FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Tuesday, April 10, 2018
1:30 p.m.
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Dennis Adamson, Electoral Area B
Director Alec Niemi, Electoral Area C
Director Orion Engar, Electoral Area E
Director Ray Boucher, Electoral Area F
Director Al Stobbart, Electoral Area G
Director Taryn Dixon, Electoral Area H

Regrets: Director Terry Raymond, Electoral Area A

Staff Present: Paul Gipps, Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Tareq Islam, Manager of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Suzanne Gresham, Director of Corporate Initiatives (part)
Graham Daneluz, Deputy Director of Planning & Development
Jennifer Kinneman, Manager of Corporate Affairs
Jaime Schween, Manager of Corporate Administration
Sterling Chan, Manager of Engineering & Infrastructure
Greg Price, Building Inspector (part)
Dawn Smith, Planner II
Louise Hinton, Bylaw Compliance and Enforcement Officer
Adriana Snashall, Bylaw Compliance and Enforcement Officer
Andrea Antifaeff, Planning Technician
Katarina Duke, Engineering & Community Services Technologist
Matthew Fang, Network Analyst I
Amanda Molloy, Executive Assistant to CAO and Board
Chris Lee, Recording Secretary

Also Present: William Dahlman and Wendy Scott, Property Owners (*as per item 3.3*)

There were two members of the public present.

DRAFT

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By STOBBART
Seconded By ADAMSON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of April 10, 2018 be approved;

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

CARRIED

3. SHOW CAUSE HEARING(S)

3.1 Building Bylaw and BC Building Code Contraventions at 46594 Chilliwack Lake Road, EA E, FVRD, BC (legally described as District Lot 496, New Westminster District, Plan NWP22273 Parcel 1, Group 2; and PID 000-547-948

Louise Hinton, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 46594 Chilliwack Lake Road, Electoral Area E, and the efforts of staff to encourage voluntary compliance by the property owner.

Chair Dickey asked if any members of the public wished to speak on this matter. No comments were offered.

Moved By ADAMSON
Seconded By ENGAR

THAT the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the Fraser Valley Regional District Building Bylaw No. 1188, 2013, at 46594 Chilliwack Lake Road Electoral Area E, Fraser Valley Regional District, British Columbia (legally described as District Lot 496, New Westminster District, Plan NWP22273 Parcel 1, Group 2.; and Parcel Identifier 000-547-948).

CARRIED

DRAFT

3.2 Building Bylaw and BC Building Code Contraventions at 41330 North Nicomen Road, EA G, FVRD, BC (legally described as Lot 1 Section 6 Township 24 New Westminster District Plan 6914; and PID 011-252-723

Louise Hinton, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 41330 Nicomen Road, Electoral Area G, and the efforts of staff to encourage voluntary compliance by the property owner.

Chair Dickey asked if any members of the public wished to speak on this matter. No comments were offered.

Moved By STOBBART
Seconded By BOUCHER

THAT the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the *Fraser Valley Regional District Building Bylaw No. 1188, 2013*, at 41330 North Nicomen Road Electoral Area G, Fraser Valley Regional District, British Columbia (legally described as Lot 1 Section 6 Township 24 New Westminster District Plan 6914; and Parcel Identifier 011-252-723).

CARRIED

3.3 Building Bylaw and BC Building Code Contraventions at 36162 Ridgeview Road, EA F, FVRD, BC (legally described as Lot 7 Section 4 Township 4 Range 2 West of the Seventh Meridian New Westminster District Plan 45682 PID 005-171-474

Adriana Snashall, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 36162 Ridgeview Road, Electoral Area F, and the efforts of staff to encourage voluntary compliance by the property owner.

Chair Dickey asked if any members of the public wished to speak on this matter. William Dahlman and Wendy Scott, property owners of 36162 Ridgeview Road were in attendance and reported that they have just received the blueprints for their house and that they are prepared to work towards bringing their building into compliance with the current building codes. Financial constraint was also cited, and they noted their hopes to get the necessary permits and proceed with the renovation within the next year.

DRAFT

Committee Members expressed concern with the time taken by the homeowners to get the building into compliance, and with the lack of response to staff's numerous attempts to communicate with the homeowners. As the property owners have indicated their commitment to start work towards bringing the building into compliance, CAO Paul Gipps noted that staff are willing to work with the homeowners. As such, the following motion was brought forward to provide the homeowners with additional time to comply.

Moved By BOUCHER
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board direct staff to defer filing a Notice in the Land Title Office with respect to the property located at 36162 Ridgeview Road, Electoral Area F in order to provide the property owners additional time to bring their property into compliance;

AND THAT should the property owners not start to address the situation by September 2018 that a Notice of Title in accordance with Section 57 of the *Community Charter* due to the contraventions of the *Fraser Valley Regional District Building Bylaw No. 1188, 2013*, at 36162 Ridgeview Road Electoral Area F, Fraser Valley Regional District, British Columbia (legally described as Lot 7 Section 4 Township 4 Range 2 West of the Seventh Meridian New Westminster District Plan 45682; and Parcel Identifier 005-171-474) be filed on September 25, 2018.

