

# FRASER VALLEY REGIONAL DISTRICT

## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Thursday, March 27, 2025, (Immediately following the FVRHD Open Meeting)

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. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

*All/Unweighted*

#### MOTION FOR CONSIDERATION

**THAT** the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of March 27, 2025 be approved;

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

4. BOARD MINUTES & MATTERS ARISING

- 4.1 Draft Fraser Valley Regional District Board Meeting Minutes - February 27, 2025

*All/Unweighted*

#### MOTION FOR CONSIDERATION

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting of February 27, 2025 be adopted.

5. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

- 5.1 Draft Human Resources Committee Meeting Minutes - February 24, 2025

- 5.2 Draft Parcel Tax Roll Review Panel Meeting Minutes - February 25, 2025

- 5.3 Draft Emergency Management Executive Committee Meeting Minutes - March 5, 2025

5.4 Draft Regional and Corporate Services Committee Open Meeting Minutes - March 13, 2025

5.5 Draft Electoral Area Services Committee Open Meeting Minutes - March 13, 2025

6. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

6.1 Motion brought forward from Director Patti MacAhonic, Electoral Area E regarding Choose Team Canada Approach in Response to US Tariffs and Buy Local Imperative

*All/Unweighted*

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to support Canadian businesses in a “Buy Canadian” strategy, purchasing goods and services that are based in Canada, while ensuring compliance with all applicable trade agreements and procurement practices with specific value thresholds.

7. LEGISLATIVE SERVICES

7.1 Abolishment of Deroche Office Policies

*All/Unweighted*

- Staff report dated March 13, 2025 by Lauren Olynick, Deputy Corporate Officer
- Call in Policy and Procedure When Working at the Deroche Office
- Panic Alarm Testing Policy and Procedure
- To Obtain Assistance in an Emergency at the Deroche Office

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board abolish the following policies:

- Call in Policy and Procedure When Working at Deroche
- Panic Alarm Testing at Deroche
- To Obtain Emergency Assistance at Deroche Office

7.2 Board Direction on Updates to the FVRD Board and Committee Procedures Bylaw

*All/Unweighted*

- Staff report dated March 13, 2025 by Jaime Van Nes, Director of Legislative Services/Corporate Officer

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to prepare updates to the Fraser Valley Regional District Board and Committee Procedures Bylaw including changes to the board meeting start time effective November 2026, election procedures for tie votes and housekeeping updates.

## 8. FINANCE

### 8.1 2025 Grant-in-Aid Request – Chilliwack Area Lions Clubs, Electoral Area H

#### *All/Unweighted*

- Staff report dated March 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 \$2,500 to the Fraser Valley Lions Clubs, funded from the 2025 Electoral Area H grant-in-aid budget, to help offset the costs of the Cultus Lake Pike Minnow Fishing Derby.

## 9. BYLAWS

### 9.1 Zoning Amendment Bylaw 1648, 2022 to Correct a Historical Zoning Error for Private Properties Adjacent to Coquihalla River Provincial Park, Electoral Area B

#### *EAs/Unweighted*

- Staff report dated March 13, 2025 by Amy Hsieh, Planner I
- Draft Bylaw No. 1648, 2022
- Staff report dated October 13, 2022 by Amy Hsieh, Planner I

#### MOTION FOR CONSIDERATION

**THAT** the Fraser Valley Regional District Board rescind third reading given to the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*;

**THAT** *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022* be forwarded to a new Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022* to Director Adamo or their alternate in their absence;

**THAT** Director Adamo or their alternate in their absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*;

**AND FURTHER THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022* in accordance with the Local Government Act;

**AND FINALLY THAT** in the absence of Director Adamo, or their alternate in their absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter.

### 9.2 Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No.

**1760, 2024**

***All/Unweighted***

- Staff report dated December 12, 2024 by Kinga Al-Mubarak, Accountant
- Draft Bylaw No. 1760, 2024

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District North Bend Water System Local Service Area Amendment Bylaw No. 1760, 2024*.

**9.3 Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No, 1761, 2024**

***All/Unweighted***

- Staff report dated December 12, 2024 by Kinga Al-Mubarak, Accountant
- Draft Bylaw No. 1761, 2024

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1761, 2024*.

**9.4 Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024**

- Staff report dated December 12, 2024 by Kinga Al-Mubarak, Accountant
- Draft Bylaw No. 1762, 2024

**MOTION FOR CONSIDERATION**

***All/Unweighted***

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Amendment Bylaw No. 1762, 2024*.

