Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

yyyy-mm-dd

- The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

- January
- February
- March
- April
- May
- June
- July
- August
- September
- October
- November

December

Describe how patrons will access the patio (ie. from interior). *

They can access the patio direct from the outside of the business. There is a main access point where guests can seat themselves. To place orders, guests visit the interior and place their order for both food and beverage. They can then elect to seat themselves inside or outside. Wait staff will serve items to guests. Or they can wait for their items and pick them up inside at the liquor service bar.

Will servers have to carry liquor through any unlicensed areas to get to the patio?

Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

If guests elect to seat themselves on the patio, wait staff will travel out the main entry and walk to the connecting entrance of the patio to bring guests their items.

Liquor will primarily be served from: *

Fixed service bar(s) on patio

Portable service bar(s) on patio

The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed lounge endorsement floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed service area (including patios). The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- stage
- sound or DJ booth
- stairs, entrances and exits
- kitchen
- washrooms

Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed endorsement service area(s) from other liquor licences or unlicensed areas. If there is another liquor licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed lounge endorsement area.

[Floor Plan_1.pdf \(api/file/a0d79a25-78a3-ef11-b84e-005056836bf0/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F117525_A0D79A2578A3EF11B84E005056836BF0%2FFloor%20Plan_1.pdf&documentType=Floorkb](https://api/file/a0d79a25-78a3-ef11-b84e-005056836bf0/download-file/application/Floor%20Plan%20Plan_1.pdf&documentType=Floorkb) 1631
[Plan\)](#)

SERVICE AREAS

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	Interior Lounge	<input type="checkbox"/>	<input type="checkbox"/>	36

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
2	Patio	<input type="checkbox"/>	<input type="checkbox"/>	56

Total Requested Capacity: 92

Do you currently hold another manufacturer licence at the same site that is already endorsed for the same area?

Alert

If this applicant has answered YES to this question please contact LCRB (via email: LCRB.SLA@gov.bc.ca (<mailto:LCRB.SLA@gov.bc.ca>)) prior to starting your related processes (i.e. for conducting public input and providing comment) to confirm whether these steps are required for this application. When an applicant proposes to have overlapping service areas it is often not necessary to conduct further public input or provide comment

Site Plan

Provide a scaled site plan of your property.

The site plan must identify the location of the proposed patio and show the following:

- All buildings and their uses (i.e., storage, manufacturing buildings, personal residences, garage, etc.)
- Other businesses operating on the site, including other licensees approved by the LCRB and the entrances to those buildings
- All licensed areas (other endorsements or licences approved by the Liquor and Cannabis Regulation Branch)
- Any Vineyards, orchards, agricultural crops, and beehives
- Private and public roadways and parking areas

[Site Plan 1.pdf \(api/file/a0d79a25-78a3-ef11-b84e-005056836bf0/download-file/application/Site Plan 1.pdf?serverRelativeUrl=%2Fadoxio_application%2F117525_A0D79A2578A3EF11B84E005056836BF0%2FSite%20Plan_1.pdf&documentType=SitekbPlan\)](#) 639

For Distillers Only: The Office of the Fire Commissioner (OFC) requires that a distillery be constructed and maintained in conformance with the BC Fire Code. The OFC will be provided a copy of the Approval in Principal for your application, if issued.

MANUFACTURER TIED HOUSE EXEMPTION

The application will tied house exemption.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Rebecca

Last Name *

Hardin

Title/Position

Phone Number (main) *

6043140176

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

rebecca@thriveadvisors.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

* I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

* I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Fraser Valley Regional District

Name of Official

Title/Position

Phone

(000) 000-0000

Email

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Liquor and Cannabis Regulation Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, local governments/First Nations (LG/IN) can delegate staff with the authority to provide comment.

- If there are any major issues (e.g., zoning), LG/FN may hold off approving the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will approve the application. LG/IN will keep a copy of the approved application and all supporting documents.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
 - The impact of noise on nearby residents.
 - The impact on the community if the application is approved.
 - The views of residents and a description of the method used to gather views.
 - The LG/FN recommendations (including whether or not the application should be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.
- If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to a Senior Licensing Analyst.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#) .
 FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
 MAX FILE SIZE: 25MB.

Opt Out of Comment

Reject Application

Accept Application



Nov 18, 2024

Via Email

Fraser Valley Regional District
Attn: Planning Department
45950 Cheam Ave #1
Chilliwack BC V2P 1N6

Re: LCRB Letter of Intent – Chestnut Springs Cidery Proposed Lounge and Lounge Patio
Address: 1331 Janovick Road, Columbia Valley BC

Background

Chestnut Springs has made application to the Liquor Cannabis Regulation Branch (LCRB) for a Lounge endorsement on their existing manufacturing license. The lounge area is proposed to be located at 1331 Janovick Road. The intent of this area is to be a space where guest can enjoy a glass of cider on site. Currently the LCRB limits sizes and purchases within the tasting room to 75ml / 2.5oz tasting size per person per day. If the licensee wishes to sell a full glass, then they are required to have a lounge endorsement on their license.

Chestnut Spring Cidery is a working apple orchard specializing in small batch cidery. The 40 acres of land have a restored farmhouse on the property and the site is a perfect backdrop for rustic weddings and events. Chestnut Springs was approved for an event license by the LCRB in early 2024.

Chestnut Springs invites you to review their website here: <https://chestnutsprings.ca/farm-cidery/>

Hours of Operation

The applicant is seeking hours of operation of noon to 10pm everyday.

Site Layout & Proposed Service Area

The proposed lounge is located within the existing tasting and retail space on the property. There is an outdoors patio located directly adjacent to the indoor area.

Entertainment

The applicant does not wish to provided entertainment within this area. No live bands are proposed. There may be background music from time to time. The intent of applying for the lounge is to allow guests to purchase product by the glass and not be limited to the tasting sizes as prescribed by the LCRB.

Proposed Capacity

The applicant is seeking an indoor capacity of 36 persons and an outdoor patio capacity of 56 persons. This includes both staff and guests within the service area.

Food Services

There is an on-site food truck that will offer wood fired pizzas which is accompanied by various seasonal sides and deserts. You can review the menu on the [Chestnut Springs website here](#).

Composition of Neighbourhood

The site is located on the Agricultural Land Reserve that is governed by the Agricultural Land Commission. The 40-acre farm is a working apple orchard, residence for the licensee and is the home of the Chestnut Springs Cidery.

Noise Disturbance Mitigation

To ensure neighbours are not impacted, the licensee is not proposing entertainment within the lounge space. Additionally, hours have been limited to ensure no late nights and no disruptions to the area. The licensee lives on this property. They do not wish to have guests remain on site late and they do not wish to disrupt those who live within their community.

Endorsements

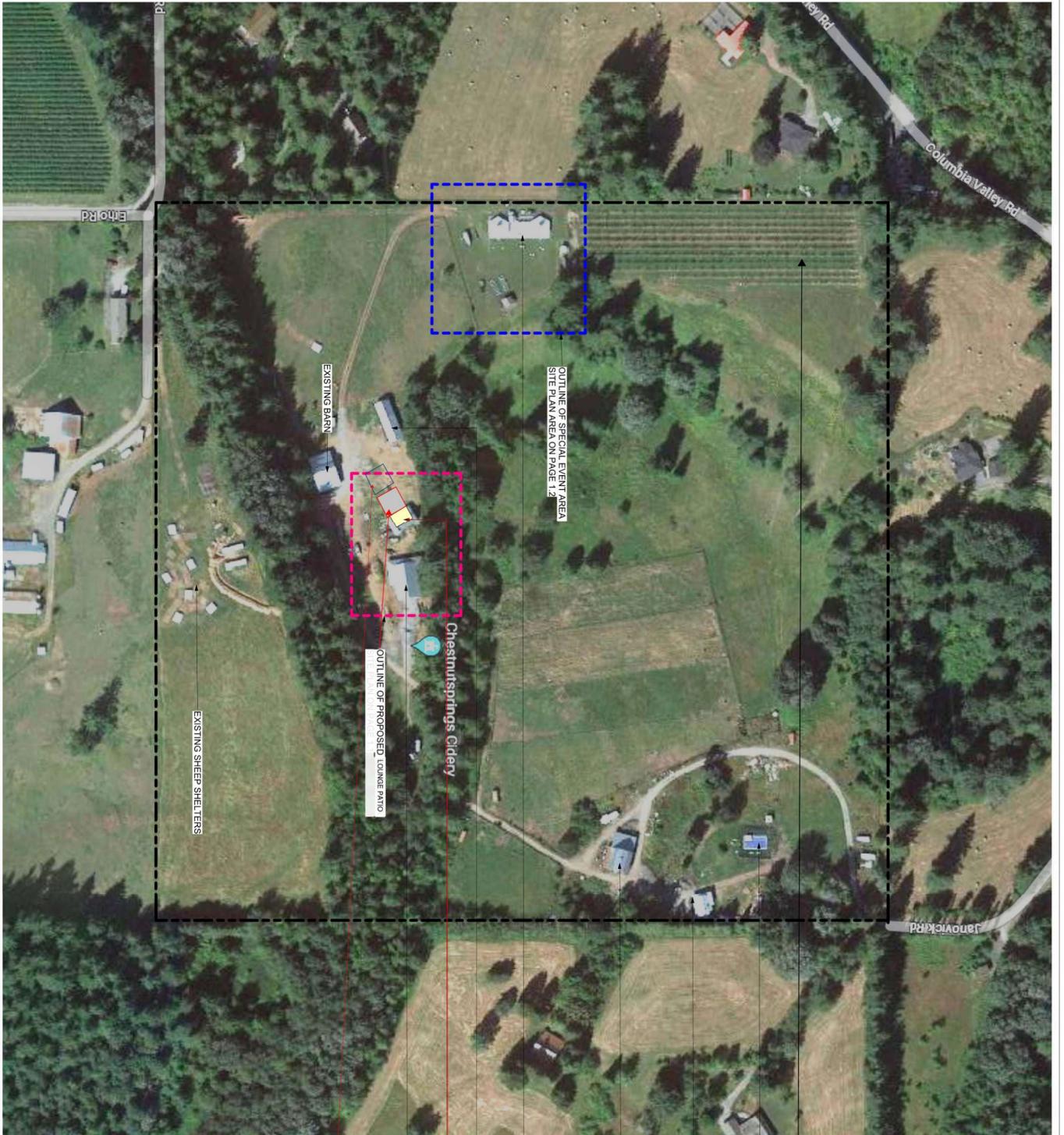
No further endorsements have been applied for.

Yours truly,

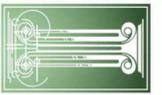
Rebecca Hardin

Rebecca Hardin

Liquor and Cannabis Advisor



OVERALL SITE PLAN
1:1000



PRECISION BUILDING DESIGN ASSOCIATES LTD.

1331 Janovick Road,
Columbia Valley, B.C.
V2C 2S2
250.866.8222
www.precisionbuildingdesign.com

PROJECT:
Chestnut Springs Ciderly

ADDRESS:
1331 Janovick Road,
Columbia Valley, B.C.



SCALE:
1:1000



25

- APPLE ORCHARD
- EXISTING ABOVE GROUND POOL
- EXISTING RESIDENCE
- EXISTING BARN
- SPECIAL EVENT AREA NOT IN PLACE SEASONALLY TO BE REMOVED PER EVENT SPECIFICATIONS
- EXISTING MACHINE SHED
- EXISTING STORE / TASTING ROOM AND PROPOSED LOUNGE
- EXISTING CIDERY
- PICKNIC AREA

- EXISTING BARN
- EXISTING SHEEP SHELTERS
- EXISTING BARN
- OUTLINE OF SPECIAL EVENT AREA SITE PLAN ON PAGE 12
- OUTLINE OF PROPOSED LOUNGE PATIO
- EXISTING STORE / TASTING ROOM AND PROPOSED LOUNGE
- EXISTING CIDERY
- PICKNIC AREA

DATE	DESCRIPTION
2024-01-15	Final Design
2024-01-10	Design Review
2024-01-05	Site Plan Approval
2024-01-01	Initial Design

Overall Site Plan

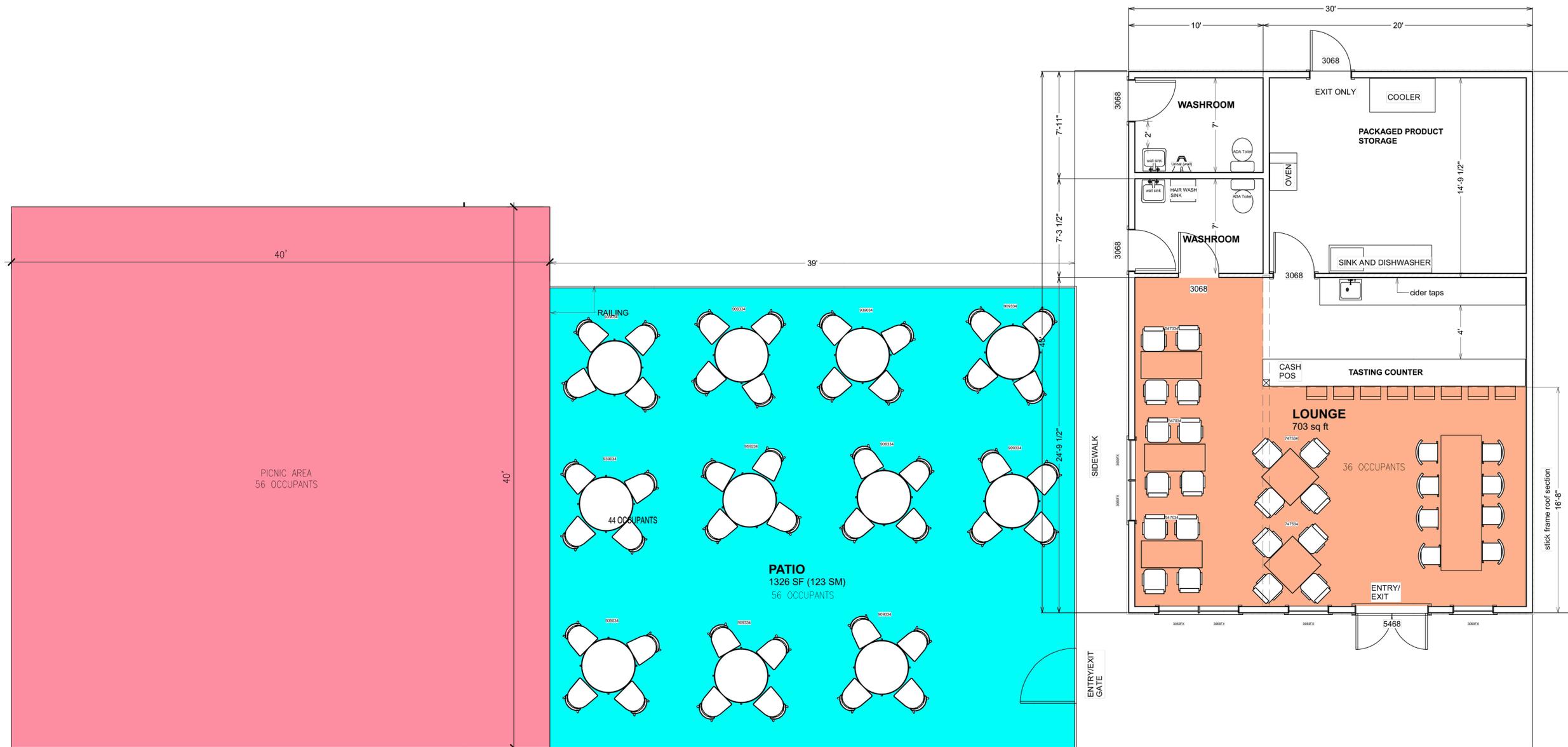
NO.	DATE	DESCRIPTION
1	2024-01-15	Final Design
2	2024-01-10	Design Review
3	2024-01-05	Site Plan Approval
4	2024-01-01	Initial Design

10

OCCUPANT COUNT

	INDOOR LOUNGE OCCUPANCY	36 OCCUPANTS
	PICNIC AREA OCCUPANCY:	56 OCCUPANTS
	PATIO OCCUPANCY:	56 OCCUPANTS
TOTAL OCCUPANTS FOR LICENSE:		148 OCCUPANTS

WASHROOMS IN BUILDING SUPPORTS AN OCCUPANT LOAD OF 50. 4 ADDITIONAL WASHROOMS IN ADJACENT STRUCTURES (ACCESSIBLE DURING PATIO AND PICNIC AREA OPERATIONS) BRING THE SUPPORTED OCCUPANT LOAD TO 150.



REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
**CHESTNUT SPRINGS
CIDERY & LOUNGE**

1331 JANOVICK ROAD
LINDELL BEACH, BC

SHEET TITLE:

SEATING PLAN

PLT DATE: 11/13/2024	PROJECT NO: 24204
SCALE: AS SHOWN	REVISION:
DRAWING NO. A1	

1 SEATING PLAN
1/4" = 1'-0"

To: Electoral Area Services Committee

Date: 2025-02-13

From: Katelyn Hipwell, Manager of Planning

Subject: Preliminary Interpretation of a Large Landslide Complex at Boston Bar

Reviewed by: Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is being brought forward for the Board's information and there is no staff recommendation.