CARRIED

4. MINUTES/MATTERS ARISING

4.1 Minutes of the Electoral Area Services Committee Meeting - March 13, 2018

Moved By DIXON
Seconded By ADAMSON

THAT the Minutes of the Electoral Area Services Committee Open Meeting of March 13, 2018 be adopted.

CARRIED

DRAFT

5. CORPORATE ADMINISTRATION

5.1 Draft Bylaw Offence Notice Enforcement Amendment Bylaw No. 1480, 2018

Questions arose regarding ticketing for the Vedder River Campground and building bylaw penalties.

Moved By STOBBART
Seconded By BOUCHER

THAT the Fraser Valley Regional District consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1480, 2018.*

CARRIED

6. FINANCE

6.1 Grant-In-Aid Request – Boston Bar North Bend Bowling Association, Electoral Area "A"

Moved By ADAMSON
Seconded By STOBBART

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $1,000 to the Boston Bar North Bend Bowling Association, funded from the Electoral Area "A" grant-in-aid-budget, to help purchase trophies and awards for annual events at Canyon Lanes as well as sponsoring tournaments.

CARRIED

6.2 Grant-In-Aid Request – Sunshine Valley Ratepayers Association, Electoral Area "B"

Moved By ADAMSON
Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $9,200 to the Sunshine Valley Ratepayers Association, funded from the Electoral Area "B" grant-in-aid budget, to help offset the costs of equipment rental for river cleanup, equipment for community workshops and special events, hosting a Canada Day celebration, website upgrades, and improvements to the community garden.

CARRIED

DRAFT

6.3 Grant-In-Aid Request – Hope & District Arts Council, Electoral Area "B"

Moved By ADAMSON
Seconded By NIEMI

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $3,000 to the Hope & District Arts Council (HDAC), funded from the Electoral Area "B" grant-in-aid budget, to provide funds for supporting arts and cultural programming attended by residents of Hope, Yale, Sunshine Valley, Laidlaw and surrounding areas.

CARRIED

7. ENGINEERING & UTILITIES

7.1 Community Sanitary Sewer Servicing in Popkum, Electoral Area "D"

Moved By ADAMSON
Seconded By DIXON

THAT in accordance with the FVRD Development Procedures Bylaw No. 1377, 2016 the Fraser Valley Regional District Board defer consideration of new bylaw amendments within the West Popkum neighbourhood of Electoral Area "D" until a policy guiding sanitary sewer servicing in Popkum is adopted.

CARRIED

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1 Application for Development Variance Permit 2018-14 to vary the setback requirement from a highway and height requirement for a proposed duplex at 20917 Snowflake Crescent, Electoral Area "C"

Moved By NIEMI
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-14 to vary the highway setback requirement from 6 metres to 2.1metres on the north side of the lot and 6 metres to 3.74 metres on the west side of the lot; and to vary the maximum height from 12 metres to 14 metres to permit the construction of a duplex, subject to consideration of any comments raised by the public.

AND THAT Development Variance Permit 2018-14 replace and supersede Development Variance Permit 2017-14 and that Development Variance Permit 2017-14 be cancelled.

CARRIED

DRAFT

8.2 Application for Development Variance Permit 2018-17 to vary the setback requirement from a highway and height requirement for a proposed single family dwelling at 20934 Snowflake Crescent, Hemlock Valley.

Director Niemi reported that he has spoken to staff and is satisfied that there are no concerns as a result of this variance.

Moved By NIEMI
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-17, subject to comments or concerns raised by the public.

CARRIED

8.3 Good Neighbour Practices - Update

Moved By ADAMSON
Seconded By STOBBART

THAT the Fraser Valley Regional District Board endorse the updated '*Good Neighbour Practices – Managing Construction and Development Impacts in Residential Neighbourhood*' document as policy for the FVRD Electoral Areas.

CARRIED

Staff was commended for the work done on developing this policy.

8.4 Special Event – Run for Water Trail Race Event on Sumas Mountain, Electoral Area "G"

CAO Paul Gipps reported that we have received all of the required documentation.

Moved By STOBBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2018-01 for the Run for Water Trail Race Event on Sumas Mountain (Electoral Area G) to be held on May 26, 2018;

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

DRAFT

AND FURTHER THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all legal instruments associated with the Special Event Licence No. 2018-01.

CARRIED

8.5 Policy regarding Large Homes on Agricultural Land

Margaret-Ann Thornton, Director of Planning and Development reported that at the last Electoral Area Services Committee meeting, there was an application for a development variance permit for height for a substantial size home in Electoral Area H. As a result, staff were asked to report on the issue of large homes on agricultural land, often referred to as "home plate". Ms. Thornton noted that the Province has developed guidelines to address the size and where homes are to be located on agricultural property, the intent being that homes be located closer to the roads so as not take up agricultural viability of the property.

Ms. Thornton reported that to date in the electoral areas this has been the only application that has generated discussion on the issue of home plate. She noted that some municipalities are also looking at this issue and that Delta has a bylaw regulating home plate. Currently the City of Chilliwack and City of Richmond are also examining this issue. She stated that this will require public input and consultation with the agricultural farming community.