**9.5 2025 Service Area Establishment Bylaw Updates**

- Staff report dated March 27, 2025 by Beth Klein, Controller/Deputy CFO
- Draft Bylaw No.1781, 2025
- Draft Bylaw No.1782, 2025
- Draft Bylaw No.1783, 2025

**MOTION FOR CONSIDERATION**

**MOTION NO. 1**

***All/Unweighted***

**THAT** the Fraser Valley Regional District Board give first reading to the bylaws cited as:

*Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1781, 2025*

*Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1782, 2025*

*Fraser Valley Regional District Townsite of Yale Water Supply and Distribution Local Service Area Amendment Bylaw No. 1783, 2025*

**MOTION FOR CONSIDERATION**

**MOTION NO. 2**

***All/Unweighted***

**THAT** the Fraser Valley Regional District Board give second and third readings to the bylaws cited as:

*Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1781, 2025*

*Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1782, 2025*

*Fraser Valley Regional District Townsite of Yale Water Supply and Distribution Local Service Area Amendment Bylaw No. 1783, 2025*

**9.6 2025 Parcel Tax Bylaw Updates**

- Staff report dated March 27, 2025 by Beth Klein, Controller/Deputy CFO
- Draft Bylaw No.1775, 2025
- Draft Bylaw No.1779, 2025
- Draft Bylaw No.1780, 2025

**MOTION FOR CONSIDERATION**

**MOTION No.1**

***All/Weighted***

**THAT** the Fraser Valley Regional District Board give first reading to the bylaws cited as:

*Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Parcel Tax Amendment Bylaw No. 1775, 2025*

*Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Parcel Tax Amendment Bylaw No. 1779, 2025*

*Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Parcel Tax Amendment Bylaw No. 1780, 2025*

**MOTION FOR CONSIDERATION**

**MOTION No.2**

***All/Weighted***

**THAT** the Fraser Valley Regional District Board give second and third readings to the bylaws cited as:

*Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Parcel Tax Amendment Bylaw No. 1775, 2025*

*Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Parcel Tax Amendment Bylaw No. 1779, 2025*

*Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Parcel Tax Amendment Bylaw No. 1780, 2025*

**MOTION FOR CONSIDERATION**

**MOTION No.3**

***All/Weighted (2/3 Votes Cast)***

**THAT** the Fraser Valley Regional District Board adopt the bylaws cited as:

*Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Parcel Tax Amendment Bylaw No. 1775, 2025*

*Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Area Parcel Tax Amendment Bylaw No. 1779, 2025*

*Fraser Valley Regional District Yale and District Community Use Facility Operation and Maintenance Service Area Parcel Tax Amendment Bylaw No. 1780, 2025*

**9.7 Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1778, 2025**

- Staff report dated March 13, 2025 by Allison Neill, Engineering, Utilities and Community Services Technologist
- Draft Bylaw No. 1778, 2025

**MOTION FOR CONSIDERATION**

**MOTION NO. 1**

*All/Unweighted*

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No.1778, 2025*;

**MOTION FOR CONSIDERATION**

**MOTION NO. 2**

*All/Unweighted*

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No.1778, 2025*;

**MOTION FOR CONSIDERATION**

**MOTION NO. 3**

*All/Unweighted (2/3 Votes Cast)*

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No.1778, 2025*.

**9.8 Fraser Valley Regional District 2024-2028 Financial Plan Amendment Bylaw No. 1777, 2025**

- Staff report dated March 13, 2025 by Kinga Al-Mubarak, Accountant
- 2024 - 2028 Financial Plan Amendment Bylaw No. 1777, 2025
- Summary of Impacted Service Areas
- Budget Orientation and Navigation Tool
- Amendments Summary

**MOTION FOR CONSIDERATION**

**MOTION NO. 1**

*All/Weighted*

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District 2024-2028 Financial Plan Amendment Bylaw No. 1777, 2025*;

**MOTION FOR CONSIDERATION**

**MOTION NO. 2**

*All/Weighted*

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District 2024-2028 Financial Plan Amendment Bylaw No. 1777, 2025*;

**MOTION FOR CONSIDERATION**

**MOTION NO. 3**

*All/Weighted (2/3 Votes Cast)*

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District 2024-2028 Financial Plan Amendment Bylaw No. 1777, 2025*.

10. PERMITS

*[ OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD FOR ITEM 10.1 ]*

10.1 Development Variance Permit 2025-02 to increase the maximum setback for an accessory dwelling unit at 42921 Frost Road, Electoral Area H

*EAs/Unweighted*

- Staff report dated March 13, 2025 by Ray Schipper, Planning Technician
- Application Form
- Applicants rationale in support of application
- Site plan
- Letters of Support
- Draft DVP 2025-02

**MOTION FOR CONSIDERATION**

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-02 to vary the zoning regulations for an accessory dwelling unit by increasing the maximum setback between a principal dwelling unit and accessory dwelling unit from 30 metres to 59.32 metres at 42921 Frost Road, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

10.2 Temporary Use Permit Application for Temporary Staff Accommodation at 20955 Hemlock Valley Road, Area C

*EAs/Unweighted*

- Staff report dated March 13, 2025 by Andrea Antifaeff, Planner II
- Application
- Draft Permit

**MOTION FOR CONSIDERATION**

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2025-01 for temporary staff accommodation at Buildings A, D, and E at Sasquatch Mountain Resort, Hemlock Valley, Area C, for a term of twenty five (25) months, subject to a \$75,000 security to be increased and renewed from the previous temporary use permit, and consideration of any comments and concerns raised as a result of public notification.

11. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

11.1 Fire Hall Auxiliary Power System Installation Contract Award



***All/Weighted***

- Staff report dated March 13, 2025 by Dave Driediger, Manager of Regional Facilities

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute a contract with Strohmaier Electric Ltd. to provide and install auxiliary power systems at Boston Bar Fire Hall I, Yale Fire Hall I and II, North Fraser Fire Hall II and III, and Columbia Valley Fire Hall for the sum of \$130,595 inclusive of tax.

**11.2 Trans Mountain Tower Site Licence Agreement - Sumas Mountain Regional Park**

***All/Weighted***

- Staff report dated March 13, 2025 by Christina Vugteveen, Manager of Parks

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize its signatories to enter into a five year Tower Site Licence Agreement with Trans Mountain Pipeline ULC for the purpose of continuing the placement of an existing communication tower located in Sumas Mountain Regional Park.

**12. EMERGENCY MANAGEMENT**

**12.1 Emergency Management Program Policy – Implementation Update**

***FOR INFORMATION ONLY***

- Staff report dated March 5, 2025 by Tarina Colledge, Manager of Emergency Management

**12.2 Allied Pathways to Emergency Management, Emergency Management and Climate Readiness Indigenous Engagement Requirement Fund Project**

***FOR INFORMATION ONLY***

- Staff report dated March 5, 2025 by Tarina Colledge, Manager of Emergency Management
- Pathways to Allied Emergency Management

**12.3 Preparedness, Resiliency and Emergency Program Strategy**

***All/Unweighted***

- Staff report dated March 5, 2025 by Tarina Colledge, Manager of Emergency Management

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board endorse the Preparedness, Resiliency, and Emergency Program (PREP) Strategy and direct staff to proceed with program development.

## 13. OTHER MATTERS

### 13.1 Framework for Consideration of Soil-Related Development Applications and Referrals

#### *All/Unweighted*

- Staff report dated March 27, 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.

### 13.2 Agricultural Land Commission Application for Fill Placement at 39088 Hawkins Pickle Road, Electoral Area G

#### *EAs/Unweighted*

- Staff report dated March 13, 2025 by Tracey Heron, Planner I
- Application
- Land Capability Assessment

#### MOTION FOR CONSIDERATION

**THAT** the Fraser Valley Regional District Board refuse to forward the application for Fill Placement at 39088 Hawkins Pickle Road, Electoral Area G, to the Agricultural Land Commission for consideration.

### 13.3 Agricultural Land Commission Application for Fill Placement at 13028 Stave Lake Road, Electoral Area F

#### *EAs/Unweighted*

- Staff report dated March 13, 2025 by Amy Hsieh, Planner I
- Agrologist Report
- Site Plan for Soil Deposit
- Future Farm Plan
- Application

#### MOTION FOR CONSIDERATION

**THAT** the Fraser Valley Regional District Board refuse to forward the application for Placement of Fill at 13028 Stave Lake Road, Electoral Area F, to the Agricultural Land Commission.

### 13.4 Agricultural Land Commission Application for Fill Placement at 35225 Dale Road, Electoral Area F

#### *EAs/Unweighted*

- Staff report dated March 13, 2025 by Amy Hsieh, Planner I
- Agrologist Report and Reclamation Plan
- Site Grading and Cross Section Plans
- ALC Application
- Comment Received (March 12, 2025)

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board refuse to forward the application for Placement of Fill at 35225 Dale Road, Electoral Area F, to the Agricultural Land Commission.

**13.5 Building Permit Fee Increase**

***All/Unweighted***

- Staff report dated March 13, 2025 by Bill Ozeroff, Manager of Inspection Services

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board support the recommended Building Permit Fee increase and provide comments in preparation of an amendment to the Fraser Valley Regional District Building Bylaw No. 1188, 2013, Appendix 'A' Building Permit Fee Schedule

**13.6 BC Transit - North of Fraser Public Engagement**

***FOR INFORMATION ONLY***

- Staff report dated March 13, 2025 by Theresa Alexander, Planner I

**14. ADDENDA ITEMS/LATE ITEMS**

**15. ITEMS FOR CORRESPONDENCE**

**15.1 Letter from Councillor Trish Mandewo, UBCM President RE 2024 Resolution Referred to UBCM Executive (February 26, 2025)**

**15.2 Letter from Mayor Ross Siemens, City of Abbotsford RE Support for UBCM Resolution (February 28, 2025)**

**15.3 Letter from Natalya Melnychuk, Columbia Shuswap Regional District RE: Changes to the Community Works Fund Eligibility (March 18, 2025)**

**16. REPORTS BY STAFF**

**17. REPORTS BY BOARD DIRECTORS**

**18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

**IN PERSON PARTICIPATION**

**ONLINE PARTICIPATION**

Questions can be emailed to [info@fvrd.ca](mailto:info@fvrd.ca) before 1 pm, March 26, 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.

**19. RESOLUTION TO CLOSE MEETING**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

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

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(l) of the *Community Charter* - discussions with regional officers and employees respecting regional objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual regional report*];
- 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**

**20. RECONVENE OPEN MEETING**

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

**22. ADJOURNMENT**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board Open Meeting of March 27, 2025 be adjourned.