BACKGROUND

In 2024, BGC Engineering Inc. (BGC) was conducting geohazard assessment work for Indigenous communities in the Fraser Canyon. Part of this work included analysis of new LIDAR imagery that had been acquired from the Federal government. LIDAR involves highly detailed terrain mapping using laser pulses emitted from a plane or drone. This imagery was previously unavailable for large areas throughout the Fraser Canyon. Through this work, BGC identified a previously undocumented landslide complex in Boston Bar. This occurred independently from, and unrelated to, a separate contract between the FVRD and BGC for Geohazard mapping work in parts of Areas A & B for the purposes of informing upcoming OCP updates.

BGC staff felt compelled to proactively share this information with FVRD staff in the broader interest of public safety. This information was formally shared with FVRD staff via a memo from BGC on September 10, 2024 (Appendix A). The information provided by BGC in the memo is a preliminary identification of a landslide hazard. The memo indicates that further assessment is required to adequately characterize the nature, frequency, and extent of the hazard.

DISCUSSION

Consideration of the Boston Bar landslide hazard will need to be made in the context of ongoing and upcoming community planning projects in the community, regardless of whether further assessment is undertaken. FVRD is currently undertaking a Complete Community Study for the Fraser Canyon and anticipates a forthcoming Official Community Plan update to commence later this year.

Without further assessment the uncertainty around public safety will persist. Future community planning decisions would require an extremely cautious and conservative approach. Site specific considerations for development, such as a building permit for a new dwelling, would need to be made under difficult circumstances that would put the burden of characterizing the known landslide hazard on individual property owners. **Given the FVRD's understanding as to the scope and level of effort** required for this assessment, this is an unreasonable and unachievable requirement for a single property owner to realize.

Staff will work to identify grant funding opportunities available to the FVRD to undertake further assessment of the identified landslide hazard.

In the meantime, the memo summarizing the preliminary identification of the Boston Bar landslide **hazard will be added to the FVRD Geohazard Report Library and made publicly available on the FVRD's website** to ensure transparent information sharing with the public and qualified professionals engaged in Geohazard work in the FVRD.

COST

The scale and level of effort for the required study to better characterize the landslide hazard is significant. Early cost estimates suggest efforts in excess of \$300k. A hazard assessment of this scale cannot be feasibly undertaken by FVRD or landowners outside of a grant opportunity. Staff will bring opportunities for grant funding to the FVRD Board for consideration as they are identified.

CONCLUSION

A previously undocumented landslide hazard has been identified above the community of Boston Bar. Future planning decisions and development approval considerations will be affected by the presence of this hazard feature. **This preliminary information will be made publicly available in the FVRD's Geohazard Report Library.**

Further assessment of the landslide hazard is required to understand the nature, frequency, and extent of the hazard and the impacts to the community and future development potential. Future grant funding opportunities to facilitate this assessment will be brought to the FVRD Board for their consideration as they are identified.



Appendix A

Boston Bar Landslide Memo from BGC Engineering Inc.

September 10, 2024

Project 0409008

Fraser Valley Regional District
#1 – 45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attention: Graham Daneluz, Director of Planning and Development

Preliminary interpretation of a large landslide complex at Boston Bar

1.0 INTRODUCTION

Fraser Valley Regional District (FVRD) is currently undertaking review of official community plans (OCPs) in FVRD Electoral Areas A and B. FVRD engaged BGC Engineering Inc. (BGC) to develop a proposal for geohazard mapping within these electoral areas. As part of the proposal preparation process, BGC interpreted a previously undocumented large landslide complex within the community of Boston Bar.

The purpose of this letter is to summarize the preliminary interpretation of this landform for FVRD, and to provide recommendations for additional assessment of this landform. BGC understands that FVRD may use the recommendations to potentially support grant applications for further assessment in the future. BGC's work is being carried out under the terms of the contract between BGC and FVRD dated September 5, 2024.

2.0 LANDSLIDE COMPLEX FEATURE AT BOSTON BAR

Prior to 2023, lidar data in the Boston Bar area was limited to small sections of the Fraser River Canyon. In fall 2023, new lidar data was acquired by the federal government for the area including to the height of land adjacent to the canyon. In reviewing the new lidar, BGC interpreted the presence of a large landslide complex above the community of Boston Bar (Figure 1). To the best of our knowledge, this landslide complex was previously unknown or undocumented.

BGC interprets that this landform is a large landslide complex composed of a main headscarp that extends to the height of land above the community above Boston Bar (approximately 1,100 m elevation). The headscarp extends north of the main village site of Boston Bar, and south to the Anderson River. The toe of the landslide complex is within the Boston Bar village site. BGC interprets from the lidar data that the landslide complex contains different zones of landslide mechanisms (rockfall, rockslide, earthflow, potential rock avalanche).

Based on the information presently available and BGC's current scope, we have not assessed the level of activity of this landslide, likelihood of large rapid slope failure, nor the potential runout extents should the landslide develops into a large rapid slope failure. BGC recommends that additional assessment be completed to further characterize the hazards and risks at this landform to inform decisions on risk management by FVRD and others.

Additional geohazards have been mapped by BGC and others within the project area. The purpose of highlighting this landslide at Boston Bar is to document the new information and support FVRD in developing application(s) for funding to further characterize the geohazard and risk(s) at this site given the location of this landslide above developed areas.

3.0 RECOMMENDATIONS

BGC recommends that further assessments occur at this site. The objective would be to further characterize the landslide and its potential threat to valued assets (homes, roads, water infrastructure) in Boston Bar, and to recommend next actions for risk management.

BGC estimates that assessment at sufficient detail to inform decision making will require an effort exceeding \$100,000.

Funding for this assessment could come through the following grant sources:

- Emergency Management and Climate Readiness Disaster Resilience and Innovation Funding program
- Union of BC Municipalities Disaster Risk Reduction-Climate Adaptation fund.

If requested, BGC can provide FVRD with a workplan and cost estimate to apply to these grant sources.

4.0 CLOSURE

We trust the above satisfies your requirements. Should you have any questions or comments, please do not hesitate to contact us.

Yours sincerely,

BGC Engineering Inc.

per:



Carie-Ann Hancock, M.Sc., P.Geo.
Senior Geoscientist

Reviewed by:

Marc-André Brideau, Ph.D., P.Geo.
Senior Engineering Geologist

CAH/MAB/kj

Attachments: Limitations
 Figures

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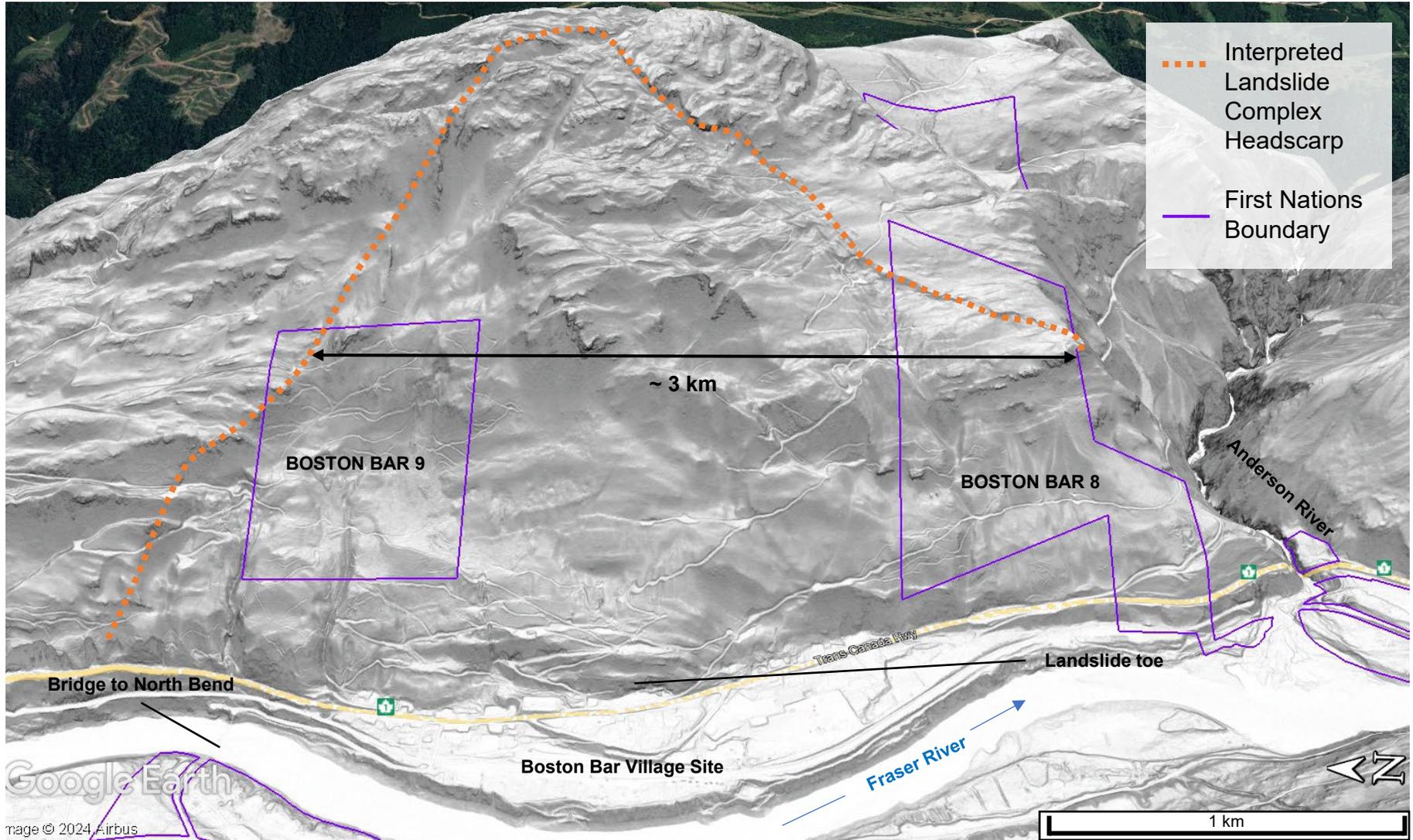
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FIGURES



- NOTES:
1. This Figure should be read in conjunction with BGC's memorandum titled "Identification of Large Landslide at Boston Bar" and dated September 2024.
 2. Lidar data downloaded from Government of Canada High Resolution Digital Elevation Model program and dated 2023.
 3. First Nation reserve boundaries downloaded from Government of Canada.

PREPARED BY: CAH	FIGURE TITLE: BOSTON BAR LANDSLIDE COMPLEX		
CHECKED BY: MAB	CLIENT: FRASER VALLEY REGIONAL DISTRICT		
APPROVED BY: CAH	SCALE: AS SHOWN	PROJECT NO: P24424	FIGURE NO: 1



STAFF REPORT

To: Electoral Area Services Committee

Date: 2025-02-13

From: K.C. Brennan, Planning Assistant

Subject: Development Permits Issued in 2024 by the Director of Planning & Development

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is intended to advise the Electoral Area Services **Committee ("EASC") of information** pertaining to development permits issued in 2024. It also includes the findings of the development permit process review. Staff are not looking for a recommendation and have forwarded this information should the committee want more clarification to discuss the item further.

BACKGROUND

To streamline the development approval process, the consideration and issuance of development permits ("DP"), with the exception of development permits for form and character, was delegated to the Director of Planning & Development in 2007 by *Bylaw No. 0831, 2007*. Delegating Environmental and Hazardous Conditions development permits to the Director of Planning & Development has streamlined and fast-tracked the development approval process.

Section 4.3.7 of the FVRD *Development Procedures Bylaw No. 1377, 2016* requires that the Director of Planning & Development report annually to EASC advising of the development permits issued or refused by the Director of Planning & Development.

DISCUSSION

2024 Development Permits Issued

In 2024, twelve (12) development permits were issued by the Director of Planning & Development. Three (3) of these issued permits in 2024 were originally received in 2023.

The following table identifies development permits issued in 2024, the Electoral Area they are in, the location of the permit, the development permit area and the development type.

#	DP Number	Address	EA	Development Type	DPA	Objective
1	DP 2023-11	46840 Sakwi Creek Rd	C	Residential	1-HW	Protection of development from hazardous conditions.
2	DP 2023-13	44390 Bayview Rd	C	Residential	1-C 3-C	Protection of development from hazardous conditions and protection of the natural environment, its ecosystems and biological diversity.
3	DP 2023-15	11871 McGimpsey Rd	C	Subdivision	1-C	Protection of development from hazardous conditions.
4	DP 2024-02	1874 Lindell Ave	H	Residential	1-E 6-E	Protection of development from hazardous conditions and protection of the natural environment, its ecosystems and biological diversity.
5	DP 2024-03	53790 Popkum Rd S	D	Commercial	3-D	Protection of development from hazardous conditions.
6	DP 2024-04	46923 Laurel Pl	C	Residential	1-HW	Protection of the natural environment, its ecosystems and biological diversity.
7	DP 2024-05	11424 Farms Rd	F	Agricultural	1-F	Protection of development from hazardous conditions.
8	DP 2024-06	42215 Bergen Rd	C	Residential	1-C	Protection of development from hazardous conditions.
9	DP 2024-10	12395 Stave Lake Rd	F	Removal of unauthorized fill	1-F 2-F	Protection of development from hazardous conditions and protection of the natural environment, its ecosystems and biological diversity.
10	DP 2024-11	12845 Sylvester Rd	F	Subdivision	1-F 2-F	Protection of development from hazardous conditions and protection of the natural environment, its ecosystems and biological diversity.
11	DP 2024-13	9633 Hess Rd	G	Subdivision	1-G	Protection of development from hazardous conditions.
12	DP 2024-14	2018 Carol Rd	H	Residential	1-E 6-E	Protection of development from hazardous conditions and protection of the natural environment, its ecosystems and biological diversity.

Out of the twelve (12) development permits issued in 2024:

- Six (6) were related to geotechnical hazards;
- Five (5) were related to both riparian and geotechnical hazards in a single combined permit; and
- One (1) was related to riparian area requirements.

Of these issued permits, Electoral Area C had the most issued permits with five (5) permits, followed by Electoral Area F with three (3) permits and Electoral Area H with two (2) permits. Electoral Areas D and G were issued one (1) permit each, and Electoral Areas A, B and E did not have any development permits issued in 2024. Below is a breakdown of development permit applications.

Electoral Area	# of Development Permits Issued in 2024
A	0
B	0
C	5
D	1
E	0
F	3
G	1
H	2

There was one (1) development permit refused by the Director of Planning & Development in 2024.

Development Permit Processing Times

Average development permit processing times for development permits issued in 2024 was 3.5 months. This marks a significant improvement over average processing times in 2023 which averaged 10.2 months.

Over the past year, staff have prioritized the following in order to improve development permit review and processing timelines:

- a. Work with the geotechnical professionals early in the process to minimize the need for revisions to geohazard reports; and
- b. Provide guidance to the geotechnical professionals to strengthen the inclusion of climate change considerations in reports.

Occasionally, some key factors responsible for longer processing times in some files are the submission of geohazard reports that do not meet the requirements set out in the FVRD Hazard Assurance Statement form or delays in receiving a response from the geotechnical professional.

Additionally, some reports do not meet the [FVRD Hazard Assurance Statement](#) after multiple revisions. The FVRD Hazard Assurance Statement is Board approved policy that was developed with Engineers & Geoscientists of BC. It serves as a term of reference for geohazard reports. The purpose of the Hazard Assurance Statement is to inform Registered Professionals (“RPs”) of the requirements for geohazard reports ahead of time. It includes a checklist that RPs fill out to indicate that their report includes all required content. Nevertheless, incomplete geohazard reports remain a key factor in the time it takes to issue a development permit. To mitigate this, staff continue to advise property owners and applicants to direct their Registered Professionals to contact FVRD prior to completing their assessments to ensure they have access to essential background reports and resource materials.

COST

Staff costs associated with this report is accommodated through the Electoral Areas Planning (603) Budget. The development permit application fee of \$360.00 was collected for each application.

CONCLUSION

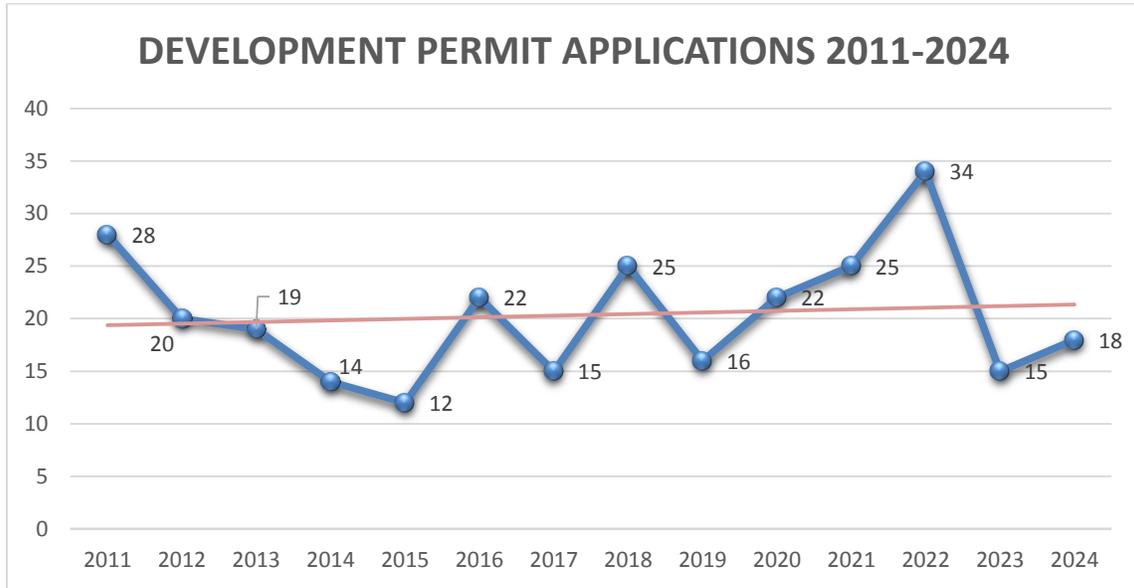
The number of development permit applications has been relatively steady over the last ten (10) years. The average number of applications received each year over the last thirteen (13) years was twenty (20). 2024 is slightly below average at eighteen (18).

