

# FRASER VALLEY REGIONAL DISTRICT

## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Thursday, May 22, 2025, 4:00 pm

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

45950 Cheam Avenue, Chilliwack, BC V2P 1N6

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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 May 22, 2025 be approved;

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

4. 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)(f) of the *Community Charter* - law enforcement, if the board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client

privilege, including communications necessary for that purpose;

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

## RECESS

### 5. RECONVENE OPEN MEETING AT 6:00PM

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

### 7. BOARD MINUTES & MATTERS ARISING

#### 7.1 Draft Fraser Valley Regional District Board Meeting Minutes - April 24, 2025

*All/Unweighted*

#### MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of April 24, 2025 be adopted.

### 8. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

#### 8.1 Draft Regional and Corporate Services Committee Open Meeting Minutes - May 15, 2025

#### 8.2 Draft Electoral Area Services Committee Open Meeting Minutes - May 15, 2025

### 9. LEGISLATIVE SERVICES

#### 9.1 Updates to Electoral Area Advocacy Committee Terms of Reference

*All/Unweighted*

- Staff report dated May 15, 2025 by Jaime Van Nes, Director of Legislative Services/Corporate Officer
- Draft Terms of Reference

#### MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the updated Electoral Area Advocacy Committee Terms of Reference.

#### 9.2 Attendance at Keeping It Rural Conference 2025

*All/Unweighted*

- Staff report dated May 15, 2025 by Jaime Van Nes, Director of Legislative Services/Corporate Officer

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize Directors Johnson, MacAhonic and Waardenburg to attend the Keeping It Rural Conference in Kelowna, BC between June 10 and 12, 2025;

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

**10. FINANCE**

**10.1 2024 Grant Financial Accountability Reporting**

*FOR INFORMATION ONLY*

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant
- 2024 Electoral Area Grant-in-Aid Funding
- 2024 Regional Grant-in-Aid Funding

**10.2 2024 Forced Labour Reporting**

*All/Unweighted*

- Staff report dated May 15, 2025 by Beth Klein, Controller/Deputy CFO
- 2024 Reporting

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve and attest to the Forced Labour Report and submit to the Federal Government by May 31, 2025.

**10.3 2025 Grant-in-Aid Request – Boston Bar North Bend Enhancement Society, Electoral Area A**

*All/Unweighted*

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant
- GIA Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$1,000 to the Boston Bar North Bend Enhancement Society, funded from the 2025 Electoral Area A grant-in-aid budget, to assist with the cost of hosting a concert by the Cascadia Wind Ensemble.

**10.4 2025 Grant-in-Aid Request – Hope Mountain Black Bear Committee, Electoral Area B**

*All/Unweighted*

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant

- GIA Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$2,000 to the Hope Mountain Black Bear Committee, funded from the 2025 Electoral Area B grant-in-aid budget, to help offset the cost of preparing public education materials on bear awareness.

**10.5 2025 Grant-in-Aid Request – Deroche Farmers Market, Electoral Areas C and G**

***All/Unweighted***

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant
- GIA Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,330, funded from the 2025 Electoral Area C and Electoral Area G grant-in-aid budgets in equal amounts of \$1,165, to help offset the cost of operating the Deroche Farmers Market.

**10.6 2025 Grant-in-Aid Request – Chilliwack Vedder River Cleanup Society, Chilliwack River Valley Clean-up Fund, Electoral Area E**

***All/Unweighted***

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant
- GIA Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$3,900 to the Chilliwack Vedder River Cleanup Society, funded from the Chilliwack River Valley Clean-up Fund, for cleanup events and to expand the “Adopt-A-River” program in the Chilliwack River Valley.

**10.7 2025 Grant-in-Aid Request – Cultus Lake Community School Association, Electoral Area H**

***All/Unweighted***

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant
- GIA Application

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$2,500 to the Cultus Lake Community School Association, funded from the 2025 Electoral Area H grant-in-aid budget, to assist with upcoming 2025 summer programming costs.

**10.8 Financial Plan 2025-2029 Amendment - May**

***All/Unweighted***

- Staff report dated May 15, 2025 by Kinga Al-Mubarak, Accountant

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct Staff to prepare for the Board’s consideration an amendment to the Fraser Valley Regional District Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

**10.9 2024 Electoral Area Annual Development Cost Charge Report**

***FOR INFORMATION ONLY***

- Staff report dated May 15, 2025 by Beth Klein, Controller/Deputy CFO

**11. BYLAWS**

**11.1 Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024**

***All/Unweighted***

- Staff report dated February 13, 2025 by Beth Klein, Controller/Deputy CFO
- Draft Bylaw No. 1757, 2024
- Statutory Approval

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*.

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

***All/Unweighted***

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

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1782, 2025*.

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

***All/Unweighted***

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

- Statutory Approval

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Townsite of Yale Water Supply and Distribution Local Service Area Amendment Bylaw No. 1783, 2025*.

**11.4 Fraser Valley Regional District Zoning Amendment Bylaw No. 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 May 22, 2025 by Amy Hsieh, Planner I
- Second Public Hearing Report (April 8, 2025)
- Draft Bylaw No. 1648, 2022

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board give third reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*.

**11.5 Fraser Valley Regional District Board and Committee Procedures Bylaw No. 1772, 2025**

- Staff report dated May 15, 2025 by Jaime Van Nes, Director of Legislative Services/Corporate Officer
- Draft Bylaw No. 1772, 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 Board and Committee Procedures Bylaw No. 1772, 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 Board and Committee Procedures Bylaw No. 1772, 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 Board and Committee Procedures Bylaw No. 1772, 2025*.

