

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Thursday, July 24, 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 July 24, 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* - the consideration of information regarding labour relations and other employee relations;
- 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

5. RECONVENE OPEN MEETING

6. DELEGATIONS AND PRESENTATIONS

6.1 Fraser Valley Destination Development Update - Experience the Fraser

- Delegation by Dayna Miller, General Manager, Vancouver, Coast & Mountains Tourism Region and Allison Colthorp, Executive Director, Tourism Chilliwack
- PowerPoint presentation slides

7. BOARD MINUTES & MATTERS ARISING

7.1 Draft Fraser Valley Regional District Board Meeting Minutes - June 26, 2025

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of June 26, 2025 be adopted.

8. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

8.1 Draft Intergovernmental Relations Committee Open Meeting Minutes - June 26, 2025

8.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - July 10, 2025

8.3 Draft Electoral Area Services Committee Open Meeting Minutes - July 10, 2025

9. LEGISLATIVE SERVICES

9.1 2025 UBCM staff meeting requests

All/Unweighted

- 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

10. FINANCE

10.1 Treasury Update – 2025 Quarter 2

FOR INFORMATION ONLY

- Staff report dated July 10, 2025 by Trevor Lucy, Accountant
- Dashboard
- Glossary

10.2 2024 Canada Community-Building Fund – Community Works Fund Reporting

FOR INFORMATION ONLY

- Staff report dated July 24, 2025 by Beth Klein, Controller/Deputy CFO
- Annual Expenditure Report for Reporting Year 2024

10.3 Funding Commitment – Community Works Fund

All/Unweighted

- Staff report dated July 24, 2025 by Beth Klein, Controller/Deputy CFO

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a contribution up to \$30,000 to the Columbia Valley Ratepayers Association, funded from the Electoral Area H Community Works Fund, for upgrades to the community centre.

10.4 Financial Plan 2025 – 2029 Amendment - July

All/Unweighted

- 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.

11. BYLAWS

11.1 Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022 to facilitate rezoning of

three properties adjacent to Coquihalla River Provincial Park, Electoral Area B

- Staff report dated July 24, 2025 by Ray Schipper, Planning Technician
- Draft Bylaw 1648, 2022

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*.

11.2 Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C - Lake Errock and Harrison Mills, Bylaw No. 1747, 2024

EAs/Unweighted

- 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.

11.3 Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2025

- Staff report dated July 24, 2025 by Trina Douglas, Manager of Protective Services

- Draft Bylaw 1749, 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 Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024*;

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 Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024*.

11.4 Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No 1786, 2025

All/Unweighted

- Staff report dated June 5, 2025 by Sterling Chan, Deputy Director of Engineering
- Draft Bylaw No. 1786, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025*.

11.5 Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No 1787, 2025

All/Unweighted

- Staff report dated June 5, 2025 by Sterling Chan, Deputy Director of Engineering
- Draft Bylaw No. 1787, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025*.

11.6 Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025

All/Unweighted

- Staff report dated June 26, 2025 by Riley Green, Engineering, Utilities & Community Services Technologist

- Draft Bylaw No. 1792, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025*.

11.7 Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1793, 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 North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 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 North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025*.

11.8 Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1794, 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 Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 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 Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025*;

11.9 Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1795, 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 Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 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 Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025*.

11.10 Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1796, 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 Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 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 Cultus Lake Integrated Water Supply and Distribution System*

11.11 Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025

- Staff report dated July 10, 2025 by Stacey Barker, Director of Regional Services
- Draft Bylaw No. 1797, 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 Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025*, which establishes standard assessed property value as the method of taxation;

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 Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025*;

MOTION FOR CONSIDERATION

MOTION NO. 3

All/Unweighted

THAT the Fraser Valley Regional District Board direct staff to bring the *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025* back every 5 years for its review of the taxation methodology.

11.12 Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025

- Staff report dated July 10, 2025 by Jaime Van Nes, Director of Legislative Services
- Draft Bylaw No. 1798, 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 Indemnification Bylaw No. 1798, 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 Indemnification Bylaw No. 1798, 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 Indemnification Bylaw No. 1798, 2025*.

11.13 Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access

EAs/Unweighted

- 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*.

12. PERMITS

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

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

EAs/Unweighted

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician
- DVP Plans
- Draft Permit
- Comments Received

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-06 for 4490 Estate Drive, Area E, to increase the maximum height of a principal dwelling from 7.75 meters to 9.32 meters, subject to consideration of comments or concerns raised by the public.

13. OTHER MATTERS

13.1 BC Transit 2025 Fare Review – Agassiz-Harrison, Hope and FVX Services

All/Unweighted

- Staff report dated July 10, 2025 by Alison Stewart, Manager of Strategic Planning
- Fare Review Report

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Agassiz-Harrison and Hope transit services to be implemented on October 1, 2025,

AND THAT the Fraser Valley Regional District Board approve the phase-out of the existing DayPASS product and the current transfer policy, to be replaced with the implementation of DayPASS-on-Board and Fare Capping within the Agassiz-Harrison and Hope transit services,

AND FURTHER THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Fraser Valley Express transit service to be implemented on October 1, 2025.

13.2 Funding application to Strategic Priorities Fund

All/Unweighted

- Staff report dated July 24, 2025 by Stacey Barker, Director of Regional Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize staff to submit a funding application to the Union of BC Municipalities' Strategic Priorities Fund to address natatorium dehumidification and energy recovery at the Hope and Area Recreation Centre.

13.3 Indigenous Services Canada Referral - Shxw'ōwhámél First Nation's Ohamil 1 Proposed Addition to Reserve, Electoral Area B

All/Unweighted

- Staff report dated July 10, 2025 by Kate Fenton, Planner I

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board respond to the referral from Indigenous Services Canada by providing the technical comments outlined in the staff report dated July 10, 2025, related to the addition of land at 58970 Laidlaw Road (PID: 005-036-861) and St Elmo Road (PID: 008-919-411) to Ohamil 1 Indian Reserve.

13.4 Update to the Framework of Considering Soil Related Applications & Referrals

All/Unweighted

- 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.

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

EAs/Unweighted

- 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 Report 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.

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

EAs/Unweighted

- 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.

14. ADDENDA ITEMS/LATE ITEMS

15. ITEMS FOR INFORMATION

15.1 Staff Report dated July 10, 2025 by Riley Smith, Planner I regarding Regional Industrial Lands Inventory Update

15.2 Staff Report dated July 10, 2025 by Carolynn Pegura regarding the Launch of the Fraser Valley Agricultural Plastics Recycling Program

16. ITEMS FOR CORRESPONDENCE

16.1 Letter from Mayor Paul Horn, City of Mission to Minister Gibson RE Commercial Rent (June 16, 2025)

16.2 Letter from Simone Sangster, Secretary Treasurer, Chilliwack School District RE Eligible School Site Proposal (June 26, 2025)

16.3 Letter from Mike Younie, CAO, City of Mission RE Request for Letter of Support for City of Mission Grant Application (July 17, 2025)

17. REPORTS BY STAFF

18. REPORTS BY BOARD DIRECTORS

19. 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, July 23, 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.

- 20. RESUME CLOSED 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 July 24, 2025 be adjourned.