Schedule “A” **attached to this report** indicates the number of development permit applications received each year since 2011. Note that in 2024, a total of eighteen (18) development permit applications were received. Twelve (12) applications were approved in 2024 with nine (9) applications received in 2024 and three (3) applications originally received in 2023. Likewise, a number of applications received in 2024 will be approved in 2025 due to processing times.

The delegation of development permit applications to the Director of Planning & Development fast tracks the approval process considerably more than if the permits had to be approved by the Committee and Board.

Schedule "A"

Graph showing number of development permit applications received each year from 2011-2024.



To: Electoral Area Services Committee

Date: 2025-02-13

From: Stacey Barker, Deputy CAO/Director of Regional Services

Subject: Proposed Earthquake Early Warning Station at the Chilliwack River Volunteer Fire Hall

Reviewed by: Jaime Van Nes, Director of Legislative Services
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct its signatories to enter into a licence agreement with Natural Resources Canada for the installation of an Earthquake Early Warning station at the Chilliwack River Volunteer Fire Hall.

BACKGROUND

Natural Resources Canada (NRC) is in the process of developing an Earthquake Early Warning (EEW) system for at-risk regions of Canada. The system will use a specially designed network of seismic sensors to provide a few seconds to tens of seconds of warning in the event of a major earthquake, allowing protective actions to be taken.

Earthquakes release energy that travels through the Earth as seismic waves. The EEW seismic sensors detect the first energy to radiate from an earthquake, the P-wave, which rarely causes damage. The sensors transmit this information to data centres where a computer calculates the earthquake's location and magnitude, and the expected ground shaking across the region. This method can provide warning before the arrival of secondary S-waves, which brings the strong shaking that causes most of the damage.

EEW alerts are sent to the public through various national alerting systems. This warning can help reduce injuries, deaths, and property losses by allowing time to enact certain precautions such as:

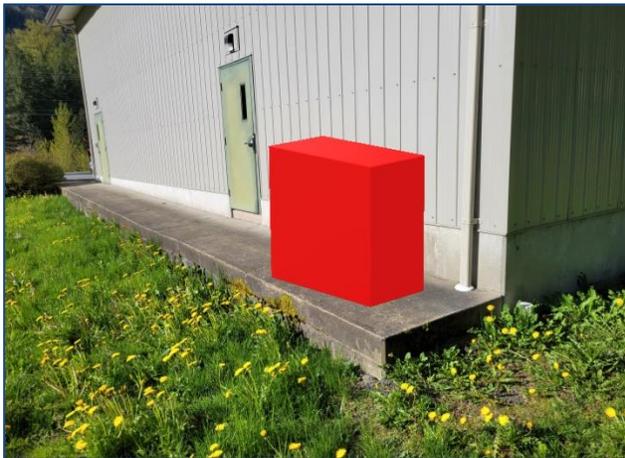
- Stop traffic from travelling onto bridges and into tunnels
- Divert planes from landing
- Halt trains
- Allowing surgeons to stop surgery
- Closing gas valves

It is important to note that the EEW system does not remove the need for other earthquake risk reduction, preparedness, and response measures, such as constructing to building code requirements.

DISCUSSION

NRC contacted the Fraser Valley Regional District (FVRD) with particular interest in establishing a station at the Chilliwack River Valley Volunteer Fire Hall as it was identified as a suitable location for their requirements.

The EEW station will take up little space and will not disrupt fire operations. The dimensions of the station and emergency batteries are expected to be relatively **small (3' by 4' by 4')** and **will be located** within an exterior metal cabinet. The cabinet will be located at the northeast corner of the fire hall on the existing concrete footing. It will also be accompanied by a mounted GPS antenna. Below are example pictures.



COST

The EEW station will be required to be connected to power and internet. The power requirement is minimal (less than 20W) as is internet usage and NRC will take IT security precautions to protect both **the FVRD's and NRC's equipment. The agreement** allows for an annual contribution of \$200 to assist with the provision of the service although the power/internet costs are expected to be much lower.

CONCLUSION

NRC would like to locate an EEW station at the Chilliwack River Valley Volunteer Fire Hall. This station will become an integral part of a much larger early detection system for earthquakes that may impact the area. The resulting licence will provide minimal financial aid to the hall but will serve an important function within the community at large.

To: Electoral Area Services Committee

Date: 2025-02-13

From: Tarina Colledge, Manager of Emergency Management

Subject: Evacuation Route Guide – Electoral Area E

Reviewed by: Graham Daneluz, Director of Planning & Development
Kelly Lownsbrough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is being brought forward for the Board's information and there is no staff recommendation.

BACKGROUND

FVRD has a statutory responsibility for emergency management planning, declaring States of Local Emergency, and issuing evacuation alerts and orders when necessary to protect public safety. The Province of BC makes grants for evacuation planning available through the Union of BC Municipalities (UBCM) for evacuation route planning. This grant stream cannot be used to fund operations, signage installations, creation of roads, or implementation of new services. The scope of the grant is very specific and may be used solely for the purpose of planning.

Evacuation planning in electoral areas is unique when compared to municipal evacuation route planning where the municipality owns and manages most roads, operates public works with traffic control, has direct reporting relationships with first responder services, and also controls route signage. Comparatively, regional districts are structured with complexities and overlapping authorities. Some of our settled communities have singular egress. All roads in electoral areas are either the jurisdiction of the Province or are private roads. Many communities were settled before the existence of regional districts, and in advance of regional districts having a role in subdivision approval. In many cases, electoral area evacuation planning takes a point-in-time snapshot state of the land and resources with an aim to understand it and more readily inform specific evacuation orders and the public warning messaging at the time of their creation.

The Board approved an application to the UBCM in the 2023 grant year to create an evacuation route guide for Electoral Area E – Chilliwack River Valley.

DISCUSSION

The Electoral Area E evacuation route guide is now complete. Staff worked with Beacon Design Collective and Torpy Consulting on the creation of this guide. The guide provides mapped evacuation zones of the routes that could be considered for use during evacuations and a myriad of other information to enable successful implementation of evacuation orders. As a general rule, evacuation **plans are not 'plans' in and of themselves, but a suite of information** that enables incident-specific evacuation orders within an Emergency Operations centre and/or tactical evacuation.

The guide presents information that is relevant to 4 key audiences in the following ways:

FOR EMERGENCY OPERATION CENTRE (EOC) STAFF

- increases situational awareness and operational readiness for EOC staff
- assists in developing operational evacuation plans by quickly identifying places and populations, primary and secondary evacuation routes, first responder access, and potential emergency sites.
- describes the jurisdiction, responsibilities, and resources of the various entities on the landscape and how to communicate and coordinate with each other during emergencies.
- General evacuation complexities are noted for Area E, as well as specific complexities for each potential zone.

FOR FIRST RESPONDERS

- Supports landscape-based situational awareness to inform tactical plans during incidents and emergencies.
- describes jurisdiction, responsibilities, and resources of various entities on the landscape, including potential emergency sites.
- Places, population, evacuation complexities, and evacuation routes are listed within.
- outlines communication across entities, how to receive information from the EOC, how to provide intelligence to the EOC, and how to request incident site support from the EOC.

FOR PARTNERS ON THE LANDSCAPE

- Partners on the landscape include local authorities, agency authorities, response agencies, and community and institutional groups.
- provides vital situational awareness to partners, including how to coordinate, communicate, receive information from, and provide intelligence to the EOC.
- outlines jurisdictions, responsibilities, and resources of various entities on the landscape, and how to request site support during emergencies.
- Partners on the landscape can increase their effectiveness and resilience during emergencies by increasing their own levels of preparedness and operational readiness.

FOR THE GENERAL PUBLIC

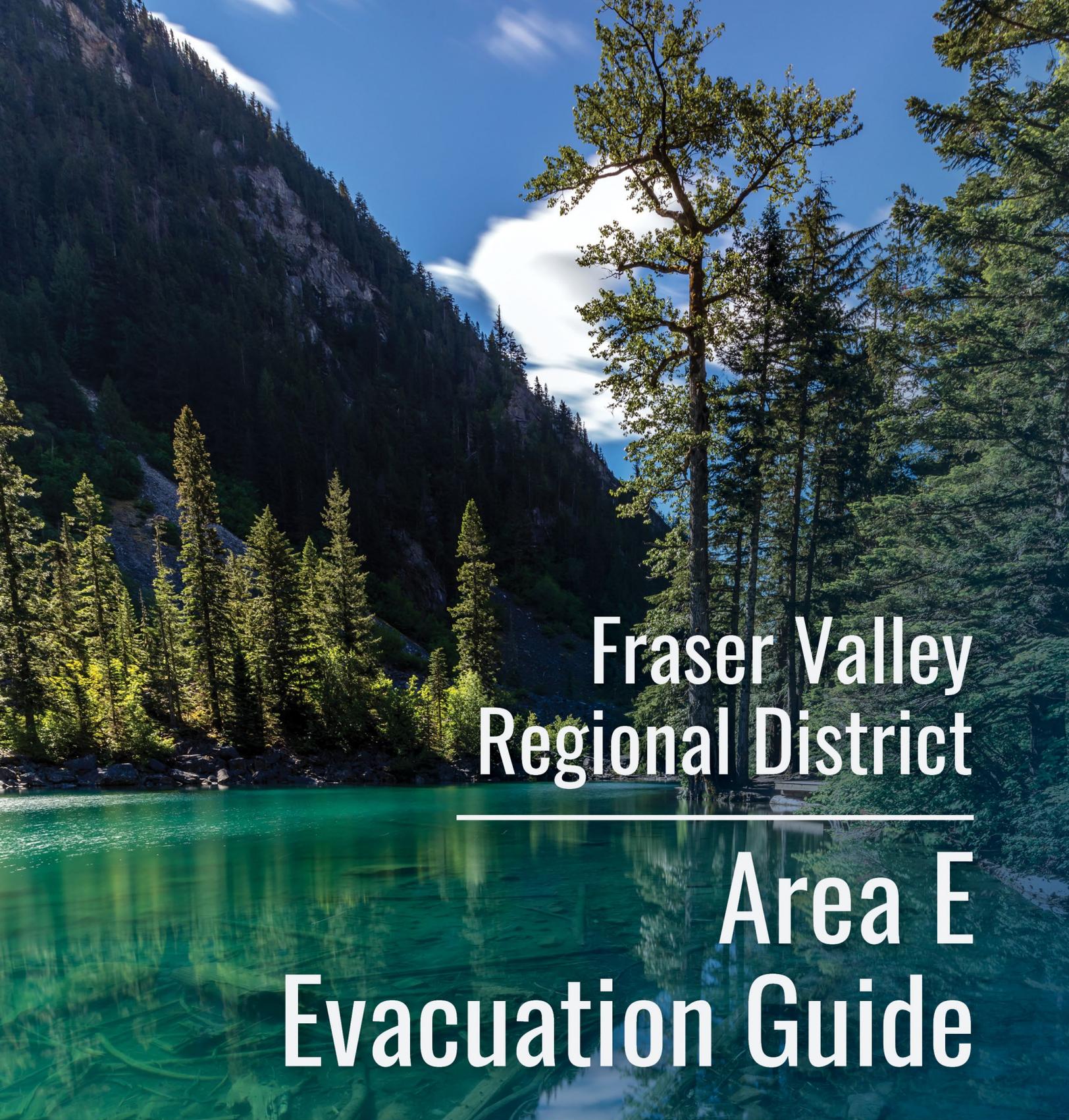
- Combining the Community Profiles section of the Emergency Preparedness workbook, Emergency Management Plan, the Hazard Report, and evacuation guides together help FVRD residents have a clearer understanding of their hazard context, their situation during emergencies, how to receive evacuation notices and information from the FVRD, how to evacuate from their home or work, and the necessity to be prepared and self sufficient for up to 14 days during an emergency.
- **An individual's resilience to an emergency is directly related to their level of preparation.**

COST

This \$30,000 project was funded by a 2023 BC government funded UBCM Community Emergency Preparedness Fund Grant.

CONCLUSION

This guide will be added to the FVRD Emergency Management website documents library following in the coming days. Staff will begin work on the next grant funded evacuation route guide: Hemlock Valley and a Master Guide (general information & templates) applicable to this and all future guides that carries throughout all electoral areas) that will be designed to match the emergency management document series.



Fraser Valley Regional District

Area E Evacuation Guide

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AMENDMENT RECORD

VERSION NUMBER	RELEASE DATE	ITEMS UPDATED	BY WHOM
V 1.0	September 2024	Initial document creation	Torpy/Beacon

ASSUMPTIONS AND LIMITATIONS

Torpy Consulting (Torpy) and The Beacon Design Collective (Beacon) were retained by the Fraser Valley Regional District (FVRD) to compile an area-specific evacuation guide for Electoral Area E (Area E). This guide covers the off-reserve electoral area, with names and maps aligned with Statistics Canada and provincial naming conventions. This guide is informational, not an operational plan.

OVERVIEW

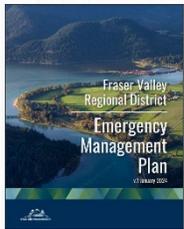
AREA E EVACUATION GUIDE OBJECTIVES

Everyone has a role in evacuation planning and awareness. This guide for Area E aims to:

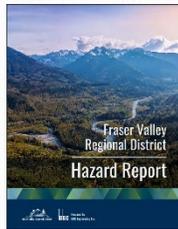
- » Enhance situational awareness for local government and partners through integration with the FVRD's Emergency Management Plan, Hazard Report, and Evacuation Guide Master
- » Ground-truth the realities of Area E to inform readiness and evacuation alerts and orders
- » Define potential evacuation zones, routes, emergency sites, and communications
- » Manage public expectations and promote readiness in Area E

HOW TO USE THIS GUIDE

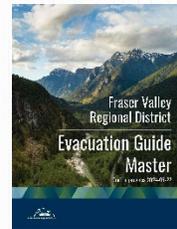
This guide is supplementary to the FVRD's Evacuation Guide Master, and these documents should be used together. For improved operational readiness, this guide should also be used with the FVRD's Emergency Management Plan, and its Hazard Report.



[Click here to access
the Emergency
Management Plan](#)



[Click here to access
the Hazard Report](#)



[Click here to access the
Evacuation Guide Master](#)

FOR EMERGENCY OPERATION CENTRE (EOC) STAFF

This document increases situational awareness and operational readiness for EOC staff. It assists in developing operational evacuation plans by quickly identifying places and populations, primary and secondary evacuation routes, first responder access, and potential emergency sites. It also describes the jurisdiction, responsibilities, and resources of the various entities on the landscape and how to communicate and coordinate with each other during emergencies. General evacuation complexities are noted for Area E, as well as specific complexities for each potential zone.

FOR FIRST RESPONDERS

This guide contains important information that may assist first responders with situational awareness and tactical plans during incidents and emergencies. It describes jurisdiction, responsibilities, and resources of various entities on the landscape, including potential emergency sites. Places, population, evacuation complexities, and evacuation routes are listed within. It outlines communication across entities, how to receive information from the EOC, how to provide intelligence to the EOC, and how to request site support.

Regarding evacuation zones

Pre-designated evacuation zones help the regional district, partners, and public understand geography, routes, and key sites. These zones are not operational plans and do not override field decisions or EOC staff during an emergency.

FOR PARTNERS ON THE LANDSCAPE

Partners on the landscape include local authorities, agency authorities, response agencies, and community and institutional groups. This guide provides vital situational awareness to those partners, including how to coordinate, communicate, receive information from, and provide intelligence to the EOC. It outlines jurisdictions, responsibilities, and resources of various entities on the landscape, and how to request site support during emergencies. Partners on the landscape can increase their effectiveness and resilience during emergencies by increasing their own levels of preparedness and operational readiness.