**11.6 Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025**

- Staff report dated May 15, 2025 by Riley Green, Engineering, Utilities & Community Services Technologist
- Draft Bylaw No. 1785, 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 Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 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 Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025*.

**12. PERMITS**

***[ OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD FOR ITEM 12.1 ]***

**12.1 Development Variance Permit 2025-03 to vary setbacks for a detached staircase at 20962 Sakwi Creek Road, Electoral Area C**

***EAs/Unweighted***

- Staff report dated May 15, 2025 by Ray Schipper, Planning Technician
- DVP Application
- Draft Permit
- Site Plans
- DVP Permit 2024-04

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2025-03 to reduce the interior side setback (north) from 3.5 metres to 0.0 metres and the rear setback from 5.0 metres to 1.2 metres for construction of a detached staircase, at 20962 Sakwi Creek Road, Area C, subject to consideration of any comments or concerns raised by the public.

**12.2 Special Event Permit 2025-01 - Canadian Archery Challenge**

***All/Unweighted***

- Staff report dated May 15, 2025 by Louise Hinton, Bylaw Compliance and Enforcement Officer
- Application
- Arrangement Statement
- Site Plan

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2025-01 to facilitate camping activities for the Canadian Archery Challenge Event to be held Friday June 20, 2025, to Sunday June 22, 2025 at Sasquatch Mountain Resort, subject to the receipt of all required documentation necessary to complete the application;

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

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize FVRD signatories to execute all instruments associated with the Special Event Licence No. 2025-01.

**13. CONTRACTS, COVENANTS AND OTHER AGREEMENTS**

**13.1 Update on Disaster Resilience and Innovation Fund (DRIF) Grant and Award of Contract for Boston Bar Landslide Hazard Assessment**

***All/Weighted***

- Staff report dated May 15, 2025 by Katelyn Hipwell, Manager of Planning
- Full Proposal Work Plan and Cost Estimate

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a sole-sourced agreement for services for \$345,434.00 + GST with BGC Engineering Inc. for the Boston Bar landslide hazard assessment and development of a risk management framework for catastrophic landslides.

**14. OTHER MATTERS**

**14.1 Proposed Car Seat Recycling Pilot Program**

***All/Unweighted***

- Staff report dated May 15, 2025 byCarolynn Pegura, Environmental Services Coordinator

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize staff to proceed with a two-year pilot project for the collection and recycling of child car seats.

**14.2 Regional Parks and Trails Strategic Plan Project Initiation**

*All/Unweighted*

- Staff report dated May 15, 2025 by Sara Vorlicek, Planning Technician

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board support the initiation of an update to the Fraser Valley Regional District Regional Parks Strategic Plan 2014-2024.

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

*EAs/Unweighted*

- Staff report dated May 15, 2025 by David Bennett, Planner II
- Public Information Meeting Summary (April 2, 2025)
- Public Information Meeting - Responses from Norah Properties (April 22, 2025)

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the official community plan and zoning amendment applications to facilitate a residential subdivision with commercial and multifamily land uses at 52285 52375 52425 52445 Yale Road, Area D in conjunction with public feedback associated with the April 2, 2025, open house,

**AND THAT** a decision with respect to the proposed official community plan and zoning amendment applications be deferred to a future regular meeting of the Fraser Valley Regional District Board,

**AND FURTHER THAT** the Fraser Valley Regional District Board direct staff to work with the applicant to bring forward a revised application that addresses neighbourhood concerns regarding density, land uses and the layout of the proposal; and that these changes reflect the existing Official Community Plan.

**14.4 Area C Official Community Plan Update – Revised Engagement Strategy and Public Feedback Post 1st Reading**

*EAs/Unweighted*

- Staff report dated May 15, 2025 by Andrea Antifaeff, Planner II
- Public Feedback Post 1st Reading Summary (May 2025)
- Staff report dated November 14, 2024 by Katelyn Hipwell, Manager of Planning

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board endorse the revised engagement strategy as outlined in the staff report dated May 15, 2025, to receive feedback on the draft Official Community Plan Bylaw No. 1747, 2024

**AND THAT** the Fraser Valley Regional District Board receive the What We Heard report (Appendix A) for information purposes.

## 14.5 Fraser Canyon Complete Communities Study Project Update

### *FOR INFORMATION ONLY*

- Staff report dated May 15, 2025 by Andrea Antifaeff, Planner II
- Fraser Canyon Survey Summary

## 14.6 BC Transit 2025-2026 Expansion Funding

### *FOR INFORMATION ONLY*

- Staff report dated May 15, 2025 by Alison Stewart, Manager of Strategic Planning
- Letter to FVRD from Rob Ringma, Senior Manager, Government Relations, BC Transit (April 14, 2025)

## 15. ADDENDA ITEMS/LATE ITEMS

## 16. REPORTS BY STAFF

## 17. REPORTS BY BOARD DIRECTORS

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

FVRD Board Room

### ONLINE PARTICIPATION

Questions can be emailed to [info@fvrd.ca](mailto:info@fvrd.ca) before 1 pm, May 21, 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)(f) of the *Community Charter* - law enforcement, if the board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
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- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client

privilege, including communications necessary for that purpose;

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

## RECESS

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 May 22, 2025 be adjourned.