

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

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

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 Draft Electoral Area Services Committee Meeting Minutes - January 16, 2025

MOTION FOR CONSIDERATION

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

7. FINANCE

7.1 2025 Grant-in-Aid Application – McConnell Creek Farmers Institute, Electoral Area F

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

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

- 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 Chaumox Landfill Operation Contract Extension

- 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

- 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.

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

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

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

- 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

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

- 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)

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.