FOR THE GENERAL PUBLIC

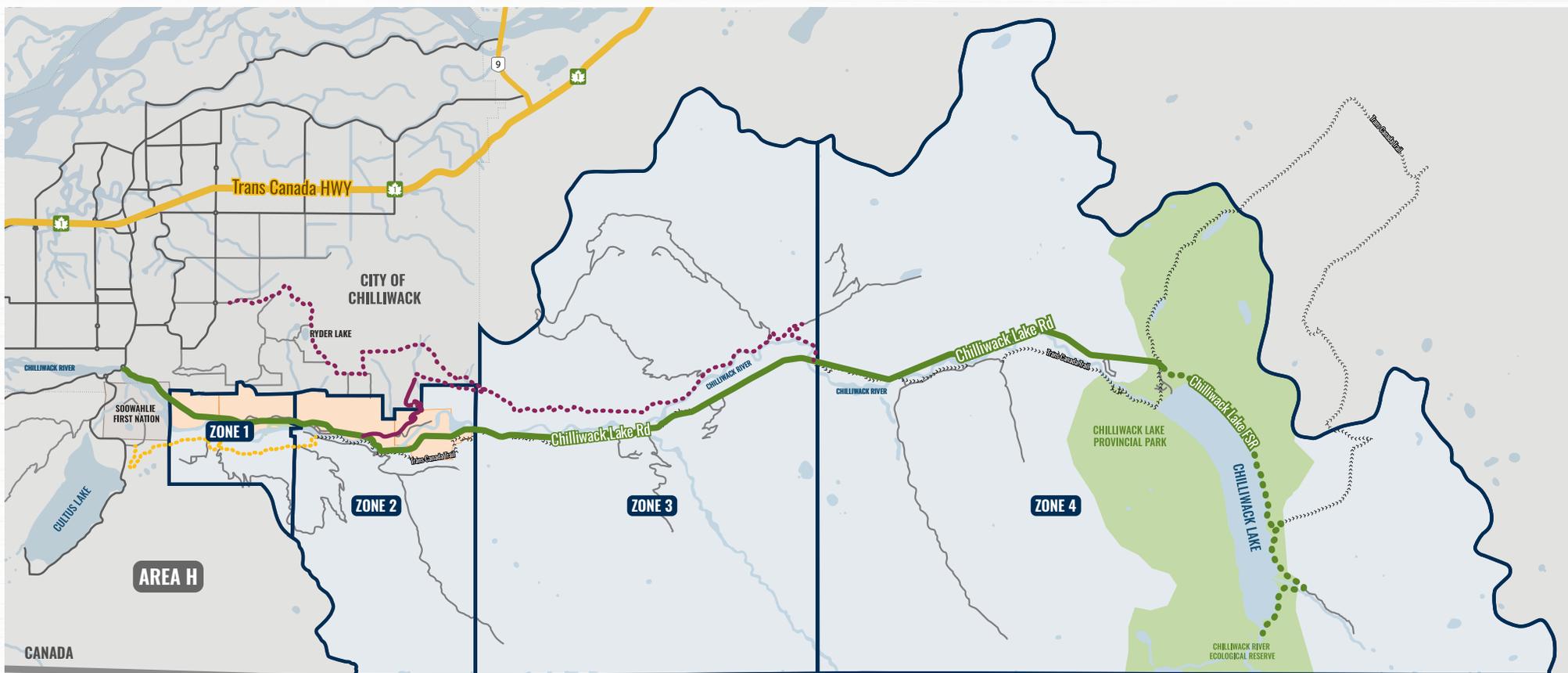
After reading this guide, the Evacuation Guide Master, the Community Profiles section of the Emergency Management Plan, and the Hazard Report, FVRD residents should have a clearer understanding of their hazard context, their situation during emergencies, how to receive evacuation notices and information from the FVRD, how to evacuate from their home or work, and the necessity to be prepared and self-sufficient for up to 14 days during an emergency. An individual's resilience to an emergency is directly related to their level of preparation.

AREA E DESCRIPTION

- » [MAP](#)
 - » [GEOGRAPHY](#)
 - » [PLACES AND POPULATION](#)
 - » [PARTNERS ON THE LANDSCAPE](#)
 - » [COMMUNICATIONS](#)
-



MAP

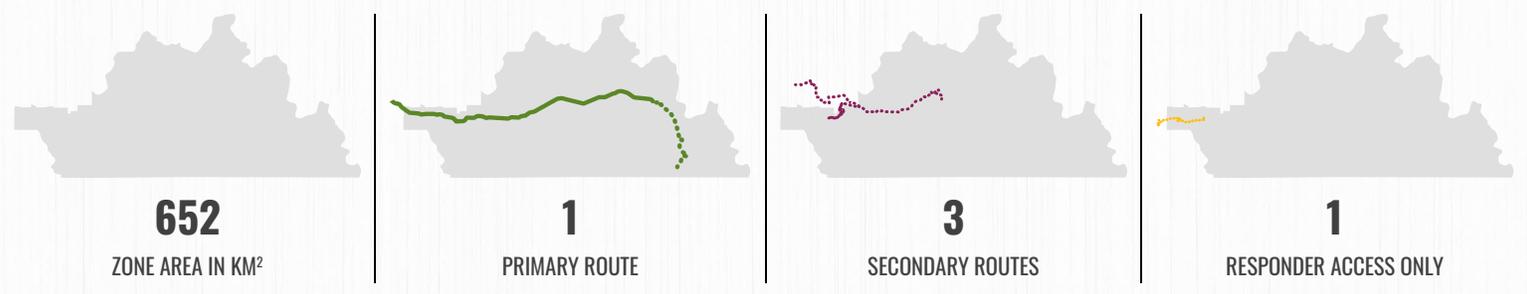


CANADA
UNITED STATES



	Primary evacuation route (paved/unpaved)		Designated place
	Secondary evacuation route (paved/unpaved)		First Nations reserve
	Responder/Supply route (unpaved)		Water body
	Highway		Provincial/Regional park
	Major road		
	Minor road		
	Trans Canada Trail		

GEOGRAPHY



Access/Egress routes

VEHICULAR ROUTES

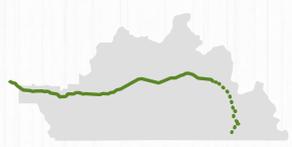
FVRD does not have jurisdiction over roads and does not have a public works department or road maintenance equipment.

ROUTE TYPE	JURISDICTION/ROAD MANAGER	MAINTENANCE CONTRACTOR (IF DIFFERENT FROM ROAD MANAGER)
Paved roads	Ministry of Transportation and Infrastructure (MOTI) Chilliwack office: 604-795-8211 Regional Transportation Management Centre via E-Comm 9-1-1 relay	Emil Anderson Maintenance (EAM) 24-hr phone line: 1-800-667-5122
Forest service roads (FSRs)	Chilliwack Forest District Office: 604-702-5700	Licensees: Contact via Chilliwack Forest District Office



Before issuing an evacuation order that incorporates an FSR, check the [Chilliwack Natural Resource District Road Safety Information](#) web page for closures.

Before issuing an evacuation order that incorporates a paved route, check [DriveBC](#) for route impacts.



Chilliwack Lake Rd west to Sardis

Chilliwack Lake Rd → Vedder Rd → Hwy 1

PRIMARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at the entry and all intersections	» City of Chilliwack » Soowahlie First Nation » MOTI	» City of Chilliwack » MOTI and EAM
Vedder Rd	» Paved	Yes, at the entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at the entry and all intersections	» MOTI	» MOTI and EAM

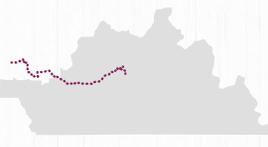


Slesse Rd northwest to Ryder Lake

Slesse Rd (paved) → Army FSR → Bench FSR → Elk View Rd (unpaved to Lookout Rd, then paved) → Prest Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Slesse Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM » Maintained year round
Army FSR	» Unpaved 2x4 » Capital road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Bench FSR	» Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Elk View Rd	» Unpaved 2x4 to Lookout Rd, then paved	Yes, at all intersections	» Chilliwack Forest District » City of Chilliwack	» Chilliwack Forest District and City of Chilliwack » Unpaved FSR open during snow-free months
Prest Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Foley Rec Site northwest to Ryder Lake

Bench FSR → Elkview Rd (unpaved to Lookout Rd, then paved) → Prest Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	» Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » Snow not plowed except by active licensees
Elk View Rd	» Unpaved 2x4 to Lookout Rd, then paved	Yes, at all intersections	» Chilliwack Forest District » City of Chilliwack	» Chilliwack Forest District and City of Chilliwack » Snow not plowed except by active licensees
Prest Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM

Foley Rec Site west to Slesse Park and Hwy 1

Bench FSR → Army FSR → Slesse Rd → Chilliwack Lake Rd → Vedder Rd → Hwy 1

SECONDARY ROUTE



ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Army FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Slesse Rd	» Paved	Yes, at entry and all intersections	» MOTI	<ul style="list-style-type: none"> » MOTI and EAM » Maintained year round
Vedder Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM

Tamihi/Liumchen west to Cultus Lake

Chilliwack Lake Rd → Liumchen FSR past Tamihi Campground → Little Tamihi FSR → Little Tamihi 1000 FSR → Liumchen East FSR → Vance Rd → Sleepy Hollow Rd → Columbia Valley Rd → Cultus Lake Rd → Vedder Rd → Hwy 1

RESPONDER ACCESS ONLY



ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at the entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack » Soowahlie First Nation » MOTI 	<ul style="list-style-type: none"> » City of Chilliwack » MOTI and EAM
Liumchen FSR past Tamihi Campground	<ul style="list-style-type: none"> » Unpaved 2x4 » Wilderness road 	Yes, at entry and all junctions	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Little Tamihi FSR	<ul style="list-style-type: none"> » Unpaved 4x4 » Wilderness road 	Yes, at entry and all junctions	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Little Tamihi 1000 FSR	<ul style="list-style-type: none"> » Unpaved 4x4 » Wilderness road 	Yes, at entry and all junctions	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Liumchen East FSR	<ul style="list-style-type: none"> » Unpaved 4x4 » Wilderness road 	Yes, at entry and all junctions	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Vance Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Sleepy Hollow Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Columbia Valley Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Cultus Lake Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Vedder Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM

GROUP TRANSPORTATION

There is no public transit in Area E. Additionally, taxis and private car services may choose not to enter areas under evacuation order.

AIR EVACUATION

Potential landing areas are detailed later. Emergencies may close airspace; coordinate with incident commanders.

Duty to notify other road jurisdiction holders



FVRD must:

- » Inform the Ministry of Emergency Management and Climate Readiness (EMCR) and the public when issuing evacuation notices.
- » Call 604-792-2233 to notify the City of Chilliwack for evacuations through the city.
- » Inform Soowahlie First Nation at 604-858-4631 if evacuating through their lands.
- » Call 604-702-5700 for the Chilliwack Forest District if using FSRs, and check for closures [online](#).
- » As a best practice, inform MOTI via the Regional Transportation Management Centre, using the E-Comm 9-1-1 relay or the internal agency phone line.



PLACES AND POPULATION

3

DESIGNATED PLACES

1,692+

POTENTIAL VISITOR POPULATION



PEAK VISITOR SEASON



Estimate visitors as 3x the number of campsites or parking spaces. Some sites lack specific data, and peak season may see hundreds more visitors daily.

Places summary

Area E is made up of three designated places (DPs), also known as hamlets; one additional subdivision; and several additional clusters of rural properties spread throughout the Chilliwack River Valley.

1. Baker Trails (DP)
2. Bell Acres (DP)
3. Slesse Park (DP)
4. Post Creek (Subdivision)

Designated places are within the first 10 km of Chilliwack Lake Road. Post Creek is 38 km up, near Sxótsaqel/Chilliwack Lake Provincial Park. The valley attracts large numbers of visitors year-round, peaking in summer. The area features a regional park, three provincial parks, various trails, and designated and undesignated campsites, including homeless encampments.

Area E general evacuation complexities

COMMUNICATION VULNERABILITIES

There is no cell service beyond the first 10 km of Chilliwack Lake Road, and phone lines may be affected by severe weather. Coordination among multiple agencies is hindered by poor infrastructure and communication gaps, impacting both intelligence flow and response coordination.

HOST COMMUNITIES

The FVRD may need to rely on neighbouring municipalities as host communities. Confirm a host community's readiness before sending evacuees.

CRITICAL INFRASTRUCTURE

Critical infrastructure and animals may need to be stabilized or maintained.

FIRE DEPARTMENT COVERAGE

Most properties are along the first 14 km of Chilliwack Lake Road and in Post Creek at 38 km. Evacuations, especially outside of fire protection areas, will require residents and businesses to act quickly and may require external support.

ROAD VULNERABILITIES

The main road is vulnerable to flooding, landslides, and fires. Evacuations may face delays, including bottle-necking at the single-lane roundabout at Vedder Road.

VISITOR COMPLEXITIES

Visitor population can significantly complicate evacuations.

VULNERABLE POPULATIONS

Evacuee Support Services does not automatically cover those without primary residences. Coordination with other entities to support evacuees that are unhoused may be required.

LIVESTOCK COMPLEXITIES

Relocating livestock is time consuming and can begin during evacuation alerts if a task number from the Ministry of Emergency Management and Climate Readiness (EMCR) has been obtained.



PARTNERS ON THE LANDSCAPE

3

LOCAL AUTHORITIES

7

OTHER AGENCY AUTHORITIES

7

RESPONSE ENTITIES

7

COMMUNITY GROUPS AND INSTITUTIONS

Coordination with partners on the landscape

Regional districts have limited authority, confined to provincially approved and taxpayer-funded services. They must collaborate with other agencies for jurisdiction over roads, infrastructure, and land outside their scope. In a State of Local Emergency (SOLE), regional districts gain additional powers such as ordering evacuations, restricting access, and using properties for emergency purposes, but jurisdictional responsibilities remain with the original authorities.

Local authorities

ENTITY	ROLE ON LANDSCAPE	INTERAGENCY RELATIONSHIP DURING EMERGENCIES	ENTITY RESOURCES
City of Chilliwack	Emergency management authority over its jurisdiction	Informal, relationship based	<ul style="list-style-type: none"> » Personnel » Equipment » Potential host community
Soowahlie First Nation	Emergency management authority over its jurisdiction	Informal, relationship based	

Other agency authorities

ENTITY	ROLE ON LANDSCAPE	INTERAGENCY RELATIONSHIP DURING EMERGENCIES	ENTITY RESOURCES
MOTI	Jurisdiction over all paved roads within Area E	Provincial protocols exist for resource requests Via Regional Transportation Management Centre	<ul style="list-style-type: none"> » Personnel » Maintenance contractor » Vehicles and equipment
Chilliwack Forest District	Jurisdiction over portions of Area E evacuation routes	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Inspection and engineering » Vehicles
BC Parks	Jurisdiction over provincial parks; a park operator is contracted for front-country campgrounds and services	Provincial protocols exist for resource requests BC Park rangers response time to site could be 2-12 hours	<ul style="list-style-type: none"> » Personnel » Vehicles » Campgrounds » Evacuation plan
Recreation Sites and Trails BC (RSTBC)	Jurisdiction over RSTBC trails and rec sites; a site operator is contracted for campgrounds	Provincial protocols exist for resource requests RSTBC does not have pre-organized plans to evacuate their own trails and rec sites	<ul style="list-style-type: none"> » Personnel » Campgrounds
Telus	Jurisdiction over communications infrastructure	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles
BC Hydro	Jurisdiction over electrical power infrastructure	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles
FortisBC	Jurisdiction over natural gas pipeline	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles

Response agencies

ENTITY	ROLE ON LANDSCAPE	INTERAGENCY RELATIONSHIP DURING EMERGENCIES	ENTITY RESOURCES
Chilliwack River Valley Volunteer Fire Department	Entity of FVRD, providing fire protection services	FVRD Fire Services Department	<ul style="list-style-type: none"> » Fire hall with backup power » Personnel on call » Response vehicles
BC RCMP	Preventing and investigating crime, maintaining peace and order, and enforcing laws and security	Provincial protocols exist for resource requests RCMP are under provincial contract in electoral areas	<ul style="list-style-type: none"> » Personnel » Vehicles » Locating missing persons
BCEHS and HEMBC	Emergency health services	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Ground and air ambulances » Disaster psychosocial support
GSAR	Ground, air, and swift water search and rescue	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles
BC Wildfire	Wildfire suppression services	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles and equipment » Aircraft
Natural Resource Officers	Enforcement of BC's resource management laws	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles
Conservation Officer Service	Law enforcement, and human-wildlife conflict prevention and response	Provincial protocols exist for resource requests	<ul style="list-style-type: none"> » Personnel » Vehicles

Community and institutional groups

ENTITY	ROLE ON LANDSCAPE	INTERAGENCY RELATIONSHIP DURING EMERGENCIES	ENTITY RESOURCES
Chilliwack Fish & Game Protective Association	Managing the Chilliwack River Gun Range	Formal, written agreement	<ul style="list-style-type: none"> » Building with kitchen » Parking lot
General Vokes Range Complex (DND)	Long range rifle range – Canadian Armed Forces	Interagency relationship yet to occur	<ul style="list-style-type: none"> » Unimproved landing area
Ford Mountain Correctional Centre	Security and supervision of residents, including evacuating the site	Interagency relationship yet to occur	<ul style="list-style-type: none"> » Personnel » Vans and vehicles » Unimproved landing area
Chilliwack River Fish Hatchery	Maintenance and operations of the hatchery and watershed interests	Informal, relationship based	<ul style="list-style-type: none"> » Personnel » Vehicles » Emergency phone
Joshua House Recovery Ministries	A faith-based residential drug and alcohol recovery program for men	Informal, relationship based	<ul style="list-style-type: none"> » Personnel » Vehicles » Water pipe stands
4 Square Church Camp	A rentable retreat for church groups and non-church groups	Informal, relationship based	<ul style="list-style-type: none"> » Camping facilities
Chilliwack River Valley Residents Association	Residents association of Baker Trails, Bell Acres, Slesse Park, and Post Creek	Informal, relationship based	<ul style="list-style-type: none"> » Notice boards » Social media page
Post Creek Ratepayers Association	Residents association focusing primarily on fire safety	Informal, relationship based	<ul style="list-style-type: none"> » Sea can with stored supplies » Community maps » Social media page

COMMUNICATIONS

15

FOLLOWERS REGISTERED FOR SMS TEXT ALERTS

3

FOLLOWERS REGISTERED FOR PHONE ALERTS

14

FOLLOWERS REGISTERED FOR EMAIL ALERTS

2,862

FOLLOWERS (DOWNLOADED MOBILE APP)

Communicating evacuation notices to the public

FVRD uses Alertable to communicate evacuation notices. [Register](#) on the FVRD website under "Fraser Valley E" to receive notifications via text, phone, email, or mobile app. Information is also posted at www.fvrd.ca.

