

# FRASER VALLEY REGIONAL DISTRICT

## ELECTORAL AREA SERVICES COMMITTEE

### OPEN MEETING AGENDA

Thursday, July 10, 2025, 1:30 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. 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 July 10, 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 Upper Fraser Valley Regional Detachment (UFVRD) Policing

- Delegation by Darren Pankratz, Superintendent, Officer in Charge, RCMP

6. MINUTES/MATTERS ARISING

#### 6.1 Draft Electoral Area Services Committee Meeting Minutes - June 5, 2025

#### MOTION FOR CONSIDERATION

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held June 5, 2025 be adopted.

7. LEGISLATIVE SERVICES

#### 7.1 2025 UBCM staff meeting requests

- Staff report dated July 10, 2025 by Jaime Van Nes, Director of Legislative Services

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to request the following meetings with ministry staff during the 2025 Union of British Columbia Municipalities convention:

#### **Ministry of Environment and Parks**

1. Creation of a Cultus Lake Provincial Park plan to manage visitors
2. Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations

#### **Ministry of Forests**

1. Creation of community forest in Electoral Area C in collaboration with local First Nations

#### **Ministry of Transportation and Transit**

1. Hemlock Valley Road conditions and Highway 7 improvements

#### **Ministry of Water, Land and Resource Stewardship**

1. Cultus Lake – an ecosystem under stress and in need of care

## **8. FINANCE**

### **8.1 Financial Plan 2025 – 2029 Amendment - July**

- Staff report dated July 10, 2025 by Trevor Lucy, 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.

## **9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

### **9.1 Agricultural Land Commission Applications 2025-03 and 2025-04 for ALR Inclusion at 41063 North Nicomen Road, Electoral Area G**

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician
- Agricultural Capability Assessment (November 16, 2022)
- Comparison of Agricultural Parcels (March 2, 2023)
- Agricultural Capability Assessment (November 17, 2024)
- Agricultural Land Assessment Repo for 14671 Williams Road, Richmond BC (May 14, 2025)
- Aerial Site Photo
- Site Photo

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board forward the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

- a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4) under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

#### **9.2 Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G**

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

#### **9.3 Development Variance Permit 2025-06 to increase building height from 7.75m to 9.32m for 4490 Estate Drive, Electoral Area E**

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician
- DVP Plans

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board refuse Development Variance Permit 2025-06 for 4490 Estate Drive, Electoral Area E.

#### **9.4 Area C Official Community Plan Update – Consideration of Second Reading Bylaw No. 1747, 2024**

- Staff report dated July 10, 2025 by Andrea Antifaeff, Planner II
- Draft Bylaw No. 1747, 2024

### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

**THAT** the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in their absence, to Director Dixon;

**THAT** Director Dickey, or in their absence Director Dixon, preside over and Chair the Public Hearing

with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

**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 Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the *Local Government Act*;

**AND FINALLY THAT** in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, 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.

#### **9.5 Update to the Framework of Considering Soil Related Applications & Referrals**

- Staff report dated July 10, 2025 by Graham Daneluz, Director of Planning & Development
- Framework for Consideration

##### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas

#### **9.6 Zoning Amendment Bylaw No. 1799, 2025 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access**

- Staff report dated July 10, 2025 by Ray Schipper, Planning Technician
- Draft Bylaw No. 1799, 2025
- Zoning Amendment Application

##### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board give First Reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

**THAT** the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

**THAT** *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* be forwarded to 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. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

**THAT** Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing

with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

**AND THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

**AND FURTHER THAT** in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, 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;

**AND FINALLY THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.

**10. ADDENDA ITEMS/LATE ITEMS**

**11. REPORTS BY STAFF**

**12. REPORTS BY ELECTORAL AREA DIRECTORS**

**13. 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, July 9, 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.

**14. ADJOURNMENT**

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee Open Meeting of July 10, 2025 be adjourned.