Evacuation alerts, orders, and updates are listed on the [FVRD Emergency Status Map](#).



Interagency communications during an incident or emergency

AGENCY	AGENCY RADIO CHANNEL(S)	EMERGENCY OPERATION CENTRE (EOC) ACCESS TO RADIO CHANNELS?	PHONE	OTHER COMMUNICATION METHODS
FVRD EOC and/or EM Duty Officer	» No radios	❌ EM truck has a radio but no radio contact with EOC or EM Duty Officer	» FVRD main phone: 604-702-5000 (24/7 call-taking service)	» E-Comm 9-1-1 relay » Duty Officer phone line
Chilliwack River Valley (CRV) Volunteer Fire Department (VFD)	» Fire department simplex and duplex channels » BCAS Combined Events » PEP SAR-1, PEP SAR-2, PEP EP-1, PEPCOORD-1 » FIRECOMMISSIONER-1 » 3 "board" radios that have NRS channels	✅ Communication to EOC is via cell where service exists or through E-Comm 9-1-1 relay where no cell service exists but radio does ❌ Radio coverage beyond Ford Mountain Correctional Centre is unreliable	» Non-emergency main line: 604-858-9986	» E-Comm 9-1-1 relay » Cell booster on the roof of the fire hall » Base radio at fire hall » DSL and wi-fi
GSAR	» Repeater on Mount Mercer » PEP SAR-1, PEP SAR-2, PEP EP-1, PEPCORD-1	✅ VFD has radio access EOC can request GSAR support through EMCR	» 9-1-1	» Emergency dialing from satellite phones: 1-800-663-3456
RCMP	» RCMP-CL » RCMP-A Repeater on Mount Wittenberg	❌ EOC must use E-Comm dispatch or phone All RCMP radio frequencies are encrypted	» 9-1-1 » Non-emergency line: 604-792-4611	» E-Comm 9-1-1 relay forwards to RCMP dispatch
BCEHS/BCAS	» EHS Vedder Mtn Dispatch » BCAS Sim-1 » BCAS Sim-2	✅ VFD has radio access ❌ EOC must use E-Comm dispatch or phone	» 9-1-1 » Non-emergency line: 604-872-5151	» E-Comm 9-1-1 relay forwards to BCEHS dispatch
MOTI EAM	» MOTI radio network that is not publicized to other entities » EAM radio network: – Highway Maint 1 – Highway Maint 2	❌ EOC must use E-Comm dispatch or phone	» MOTI Chilliwack: 604-795-8211 » EAM 24-hr reporting line: 1-800-667-5122	» E-Comm 9-1-1 relay forwards to MOTI dispatch at Regional Transportation Management Centre » MOTI radio network directly informs DriveBC alerts; has radio to telephone dialing and conference abilities

AGENCY	AGENCY RADIO CHANNEL(S)	EMERGENCY OPERATION CENTRE (EOC) ACCESS TO RADIO CHANNELS?	PHONE	OTHER COMMUNICATION METHODS
Chilliwack Forest District	<ul style="list-style-type: none"> » NRS Repeaters: Red T7 and Yellow T7 » Army FSR and Bench FSR = RR-11 » Tamihi-Liumchen = RR-3 	<ul style="list-style-type: none"> ✔ VFD (NRS repeaters) ✘ EOC (no NRS repeaters) 	<ul style="list-style-type: none"> » Chilliwack office main line: 604-702-5700 	
BC Wildfire	<ul style="list-style-type: none"> » NRS Repeaters: Red T7 and Yellow T7 » NRS Simplex channels 	<ul style="list-style-type: none"> ✔ VFD (NRS repeaters) ✘ EOC (no NRS repeaters) 	<ul style="list-style-type: none"> » Landline Cultus Fire Base: 604 858-4742 » Landline Haig Fire Base: 778 359-0138 	<ul style="list-style-type: none"> » Provincial reporting: 1-800-663-5555
BC Parks	<ul style="list-style-type: none"> » NRS Repeaters: Red T7 and Yellow T7 » Park operators have their own radio frequency 	<ul style="list-style-type: none"> ✔ VFD (NRS repeaters) ✘ EOC (no NRS repeaters) 	<ul style="list-style-type: none"> » BC Parks: 1-888-549-8820 (24-hour) » Park operator: 604-858-0570 	<ul style="list-style-type: none"> » Chilliwack Lake Park: Starlink, DSL » Radio to telephone dialing
RSTBC	<ul style="list-style-type: none"> » NRS Repeaters: Red T7 and Yellow T7 	<ul style="list-style-type: none"> ✔ VFD (NRS repeaters) ✘ EOC (no NRS repeaters) 	<ul style="list-style-type: none"> » Recreation Officer: 778-704-7056 	
Chilliwack River Fish Hatchery	<ul style="list-style-type: none"> » DFO 7A Sumas Repeater, DFO 8A Simplex, DFO 4 Green » Not routinely used 	<ul style="list-style-type: none"> ✘ EOC does not have radio channel access 	<ul style="list-style-type: none"> » Main phone line: 604-858-7227 	<ul style="list-style-type: none"> » No power phone » For outgoing calls only

Providing intelligence back to the EOC

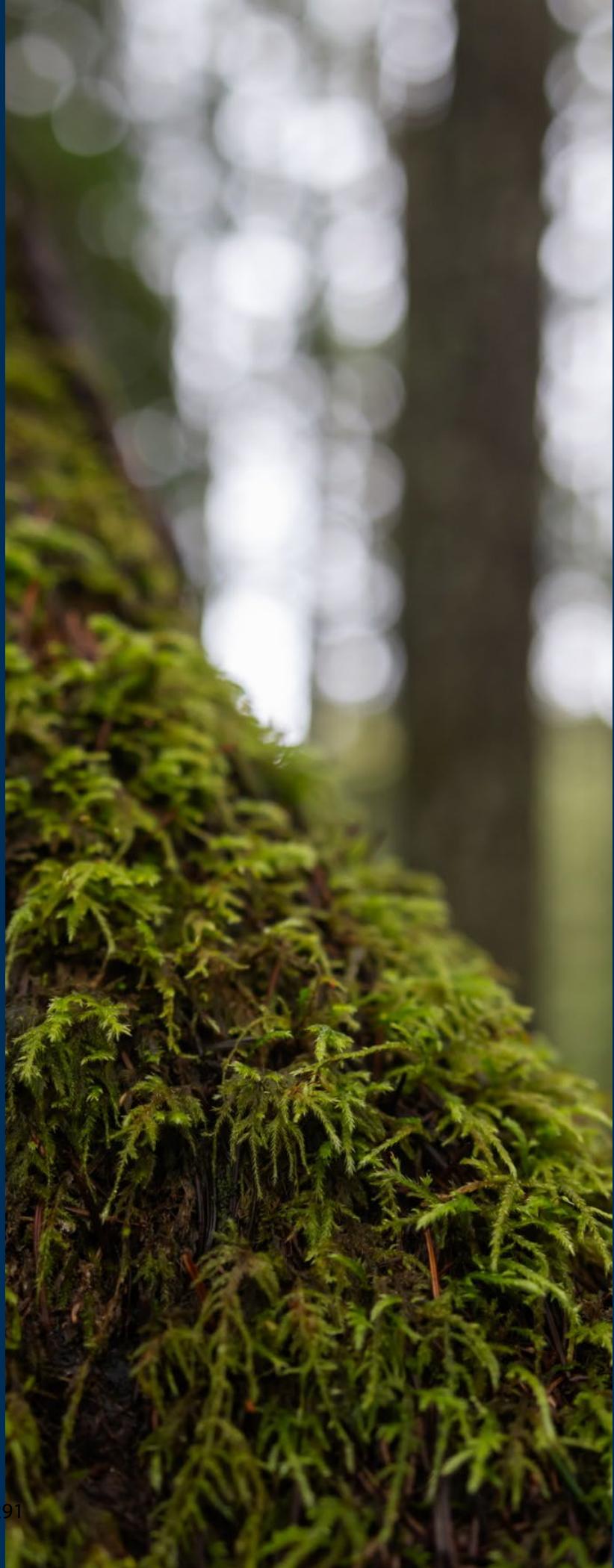


Rapid decisions depend on timely situation reports from the public and regional partners. To provide information:

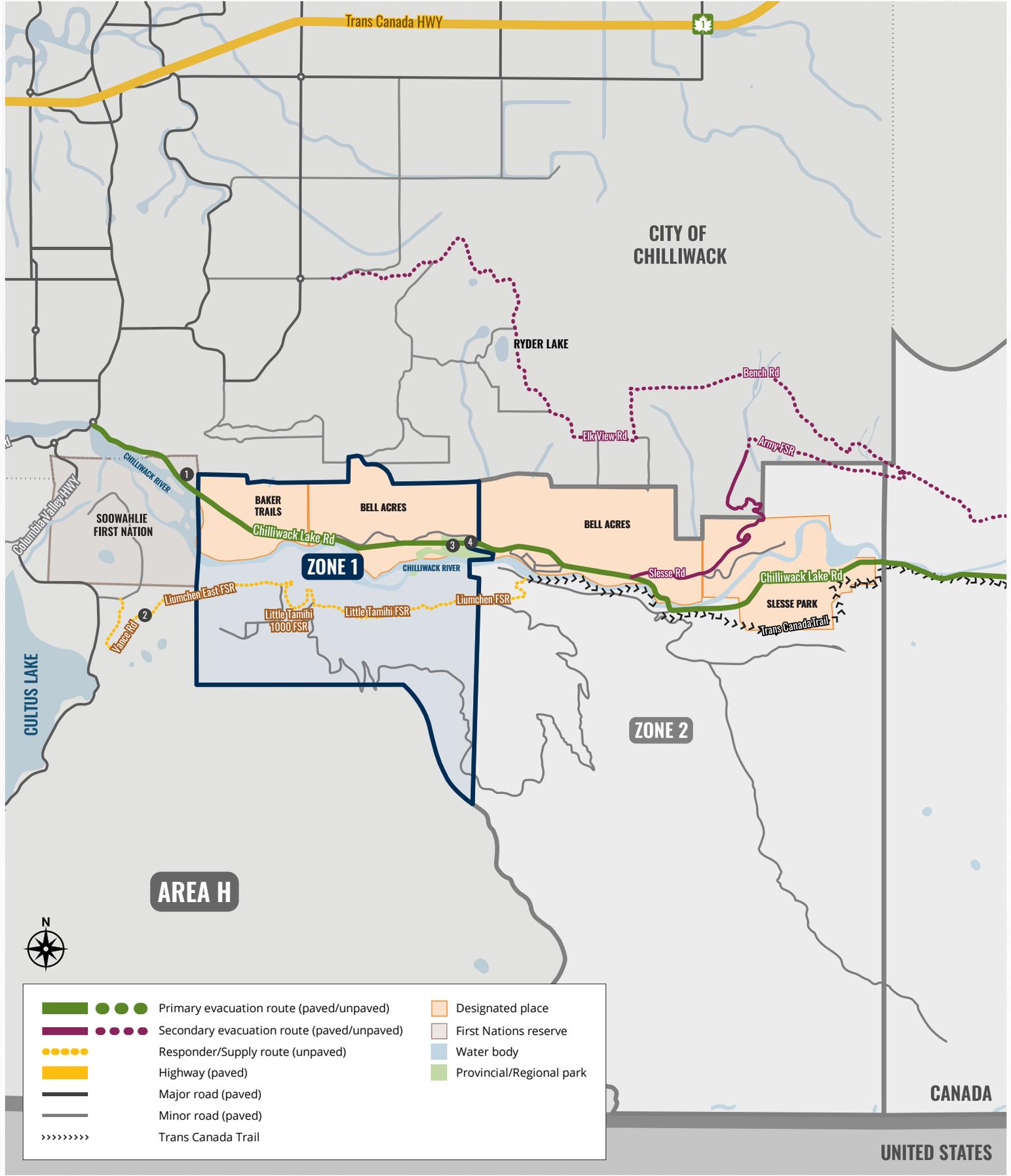
- » Site commanders can use the E-Comm 9-1-1 relay or the Emergency Management Duty Officer phone line. When the EOC has activated the Operations Section, all incident commanders can provide information to the EOC through EOC Operations and request support needs via EOC Operations Section.
- » When the EOC activates, it may also activate a public line 778-704-0400.
- » The FVRD Emergency Status Map allows viewing and reporting of information and hazards.
- » The EOC Liaison Officer is also a contact point for partners on the landscape. EOC Operations coordinates the efforts of emergency services response organizations active on the landscape.

ZONE 1 DESCRIPTION

- » [MAP](#)
 - » [GEOGRAPHY](#)
 - » [PLACES AND POPULATION](#)
 - » [POTENTIAL EMERGENCY SITES](#)
-



MAP



		Primary evacuation route (paved/unpaved)		Designated place
		Secondary evacuation route (paved/unpaved)		First Nations reserve
		Responder/Supply route (unpaved)		Water body
		Highway (paved)		Provincial/Regional park
		Major road (paved)		
		Minor road (paved)		
		Trans Canada Trail		

GEOGRAPHY



1

PRIMARY ROUTE



0

SECONDARY ROUTE



0

RESPONDER ACCESS ONLY

Access/Egress routes



Chilliwack Lake Rd west to Sardis

Chilliwack Lake Rd → Vedder Rd → Hwy 1

PRIMARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	Paved	Yes, at entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack » Soowahlie First Nation » MOTI 	<ul style="list-style-type: none"> » City of Chilliwack » MOTI and EAM
Vedder Rd	Paved	Yes, at entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack 	<ul style="list-style-type: none"> » City of Chilliwack
Hwy 1	Paved	Yes, at entry and all intersections	<ul style="list-style-type: none"> » MOTI 	<ul style="list-style-type: none"> » MOTI and EAM



If the main road is cut off to the west, direct Zone 1 evacuees to a secondary egress route over FSRs to Ryder Lake. For more information on this route, see the [Zone 2 description](#).

PLACES AND POPULATION

2
DESIGNATED PLACES

2
RECREATION SITES

0
INSTITUTIONS

Permanent population

LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
Baker Trails	565		See community profiles section of the EMP
Bell Acres, west of Thompson Regional Park	Approximately 300		See community profiles section of the EMP

Visitor population

SITE NAME AND LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
2 Trans Canada Trail	No data		Intersects Vance Rd
3 Chilliwack River Provincial Park	No data		Day use only, trail loop
4 Thompson Regional Park	50-60 parking spots		Day use only, has a group shelter and plumbed washroom building on FVRD water service

POTENTIAL EMERGENCY SITES

1

POTENTIAL EVACUEE SUPPORT SITES

1

POTENTIAL LANDING AREAS

1

POTENTIAL ASSEMBLY/STAGING/INCIDENT
COMMAND POST (ICP)

Potential emergency sites

SITE	USE AGREEMENT	POTENTIAL USE	NOTES/COMPLEXITIES
5 Bridlewood Events Centre » 46191 Chilliwack Lake Rd » Private owner		Evacuee support site for up to 300 if supported by Soowahlie First Nation	» Power back-up » Commercial kitchen » Accessible washrooms
6 Thompson Regional Park » 48600 Chilliwack Lake Rd » FVRD Regional Parks	FVRD owned	Unimproved landing area, assembly area, and/or information stop/traffic control site	» Parking area » Covered group shelter

Evacuation complexities

SOOWAHLIE FIRST NATION

Has reserve lands co-located in Area E Zone 1.

BANK EROSION

Erosion has created a constricted corridor for the main road, FortisBC natural gas pipeline, the fibre optic line, and hydro and phone lines.

WATERWAYS

The waterways are not under regional district authority. Waterways are under provincial oversight. Fisheries in waterways are under federal oversight.

UNIQUE PROPERTIES

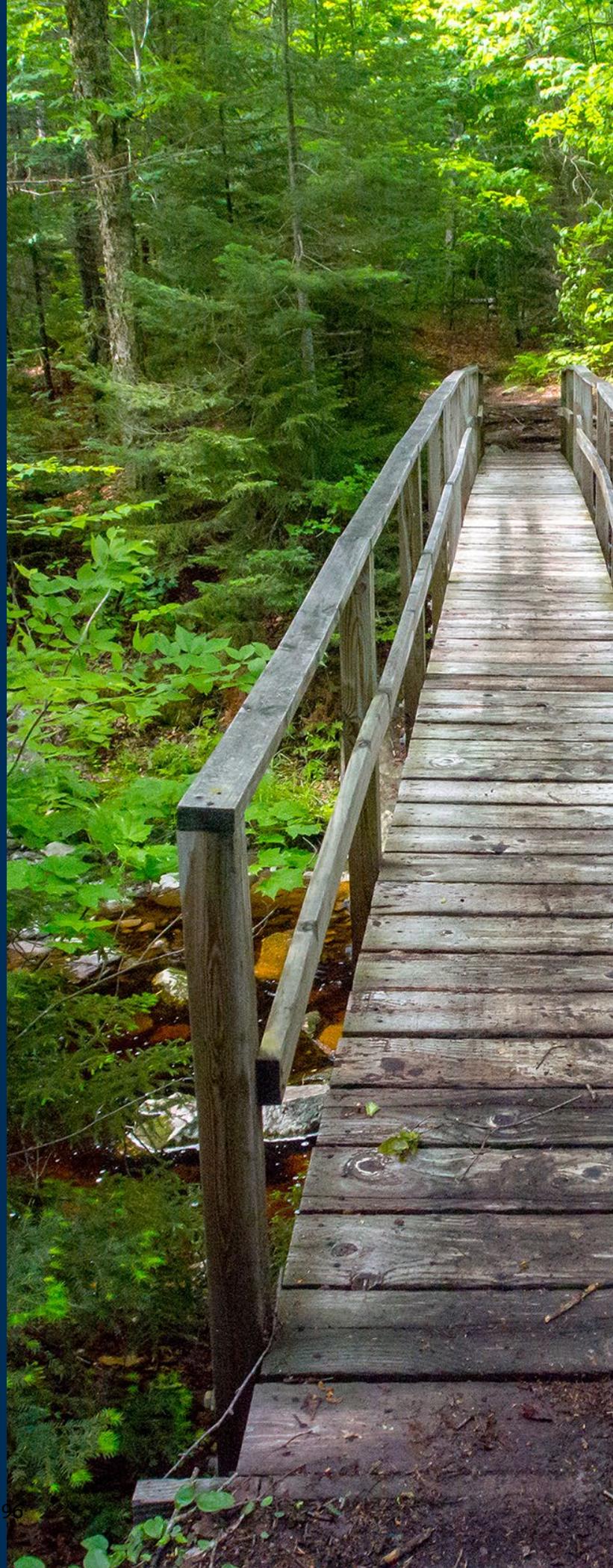
There are civic properties on Chilliwack Lake Road outside of FVRD authority, in Chilliwack, and on Soowahlie First Nation lands. There are two properties in Zone 1 that are accessed only by Sherlaw Road via the City of Chilliwack.

FIRE PROTECTION

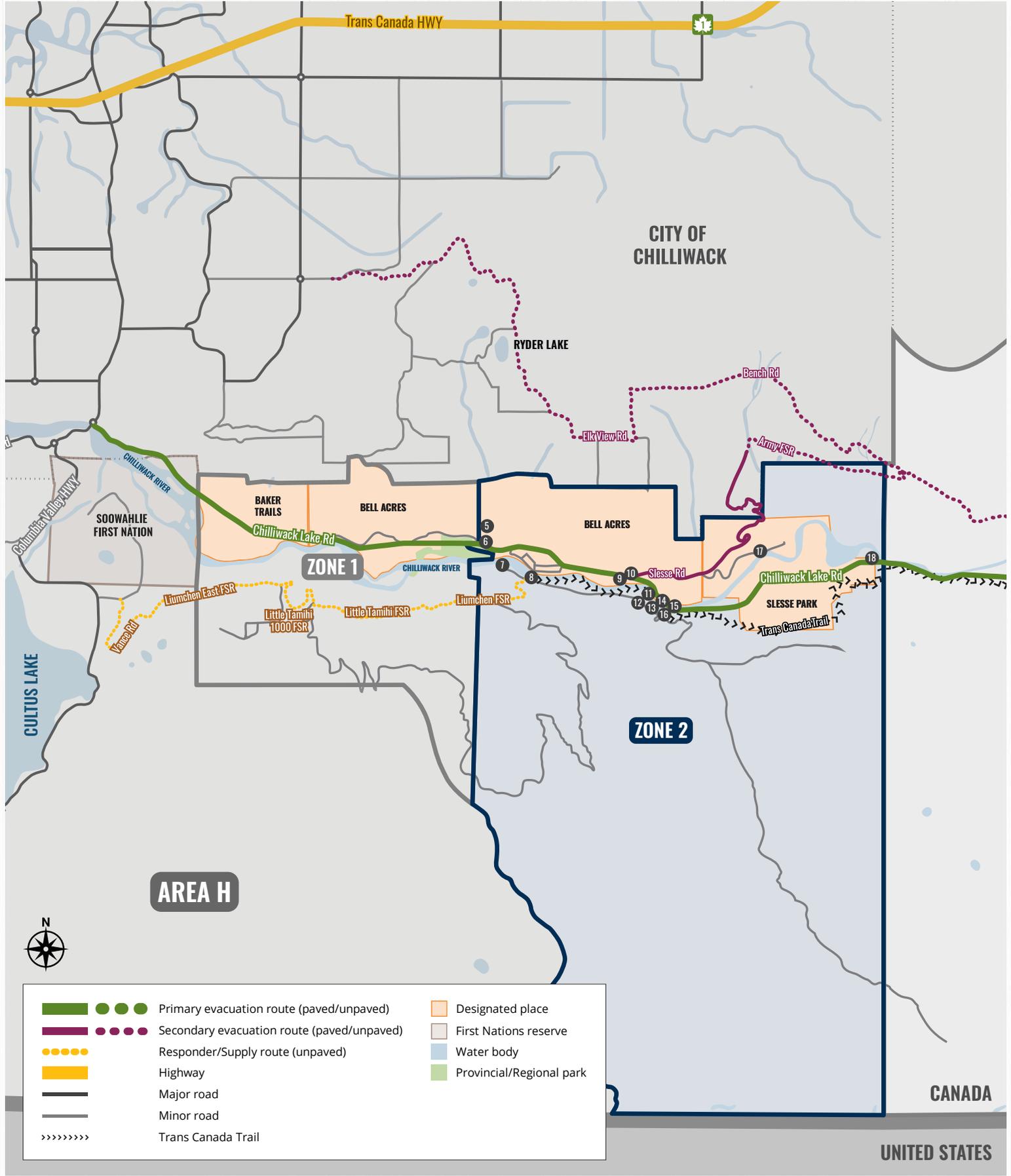
The FVRD fire protection area ends at Soowahlie First Nation lands. The Chilliwack Fire Department and CRV VFD have provided incident stabilizations beyond their responsibility areas on the Soowahlie land co-located in this area.

ZONE 2 DESCRIPTION

- » [MAP](#)
 - » [GEOGRAPHY](#)
 - » [PLACES AND POPULATION](#)
 - » [POTENTIAL EMERGENCY SITES](#)
-



MAP



GEOGRAPHY



1

PRIMARY ROUTE



1

SECONDARY ROUTE



1

RESPONDER ACCESS ONLY

Access/Egress routes



Chilliwack Lake Rd west to Sardis

Chilliwack Lake Rd → Vedder Rd → Hwy 1

PRIMARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack » Soowahlie First Nation » MOTI	» City of Chilliwack » MOTI and EAM
Vedder Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Slesse Rd northwest to Ryder Lake

Slesse Rd (paved) → Army FSR → Bench FSR → Elk View Rd (unpaved to Lookout Rd, then paved) → Prest Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Slesse Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM » Maintained year round
Army FSR	» Unpaved 2x4 » Capital road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Bench FSR	» Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Elk View Rd	» Unpaved 2x4 to Lookout Rd, then paved	Yes, at all intersections	» Chilliwack Forest District » City of Chilliwack	» Chilliwack Forest District and City of Chilliwack » Unpaved FSR open during snow-free months
Prest Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Tamihi/Liumchen west to Cultus Lake

Chilliwack Lake Rd → Liumchen FSR past Tamihi Campground → Little Tamihi FSR → Little Tamihi 1000 FSR → Liumchen East FSR → Vance Rd → Sleepy Hollow Rd → Columbia Valley Rd → Cultus Lake Rd → Vedder Rd → Hwy 1

RESPONDER ACCESS ONLY

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at the entry and all intersections	» City of Chilliwack » Soowahlie First Nation » MOTI	» City of Chilliwack » MOTI and EAM
Liumchen FSR past Tamihi Campground	» Unpaved 2x4 » Wilderness road	Yes, at entry and all junctions	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Little Tamihi FSR	» Unpaved 4x4 » Wilderness road	Yes, at entry and all junctions	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Little Tamihi 1000 FSR	» Unpaved 4x4 » Wilderness road	Yes, at entry and all junctions	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Liumchen East FSR	» Unpaved 4x4 » Wilderness road	Yes, at entry and all junctions	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Vance Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Sleepy Hollow Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Columbia Valley Rd	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM
Cultus Lake Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Vedder Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



If the Tamihi Bridge over the Chilliwack River is compromised, properties on the south side of the river can be directed east to the Foley Rec Site to take the secondary FSR route out to Ryder Lake from there. [See route description](#) for more information.



PLACES AND POPULATION

2

DESIGNATED PLACES

10+

RECREATION SITES

0

INSTITUTIONS

Permanent population

LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
Bell Acres east of Thompson Regional Park	Approximately 300	✓	» See community profiles section of the EMP
Slesse Park	266	✓	» See community profiles section of the EMP

Visitor population

SITE NAME AND LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
7 Tamihi Meadows Private RV Park 48701 Tamihi Forest Liumchen Service Rd	6 cabins and 60 RV sites	✓	» Private RV sites » Owners and staff live on site
8 Trans Canada Trail	No data	✗	» Intersects Chilliwack Lake Rd at various points
11			
16			
9 Chilliwack River Rafting Resort 49704 Chilliwack Lake Rd	Approximately 30 tent sites	✓	» Guided rafting trips and group camping
10 Five Cedars Campground 51521 Chilliwack Lake Rd	No data	✓	» Private campground for RVs and tents
12 RSTBC Tamihi Staging Area 49°04'18.6"N 121°50'39.3"W	No data	✗	» Large day use area » Covered group shelter » ATV trails and Trans Canada Trail
13 RSTBC Tamihi Creek West Recreation Site 49°04'15.5"N 121°50'29.4"W	88 sites	✗	» Open spring to fall
14 RSTBC Tamihi Rapids Recreation Site 49°04'16.3"N 121°50'14.5"W	11 campsites	✓	» Whitewater course with gates set up on the river
15 RSTBC Tamihi Creek East Recreation Site 49°04'16.7"N 121°50'17.3"W	16 sites	✓	» Open year round » Hosts large events
17 Chilliwack River Private RV & Campground 50801 O'byrne Rd	Approximately 40 sites	✓	» Within DP of Slesse Park » Open year round
18 RSTBC Allison Pool Recreation Site 49°04'40.9"N 121°47'37.1"W	7 sites	✗	» Within fire protection area » Open year round
Various campsites on private properties advertised for rent	Approximately 12 sites total	✓	» See Hipcamp, Campertunity, Booking.com, VRBO, and Airbnb for updated list
Various unsanctioned roadside campsites and encampments of unhoused populations	No data	Varies	

POTENTIAL EMERGENCY SITES

1

POTENTIAL EVACUEE SUPPORT SITES

1

POTENTIAL LANDING AREAS

3

POTENTIAL ASSEMBLY/STAGING/ICP

Potential emergency sites

SITE	USE AGREEMENT	POTENTIAL USE	NOTES/COMPLEXITIES
5 Chilliwack River Gun Range 48685 Chilliwack Lake Rd Chilliwack Fish & Game Protective Association	 Current until 2027	Assembly area and/or evacuee support site	» Within a landslide and flood hazard area, active firing range » Commercial kitchen, internet, generator backup » 20 parking spots are contracted out
6 Chilliwack River Valley Fire Hall 48665 Chilliwack Lake Rd FVRD Protective Services	N/A	ICP	» Generator backup » Cell booster on the roof; DSL and wi-fi » Boardroom with base radio and workstations for ICP
12 Tamihi Staging Area 49°04'18.6"N 121°50'39.3"W RSTBC		Unimproved landing area	» Across from Tamihi Creek East » Could support mass helicopter evacuation
15 Tamihi Creek East Recreation Site 49°04'16.7"N 121°50'17.3"W RSTBC		Assembly area and/or staging area	» Large parking area » Covered group shelter

Evacuation complexities

CELL COVERAGE

Cell coverage in Zone 1 and western half of Zone 2 only. Cell coverage lost at Tamihi Bridge on Chilliwack Lake Road.

ABANDONED RVs

People may leave RVs and belongings at campsites, which may create a need for security and arrangements for property retrieval. Evacuations may also result in dangerous goods remaining at RV encampment sites of people who are unhoused.

RSTBC

Oversees Zone 2 recreation sites but lacks evacuation or security procedures.

UNIQUE PROPERTIES

There are clusters of properties on the northern border of Zone 2 that are accessed via the City of Chilliwack only.

FAILED DIKE/ACCESS ROAD

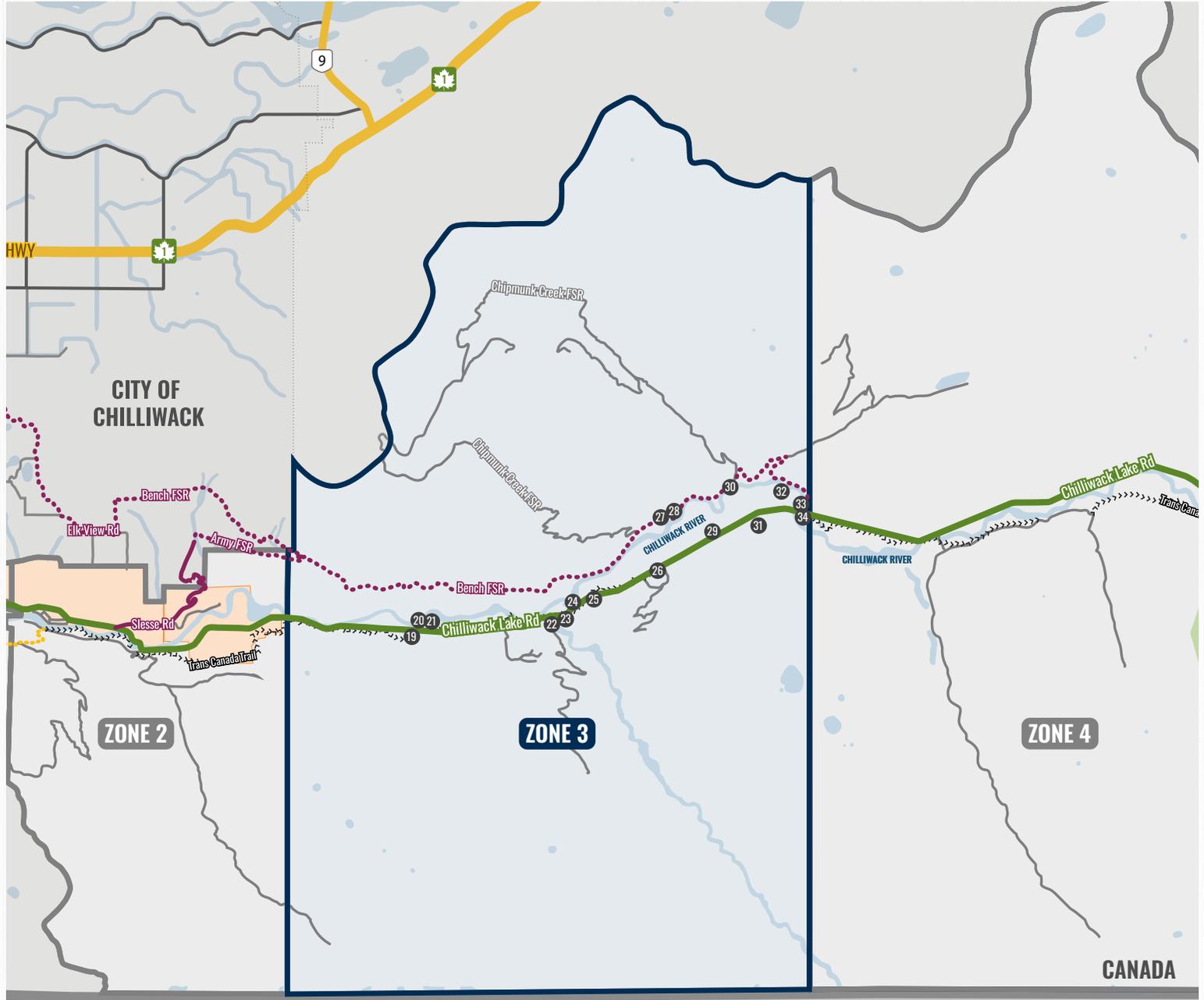
Residents of two walk-in only properties may require air evacuation.

ZONE 3 DESCRIPTION

- » [MAP](#)
 - » [GEOGRAPHY](#)
 - » [PLACES AND POPULATION](#)
 - » [POTENTIAL EMERGENCY SITES](#)
-



MAP



	Primary evacuation route (paved/unpaved)		Designated place
	Secondary evacuation route (paved/unpaved)		First Nations reserve
	Responder/Supply route (unpaved)		Water body
	Highway		Provincial/Regional park
	Major road		
	Minor road		
	Trans Canada Trail		

GEOGRAPHY



1

PRIMARY ROUTE



2

SECONDARY ROUTES



0

RESPONDER ACCESS ONLY

Access/Egress routes



Chilliwack Lake Rd west to Sardis

Chilliwack Lake Rd → Vedder Rd → Hwy 1

PRIMARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack » Soowahlie First Nation » MOTI	» City of Chilliwack » MOTI and EAM
Vedder Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Foley Rec Site northwest to Chilliwack (Ryder Lake)

Bench FSR → Elkview Rd (unpaved to Lookout Rd, then paved) → Prest Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	» Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » Snow not plowed except by active licensees
Elk View Rd	» Unpaved 2x4 to Lookout Rd, then paved	Yes, at all intersections	» Chilliwack Forest District » City of Chilliwack	» Chilliwack Forest District and City of Chilliwack » Snow not plowed except by active licensees
Prest Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Foley Rec Site west to Slesse Park and Hwy 1

Bench FSR → Army FSR → Slesse Rd → Chilliwack Lake Rd → Vedder Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Army FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Slesse Rd	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	» MOTI	<ul style="list-style-type: none"> » MOTI and EAM » Maintained year round
Chilliwack Lake Rd	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack » Soowahlie First Nation » MOTI 	<ul style="list-style-type: none"> » City of Chilliwack » MOTI and EAM
Vedder Rd	<ul style="list-style-type: none"> » Paved 	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



PLACES AND POPULATION

0

DESIGNATED PLACES

8

RECREATION SITES

3

INSTITUTIONS

Permanent population

There are no designated places within Zone 3, and there are several rural acreages outside of a fire protection area.

Visitor population

SITE NAME AND LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
20 RSTBC Thurston Meadows Recreation Site 49°04'30.8"N 121°44'59.0"W	76 sites	✗	» On-site supervision during camping season » Direct access to Trans Canada Trail
19 Trans Canada Trail 21 22 34	No data	✗	» Intersects Chilliwack Lake Rd at various points
23 RSTBC Mount McGuire Trailhead 49°04'39.8"N 121°42'30.4"W	No data	✗	» 8-km hike
26 RSTBC Pierce Lake/ Mt McFarlane Trailhead 49°05'10.5"N 121°40'37.2"W	No data	✗	» 16-km hike
27 RSTBC Rapids Recreation Site 49°05'50.7"N 121°40'31.2"W	24 sites	✗	» Open spring to fall » Accessed off Bench FSR » Access to Chipmunk motorized trails
28 RSTBC Rapids Staging Area 49°05'52.5"N 121°40'22.1"W	Large staging area and 4 campsites	✗	» Linked to Chipmunk motorized trails » Open year round » Accessed off Bench FSR
30 RSTBC Chipmunk Peninsula Recreation Site 49°06'11.0"N 121°39'14.9"W	22 sites	✗	» Accessed off Bench FSR » Access to Chipmunk motorized trails
33 RSTBC Camp Foley Recreation Site 49°05'59.6"N 121°37'34.5"W	4 sites	✗	» Reserved as a group site » Key for the gate is at Thurston Meadows
Various unsanctioned roadside campsites and homeless encampments	No data	Varies	» May need to be accounted for in the notification process

Institutions

SITE NAME AND LOCATION	SITE POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
24 Chilliwack River Fish Hatchery 55205 Chilliwack Lake Rd	3-13 staff on site; staffed 24 hrs/day Day users and public tours	✗	» Peak visitors in October and November » Backup power » Infrastructure cannot be shut down
25 General Vokes Range Complex (DND) 49.080797, -121.696508	Day use by Canadian Armed Forces reservists	✗	» Range Control Chilliwack at 604-858-1011, ext. 1123
32 Ford Mountain Correctional Centre 57657 Chilliwack Lake Rd	Approximately 125 inmates plus staff	✗	» Has very specific security considerations and maintains responsibility for its residents

POTENTIAL EMERGENCY SITES

0

POTENTIAL EVACUEE SUPPORT SITES

5

POTENTIAL LANDING AREAS

3

POTENTIAL ASSEMBLY/STAGING/ICP

Potential emergency sites

SITE	USE AGREEMENT	POTENTIAL USE	NOTES/COMPLEXITIES
31 South View Gravel Pit 49.096994, -121.641046 MOTI		Unimproved landing area	» Dust may be a factor
29 Larson Holdings 49.094025, -121.660370 Private Property		Unimproved landing area, staging area	» No use-agreement in place
25 General Vokes Range Complex 49.080797, -121.696508 DND owned		Unimproved landing area	» No use-agreement in place
28 RSTBC Rapids Staging Area 49°05'52.5"N 121°40'22.1"W RSTBC		Unimproved landing area, staging area	» May be rented for events
24 Chilliwack River Hatchery 55205 Chilliwack Lake Rd Department of Fisheries and Oceans		Communications point, assembly area, small unimproved landing area	» Backup power » Emergency no-power phone, outgoing calls only

Evacuation complexities

CELL COVERAGE

None.

RSTBC

Oversees Zone 3 recreation sites but lacks evacuation or security procedures.

FORD MOUNTAIN CORRECTIONAL CENTRE

Responsible for the security and evacuation of its staff and resident population out of the area. The FVRD may provide evacuation support if requested.

ABANDONED RVs

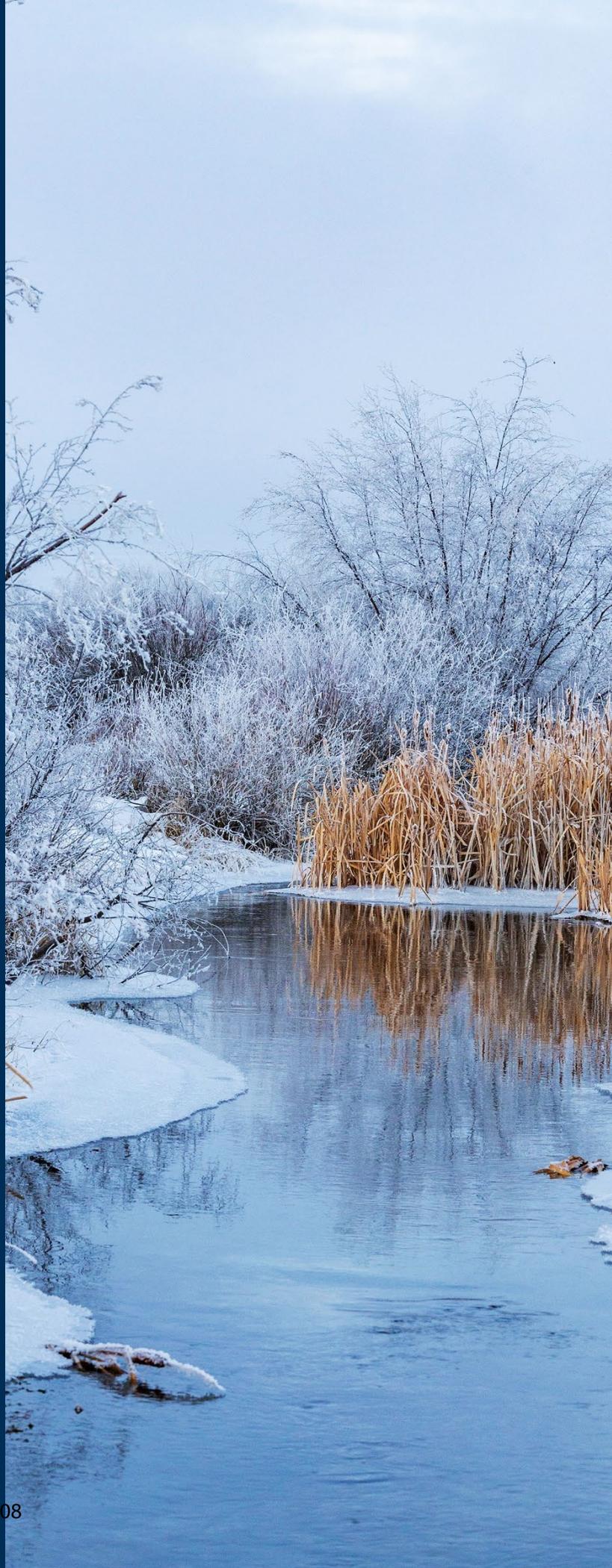
People may leave RVs and belongings at campsites, which may create a need for security and arrangements for property retrieval. Evacuations may also result in dangerous goods remaining at RV encampment sites of people who are unhoused.

UNIQUE PROPERTIES

Fisheries and Oceans Canada (DFO) staff may need special access to maintain infrastructure, if safe. May involve unplanned fish releases or extensive logistical support for fish relocation.

ZONE 4 DESCRIPTION

- » [MAP](#)
 - » [GEOGRAPHY](#)
 - » [PLACES AND POPULATION](#)
 - » [POTENTIAL EMERGENCY SITES](#)
-

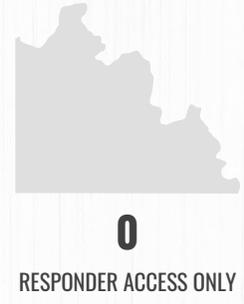
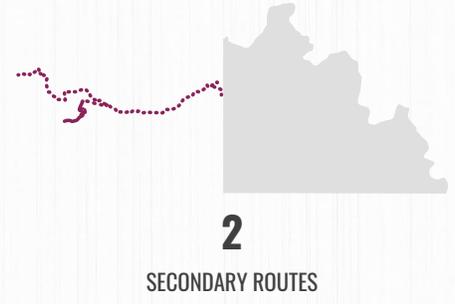


MAP



	Primary evacuation route (paved/unpaved)		Designated place
	Secondary evacuation route (paved/unpaved)		First Nations reserve
	Responder/Supply route (unpaved)		Water body
	Highway		Provincial/Regional park
	Major road		
	Minor road		
	Trans Canada Trail		

GEOGRAPHY



Access/Egress routes

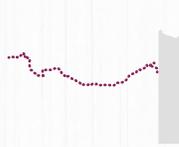


Chilliwack Lake Rd west to Sardis

Chilliwack Lake Rd → Vedder Rd → Hwy 1

PRIMARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Chilliwack Lake Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack » Soowahlie First Nation » MOTI	» City of Chilliwack » MOTI and EAM
Vedder Rd	» Paved	Yes, at entry and all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Foley Rec Site northwest to Ryder Lake

Bench FSR → Elkview Rd (unpaved to Lookout Rd, then paved) → Prest Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	» Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road	At entry, but no signage at the critical junction of Army FSR and Bench FSR	» Chilliwack Forest District	» Chilliwack Forest District or its licensees » FSR open during snow-free months
Elk View Rd	» Unpaved 2x4 to Lookout Rd, then paved	Yes, at all intersections	» Chilliwack Forest District » City of Chilliwack	» Chilliwack Forest District and City of Chilliwack » Snow not plowed except by active licensees
Prest Rd	» Paved	Yes, at all intersections	» City of Chilliwack	» City of Chilliwack
Hwy 1	» Paved	Yes, at entry and all intersections	» MOTI	» MOTI and EAM



Foley Rec Site west to Slesse Park and Hwy 1

Bench FSR → Army FSR → Slesse Rd → Chilliwack Lake Rd → Vedder Rd → Hwy 1

SECONDARY ROUTE

ROAD NAME	PAVED OR UNPAVED?	IS THERE ROAD SIGNAGE?	ROAD JURISDICTIONS	MAINTENANCE AND SEASONALITY
Bench FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road from 0 km to junction with Army FSR » Wilderness road to Elk View Road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	<ul style="list-style-type: none"> » Chilliwack Forest District 	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Army FSR	<ul style="list-style-type: none"> » Unpaved 2x4 » Capital road 	At entry, but no signage at the critical junction of Army FSR and Bench FSR	<ul style="list-style-type: none"> » Chilliwack Forest District 	<ul style="list-style-type: none"> » Chilliwack Forest District or its licensees » FSR open during snow-free months
Slesse Rd	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	<ul style="list-style-type: none"> » MOTI 	<ul style="list-style-type: none"> » MOTI and EAM » Maintained year round
Chilliwack Lake Rd	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack » Soowahlie First Nation » MOTI 	<ul style="list-style-type: none"> » City of Chilliwack » MOTI and EAM
Vedder Rd	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	<ul style="list-style-type: none"> » City of Chilliwack 	<ul style="list-style-type: none"> » City of Chilliwack
Hwy 1	<ul style="list-style-type: none"> » Paved 	Yes, at entry and all intersections	<ul style="list-style-type: none"> » MOTI 	<ul style="list-style-type: none"> » MOTI and EAM



If Chilliwack Lake Road is cut off east of Foley Rec Site, there are no road alternatives.



PLACES AND POPULATION

0

DESIGNATED PLACES

10

RECREATION SITES

2

INSTITUTIONS

Permanent population

LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
Post Creek subdivision	85 properties	✓	» No cell coverage
A handful of rural acreages	Unknown	✗	» No cell coverage

Visitor population

SITE NAME AND LOCATION	POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
35 RSTBC Ford Mountain Trailhead 49°05'43.8"N 121°35'55.0"W	No data	✗	» 5-km trail » Accessed off Ford Mountain FSR
36 Trans Canada Trail	No data	✗	» Intersects Chilliwack Lake Rd at various points
38			
45			
52			
37 RSTBC Riverside Recreation Site 49°05'43.7"N 121°34'57.7"W	15 campsites	✗	» Open spring to fall » Trans Canada Trail access
40 RSTBC Williams Peak Trailhead 49°06'07.6"N 121°32'54.0"W	No data	✗	» 11-km trail to viewpoint » Accessed off Chilliwack Lake Rd
42 Lindeman Lake Trailhead 49°05'52.2"N 121°27'31.4"W	Day hikers plus 6 backcountry campsites at each lake	✗	» Loop trail to Lindeman Lake, Greendrop Lake, and Flora Lake
46 Sxótsaqel/Chilliwack Lake Provincial Campground 49°05'44.7"N 121°27'16.9"W	181 vehicle access sites	✗	» Wi-fi at the gate house » landline and radio to landline capability
47 Radium Lake Trailhead 49°05'20.4"N 121°27'22.3"W	Day hikers plus 6 backcountry campsites	✗	» Trans Canada Trail access » Post Creek trail connection
48 Chilliwack Lake Boat Launch 49°05'16.8"N 121°27'04.2"W	Day users; no average daily use data	✗	» Only boat launch for Chilliwack Lake » No lakeside camping
42 Chilliwack River Ecological Reserve 49°01'40.2"N 121°23'20.9"W	Day hikers; no campsites; no average daily use data	✗	» 83-hectare reserve with a trail network
Paleface Pass trail to Skagit Valley	No data	✗	» Trans Canada Trail connection to Skagit Valley
Various vacation rentals in private homes	No data	✓	» Generally advertised on Airbnb, Booking.com, and VRBO
Various unsanctioned roadside campsites	Varies	✗	

Institutions

SITE NAME AND LOCATION	SITE POPULATION	VFD COVERAGE AREA?	NOTES/COMPLEXITIES
39 Joshua House Recovery Ministries 60550 Chilliwack Lake Rd	Approximately 50 on site	✘	» Short bus and passenger van
53 4 Square Church Camp 49°02'36.4"N 121°24'11.6"W	100-person maximum capacity	✘	» Sleeping areas in main cabin, mobile home, and chapel building

POTENTIAL EMERGENCY SITES

0

POTENTIAL EVACUEE SUPPORT SITES

8

POTENTIAL LANDING AREAS

2

POTENTIAL ASSEMBLY/STAGING/ICP

Potential emergency sites

SITE	USE AGREEMENT	POTENTIAL USE	NOTES/COMPLEXITIES
Joshua House Recovery Ministries 60550 Chilliwack Lake Rd	✘	Unimproved landing area, assembly area	» Backup power, fibre optic internet, wi-fi calling, Starlink wi-fi, large field » No alcohol or drugs are permitted on the premises
Post Creek Fire Break East 49.094689, -121.477674 Crown land	✘	Unimproved landing area	» Has been used by GSAR
Lindeman Lake Trailhead 49°05'55.9"N 121°27'30.4"W BC Parks	✘	Unimproved landing area, assembly area	» Large trees, vehicles
Lindeman Lake Helipad Adjacent to campsites BC Parks	✘	Designated helispot	» Lumber-constructed helipad for light and intermediate helicopters
Greendrop Lake Helipad Adjacent to campsites BC Parks	✘	Designated helispot	» Log-constructed helipad for light and intermediate helicopters
Chilliwack Lake 40 km on Chilliwack Lake Rd BC Parks	✘	Unimproved float plane landing area	» Boats on the water may add complexity
Paleface Creek Delta on Chilliwack Lake 49.046026, -121.405280 BC Parks	✘	Unimproved landing area during low water only	» Sandy delta that is reduced when the lake water level is high
Chilliwack Lake FSR jct. with Paleface Creek FSR 49.046701, -121.398365	✘	Unimproved landing area	» There is room for a helispot in a clearing located between two bridges on the Chilliwack Lake FSR

Evacuation complexities

CELL COVERAGE

None.

4 SQUARE CHURCH CAMP

Has radio-to-landline dialing. There may be groups of unaccompanied minors on scene. If the road is compromised, evacuation by air or by boat are the only options.

ABANDONED RVs

People may leave RVs and belongings at campsites, which may create a need for security and arrangements for property retrieval. Evacuations may also result in dangerous goods remaining at RV encampment sites of people who are unhoused.

RSTBC

Oversees Zone 4 recreation sites but lacks evacuation or security procedures.

BACKCOUNTRY VULNERABILITIES

There are no park rangers on call. Response time for park rangers to initiate notification of backcountry recreators and conduct trail sweeps may be 2-12 hours.

POST CREEK

Fire suppression equipment, shared community maps, and volunteers are managed by the ratepayers association. Half the homes are year-round; the rest are vacation or short-term rentals.

BOATERS

Boaters on Chilliwack Lake may make notification more complex.

JOSHUA HOUSE RECOVERY MINISTRIES

Has back-up power and supplies to shelter in place, and can transport its residents to a pre-organized group shelter in Abbotsford.

AREA E OPPORTUNITIES



CLOSE COMMUNICATION GAPS

Advocate for a cellular service sign project to identify emergency call service locations. Install an FVRD repeater or antenna to enhance radio coverage for the fire department and radio connection to the EOC when active. Add Resource Road channels to all FVRD vehicle radios. Designate a radio channel for interagency coordination during emergencies. Explore satellite communication devices for communication from incident site and incident command to EOC. FVRD's 2024 radio coverage gap assessment may reveal more gaps and solutions.

INTERAGENCY RELATIONSHIP OPPORTUNITIES

Distribute the Area E Evacuation Guide to all partners on the landscape listed within. FVRD could host "mock evacuation" tabletop exercises. Host an annual Area E partners spring meeting with partners on the landscape. Identify opportunities to activate partners (e.g. mutual aid agreements, shared maps, etc.).

USE-AGREEMENTS FOR TEMPORARY EMERGENCY SITES

Although regional districts have emergency powers to mandate land access for emergency response during States of Local Emergency, it is wise to secure use-agreements beforehand. This helps inventory resources and align expectations with site owners.

RECRUITMENT TO THE COMMUNITY RESILIENCY PROGRAM

Through the FVRD's community resiliency program, identify opportunities to activate community groups and/or individuals to support evacuations within the structure of the Emergency Operations Centre, and liaise with resiliency groups to increase awareness of safety issues during emergencies.

SECONDARY EVACUATION ROUTE OPPORTUNITIES

Update the FVRD interactive map to provincial naming conventions for FSRs. Advocate for adding a road sign at the Army FSR and Bench FSR junction. Explore redesignating the entire Bench FSR as a "capital" road for maintenance. Advocate for the installation of route signs at key entrances to routes that may be used for evacuations.

FIRE SERVICES ARRANGEMENTS ON SOOWAHLIE LANDS NORTH OF THE CHILLIWACK RIVER

Although both Chilliwack River Valley Fire Department and The City of Chilliwack Fire Service provide incident stabilization in this area to prevent startups from impacting their own jurisdictions, neither is contractually obligated to provide this service. Soowahlie First Nation has a fire service arrangement with Cultus Lake Fire Department that does not extend to the north side of the river. Explore clarity with each party to increase awareness of limitations and find solutions via written agreements.



FVRD.ca

Head office: 1-45950 Cheam Avenue, Chilliwack, BC

Call: 604-702-5000 or toll-free at 1-800-528-0061

To: Fraser Valley Regional District Board
From: Samantha Piper, Manager of Communications

Date: 2025-02-13

Subject: 2025 Advocacy and LMLGA Resolutions

Reviewed by: Kelly Lownsborough, Director of Corporate Services & CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to forward two resolutions to the Lower Mainland Local Government Association (LMLGA) for consideration at its Annual General Meeting (AGM) and Conference from April 29 – May 1, 2025;

AND THAT the Fraser Valley Regional District Board direct staff to further develop an Advocacy Plan, following 14 issues in 2025.

RESOLUTION #1: *Illegal dumping in rural areas clean-up funding*

WHEREAS the Province of British Columbia does not have a funding policy in place to offset costs associated to illegal dumping in rural areas of British Columbia;

AND WHEREAS the dumping/tipping fees, equipment, and fuel costs to clean-up the effects of abandoned vehicles, garbage, and litter unfairly places hardships on the efforts of dedicated volunteers and requires the backing of private donations to cover the costs associated with the clean-up work;

AND WHEREAS these sites are unsightly, negatively impact environmentally sensitive areas including waterways and natural spaces, posing a threat to public safety;

AND WHEREAS the sites are located on rural Crown land area, and can be directly associated with the impacts of low inventories of affordable housing in the Province of British Columbia;

THEREFORE BE IT RESOLVED that Union of British Columbia Municipalities ask the provincial government to take urgent steps to develop a policy to support a community-based funding model to support clean-up efforts on Crown lands undertaken by volunteers and organized interest groups.

RESOLUTION #2: Unmet Demands on Social and Community Infrastructure as a Result of Provincial Housing Targets

WHEREAS the mandate letters of the sitting provincial government include

- Growing the economy;
- Affordability;
- Strengthening healthcare; and
- Community safety

AND WHEREAS the Province has mandated accelerated and densified housing, placing historical and unmet demands on social and community infrastructure such as education, transit, social welfare and supportive housing;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities ask the provincial government to focus on strengthening complete communities and make historically significant investments in schools, community mental health, and transit to accommodate growth.

BACKGROUND

The FVRD Board has two Standing Committees whose terms of reference include the development of strategies to advocate to other levels of government on issues of concern within the Fraser Valley. The EA Advocacy Committee and the Intergovernmental Relations Committee met in late January 2025 and provided staff with a list of 14 topics to potentially bring forward as resolutions to the LMLGA for consideration or to continue to research and monitor for ongoing advocacy.

Resolutions endorsed at the LMLGA AGM & Conference are submitted to the Union of British Columbia Municipalities (UBCM) for consideration at its annual Convention. The 2025 LMLGA AGM & Conference is scheduled for April 29 to May 1, 2025. The submission deadline for resolutions is Wednesday, March 5, 2025. This report provides summaries of all of the issues raised by the Board for advocacy in 2025 and offers recommendations for approaches, including research, resolutions, meeting requests and monitoring.

DISCUSSION

The following topics will be included in the 2025 Advocacy Plan. The Plan will be reviewed by the EA Advocacy Committee and the Intergovernmental Relations Committee throughout the year and does not preclude the Board from bringing new topics forward for consideration throughout 2025.

1. *Illegal dumping in rural areas clean-up funding*

Status: RESOLUTION

Rationale: There is no provincial funding process to support the efforts of volunteer groups who rally and coordinate their efforts to clean up illegal dumping sites, which typically occur on Crown land. The costs are often the burden of the volunteers involved in the clean-up or through one-off private contributions. Illegal dumping sites continue to be problematic because of the public safety risks, environmental risks, and unsightliness for neighbours and people enjoying natural settings.

2. *Unmet Demands on Social and Community Infrastructure as a Result of Provincial Housing Targets*

Status: RESOLUTION

Rationale: The Ministry mandate letters released from the Province prioritize growing the economy, affordability, strengthening healthcare and community safety. However, these mandates fail to include the importance of social and community infrastructure such as schools, transit sustainability, and community health as part of their Provincial targets. The importance for government to focus on making complete communities that include social infrastructure and coordination of services is paramount for every community in British Columbia.

3. *Follow-up to the 2024 UBCM Resolution on Management of Fire Risk on Crown Land*

Status: MEETING REQUEST

Rationale: FVRD staff has been directed by the FVRD Board to request a meeting with the Minister of Forests, Honourable Ravi Parmar. The meeting will be to continue discussions on the FVRD's UBCM Resolution NR33 (endorsed) from the 2024 UBCM Convention, *Managing Fire Risk on Crown Land*.

4. *Follow-up to the 2024 UBCM Resolution on Disaster Financial Assistance for Victims of Climate Related Events*

Status: MEETING REQUEST

Rationale: FVRD staff received direction from the FVRD Board to request a meeting with the Minister of Emergency Management and Climate Readiness, Honourable Kelly Greene. The meeting will be to continue discussions on the FVRD's UBCM Resolution EB33 (endorsed) from the 2024 UBCM Convention, *Disaster Financial Assistance for Victims of Climate Related Events*.

5. Legislative Amendments Allowing for Provincial Agencies and Local Governments to Seize Property Associated with Illegal Fill Activities

Status: RESEARCH

Rationale: A Resolution is not feasible at this time based on the following:

- FVRD staff received direction from the FVRD Board to develop a soil deposit bylaw for the FVRD. This project is in the proposed 2025 work plan but currently not drafted. Requesting authorities for local government bylaw enforcement where no bylaw currently exists is not appropriate.
- To date, there has been no authentic consultation with the Ministry of Environment, Agricultural Land Commission, Indigenous Communities in British Columbia, or Local Governments in British Columbia;
- To date, there has been no consultation to determine the preference of implementing Peace Officer status for specific resources resulting in the ability to seize property associated with illegal fill activities;
- To date, there is no research available on the financial impacts of the intended change;
- To date, there is no indication of the timeline needed to make such legislative amendments and the impact on Provincial Agencies and Local Governments.

Therefore, additional research and time for authentic consultation is required prior to developing a Resolution.

6. Protection, Preservation, and Optimization of Industrial Lands

Status: RESEARCH/MEETING REQUEST

Rationale: A Resolution is not feasible at this time based on the following:

- The January 2025 Ministry of Jobs, Economic Development and Industry (JEDI) ministerial **mandate letter included, "Make sure BC's economy has the space to grow by creating an inventory of existing industrial lands, carrying out a land-use needs assessment and a strategy for protecting and growing the industrial land base."**
- In late 2023, FVRD staff were approached by JEDI staff to discuss an initiative related to **"Trade-Enabling Lands"**. **The Ministry was looking to** work with local governments and others to advise the Province on issues related to pressures on trade-enabling land. Several meetings were held in early 2024, but no further meetings have been held since then.
- The perspectives of local First Nations will be essential in this work.
- FVRD staff will continue to monitor and make arrangements to speak with the Ministry to **determine the initiative's status.**

Staff recommend that additional research with JEDI staff is required prior to developing a Resolution. The FVRD Board may wish to request a meeting with the Minister of Jobs, Economic Development and Industry to further explore the path they are taking to meet their mandate.

7. Provincial Insurance Program for Victims of Climate-Related Events Who Are Ineligible for Disaster Financial Assistance

Status: MONITOR

Rationale: No Resolution is necessary at this time. On January 29, 2025, the Government of Canada announced the modernization of the Disaster Financial Assistance Arrangements (DFAA) program. The Government of Canada worked closely with provincial and territorial governments in the review of the DFAA and noted significant inputs from Canadian and international experts. The modernized program is anticipated to be in effect April 1, 2025. Within the updated DFAA Guidelines Section, 10.6.11(b) supports the aspiration of the resolution maiden request:

10.6.11 Repair/reconstruction of homes

b. Homes that did not suffer structural damage but are now unsafe for occupancy (as established by a suitably qualified professional) as a direct result of an eligible disaster are eligible.

8. Expanded and Updated Process Associated with BC Assessment's Property Assessment Program to Ensure All Housing is Being Adequately Assessed and Taxed

Status: MONITOR

Rationale: No Resolution is warranted at this time. FVRD staff contacted BC Assessment and they confirmed if there were ever resource concerns, the topic would be discussed between BC Assessment and the Province of British Columbia. Each Municipality and Regional District has their own dedicated contact person within BC Assessment. If there are any concerns with assessments in any area throughout British Columbia, there are BC Assessment resources in place to assist with those concerns.

9. Implementation of a 9-1-1 Call Answer Levy on Cellular Devices

Status: MONITOR

Rationale: No Resolution is warranted at this time. The Union of BC Municipalities has received past resolutions for a 9-1-1 call levy on wireless services:

- Year: 2004, Number: SR1; Sponsor: UBCM Executive; Convention Decision: Endorsed
- Year: 2011, Number: B13; Sponsor: Cariboo RD; Convention Decision: Endorsed
- Year: 2021, Number: EB7; Sponsor: Bulkley-Nechako RD; Convention Decision: Endorsed
- Year: 2023, Number: RR17; Sponsor: Nelson; Convention Decision: Not Admitted for Debate
- Year: 2023, Number SR2; Sponsor: UBCM Executive; Convention Decision: Endorsed as Amended

At the time of this report's issuance, no Provincial Response was available for the 2023 Resolution; however, there is a Provincial Response from the 2021 Resolution – EB7 that, "Ministry staff would undertake further work to explore funding mechanism to support 9-1-1 services, such as the

establishment of a call answer levy on wireless phones and, in recognition that this is a cross-ministry issue, will work with colleagues at the Ministry of Municipal Affairs."

10. BILL 44 and the Requirement for a Housing Needs Assessment

Status: MONITOR

Rationale: FVRD staff received direction from the FVRD Board to monitor for future Lower Mainland Local Government Association resolutions or advocacy opportunities.

11. Legislative Amendments Allowing for Provincial and Local Government Access to Private Property to Undertake Recovery Works Following Weather Related Events Such as the 2021 Atmospheric River Event

Status: MONITOR

Rationale: FVRD staff received direction from the FVRD Board to monitor for future Lower Mainland Local Government Association resolutions or advocacy opportunities.

12. Provincial Funding Program for Radon Mitigation

Status: MONITOR

Rationale: FVRD staff received direction from the FVRD Board to monitor funding for radon mitigation efforts and consider future Lower Mainland Local Government Association resolutions or advocacy efforts by the FVRD Board. Staff will follow up with provincial staff contacts for updates.

13. Equitable Approach to Shelter Bed Locations

Status: MONITOR

Rationale: FVRD staff received direction from the FVRD Board to **review the City of Chilliwack's news** release regarding the equitable approach to shelter bed locations and consider whether an FVRD-led resolution or endorsement of a City of Chilliwack resolution could be achieved. Staff contacted the City of Chilliwack and confirmed that their staff intend to bring forward a resolution to Council in **February. If adopted, the FVRD Board can initiate a motion of endorsement at the FVRD's February** Board meeting.

14. Food Security Crisis

Status: MONITOR

Rationale: FVRD staff received direction from the FVRD Board to monitor for future advocacy opportunities to address the food security crisis.

COST

There is no financial implication associated with submitting resolutions to LMLGA for consideration.

CONCLUSION

Staff recommends approval of the submission of the two resolutions to the Lower Mainland Local Government Association (LMLGA) for consideration at its Annual General Meeting (AGM) and Conference from April 29 – May 1, 2025. There are 14 topics for the 2025 Advocacy Plan. In addition to the two resolutions, staff recommends approval of the 2025 Advocacy Plan with the additional categories of meeting requests, monitor, and research.

4th Quarter Update

October 1 - December 31, 2024

PLANNING & DEVELOPMENT

EA PLANNING

- 2 Development Permits
- 3 Development Variance Permits
- 6 Subdivision referrals
- 1 Rezoning application
- 1 ALC Referral



BUILDING INSPECTION



\$6.54M Building Permits - Value

24 Building Permits

288 Inspections

BYLAW

- 29 New files
- 80 Inspections
- 89 File reviews
- 449 Active Bylaw files



EMERGENCY MANAGEMENT

- 3 Level1 ESS calls
- 2 9-1-1 outages
- 3 Hosted training sessions
- 2 Attended training sessions
- FireSmart
 - 3 individual assessments
 - 1 neighbourhood assessments



HIGHLIGHTS



- Foodmesh provided update in November on the Fraser Valley Food Recovery Network. There are 219 network participants in the region.
- FVRD Board elected Chairs and Vice-Chairs for the upcoming year. Patricia Ross was elected as the FVRD Board Chair, Chris Kloot as the FVRD Board Vice-Chair. No changes to the Fraser Valley Regional Hospital District Board as Chair Sylvia Pranger and Acting Chair Paul Horn were acclaimed.

ADMINISTRATION



- 49 sets of agendas and minutes issued
- 25 committee/board meetings

50 FOI Requests

CORPORATE SERVICES

INFORMATION TECHNOLOGY (IT; GIS; FIRE DISPATCH)



- 240 Help Desk Tickets - Opened
- 212 Help Desk Tickets - Closed

FINANCE

- 6,290 Utilities Invoices issued
- 169 Employee changes completed
- 415 A/R Invoices processed
- 7,545 A/P Invoices processed
- 26 Payroll cycles



HUMAN RESOURCES

12 Job Postings



COMMUNICATIONS

349 Social Media Posts

25,253 Followers

(Facebook, X, Instagram, LinkedIn)



ENGINEERING & UTILITIES



- Construction continued for North Cultus WWTP
- Cashless payment system implemented at the Chaumox Landfill
- Completion of annual dike inspections
- Replaced the flow-meter at the Caryks Road Pumpstation within the Popkum Water System
- Refurbishment of the Morris Valley WWTP completed
- Total water produced in all water systems in 2024 = 1,171,165 cubic meters
- Total wastewater treated in all sewer systems in 2024 = 206,126 cubic meters

REGIONAL SERVICES

PROTECTIVE SERVICES



- 244 total calls - FVRD Fire Depts.
- 644 park patrols by Animal Control in Abbotsford, Chilliwack and Mission
- 119 dogs impounded
- 13 dogs placed into new homes
- 785 files attended by Animal Control Officers

ENVIRONMENTAL SERVICES

- Initiated procurement process for Invasive Weed Control
- 300 radon test kits distributed in the region
- Launched Regional Municipal Solid Waste Disposal Capacity Study
- Received delegation presentation from FoodMesh on 2024 food diversion efforts



PLANNING INITIATIVES

- Board support for new North of Fraser transit service in 2026
- Increased FVX services to accommodate strong ridership growth
- Sts'ailes Community to Community Forum continued
- Grant submitted for Indigenous Cultural Safety training



PARKS & RECREATION

- Hosted Shannon Community Park community engagement to plan for 2025 playground equipment replacement
- Vedder River Campground hosted planting day with a local school in partnership with Tree Canada who provided \$10,000 towards re-greening and irrigation installation
- Upgrades to Dogwood Valley Trail were completed including new stairs
- Resurfacing of the Lakeside Trail section by the Cottages completed
- 100 participants at sponsored Family Skate event
- 140 participants at Skate with Santa event
- Fitness programs saw steady participation with nearly 100 attendees collectively
- Over 182 hrs of swimming lane reservations
- 840 skate rentals