Ms. Thornton reported that review of home plate is not on the current 2018 Planning work plan and since we only have one application which has been identified as an issue, staff is proposing that we continue to monitor this in 2018 and look at including the review of home plate in the 2019 Planning work plan. It was also noted that currently the Planning Department is short-staffed.

8.6 Federal and Provincial Regulation of Medical and Recreational Marijuana

Mr. Gipps noted that the Province plans to adopt legislation for the sale and distribution of medical and recreational marijuana which will have significant impacts on the Regional District. Mr. Gipps noted that the Electoral Areas may see an increase of marijuana retail sales entrepreneurs, and therefore having the mechanism to manage these uses will be critical. He noted that Regional Districts differ from municipalities who have authority to issue business licences which is a powerful tool to regulate both the production and retail sales of medical/recreational marijuana. As such, staff are recommending that the Electoral Area Services Committee direct staff to approach the Province to amend our Letters Patent to support the inclusion of Business Licensing.

DRAFT

Margaret-Ann Thornton provided an update pertaining to the Federal and Provincial regulation of medical and recreational marijuana, noting that these regulations will impact land use, building and Bylaw enforcement regulations, policies and staff resources and priorities for the Electoral Areas. She noted that in 2013 a workshop was held with EA Directors to review Federal regulations at that time and develop a strategy of how Medical Marijuana Production Use will be defined and regulated as a land use. EA Directors then provided feedback and zoning bylaws were amended accordingly. Since that time this has now included recreational marijuana and retail sales. She also noted that moving forward, discussions with individual EA Directors will be necessary in terms of whether it is desirable to have retail sale of marijuana in their area and if so which zone would be appropriate.

Ms. Thornton reported currently there are ten rural liquor agency stores in the Electoral Areas in the FVRD. Of the ten stores, two stores located in Boston Bar and one in Sunshine Valley are not subject to zoning.

Discussion ensued and questions were raised regarding the criteria for selection of retail stores, restriction on the number of licences allowed for each Electoral Area and guidelines on the new Federal and Provincial regulations. It was also expressed that business licensing could be a barrier and deter home-based businesses in some communities. It was also proposed that the First Nations be involved in our dialogues so that they can express their concerns. It was suggested that an RCMP member be invited to an EASC meeting to provide an update on what their plans are when these regulations come into effect.

Staff reported that zoning and business licensing work together in tandem to be effective. Business licensing will regulate hours of operation, size of facility, and staffing criteria. If there is an issue with permit, under zoning, the tool is to take the offender to court which can be a lengthy and expensive progress. With business licensing there is the ability to have a hearing, which is a much quicker process.

Staff noted that the Province is waiting to hear back from the Federal government before finalizing their plans.

Moved by NIEMI
Seconded by ENGAR

THAT the Electoral Area Services Committee recommend that staff contact the Province to request amendments to our Letters Patent allowing for the inclusion of Business Licensing.

CARRIED
Director Adamson Opposed

DRAFT

9. ELECTORAL AREA EMERGENCY SERVICES

9.1 Electoral Area Emergency Services Quarterly Report - March 2018

The report dated April 10, 2018 from Manager of Electoral Area Emergency Services providing a brief overview of the 1st quarter of 2018 for the Electoral Area Emergency Services Department was provided for information.

Director Adamson noted that an earthquake drill will be held this coming Sunday, April 15, 2018 in Electoral Area B.

10. ADDENDA ITEMS/LATE ITEMS

10.1 Application for Development Variance Permit 2018-15 to reduce road frontage requirements to facilitate a 3 lot subdivision of 52505 Yale Road, Electoral Area "D"

Moved By STOBBART
Seconded By BOUCHER

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-15 to reduce the frontage requirement for Proposed Lots 'B' and 'C' at 52505 Yale Road from 10% of the lot perimeter to 9% and 2%, subject to consideration of any comments or concerns raised by the public.

CARRIED

10.2 Reasons for Decision in the Matter of Notice of Work "1610123 - Golden" (the Application) on Sumas Mountain, BC dated March 1, 2017

CAO Gipps reported that he is pleased to inform that the BC Ministry of Energy, Mines and Petroleum Resources has denied the issuance of a permit for a quarry with respect to "1610123 - Golden" (the Application) on Sumas Mountain, BC dated March 1, 2017. He noted that this has been a successful outcome and that staff will be speaking with the Province to turn this area into a park as originally promised. Staff was thanked for their work on this matter.

11. REPORTS BY STAFF

None

DRAFT

12. REPORTS BY ELECTORAL AREA DIRECTORS

Director Niemi – reported that a second public hearing for a subdivision in Lake Errock was held and, and he thanked staff for the hard work to move the process along.

Director Dixon - reported on the Assent Vote with respect to the Cultus Lake Sewer System Service Area would take place on Saturday, April 14, 2018. She reported on a meeting with the Chair and Vice Chair of Cultus Lake Park Board and School Board on sharing the costs of lake shore cleanup of debris that came up over the winter.

Director Adamson – reported that this Saturday, April 14, he and Director Niemi would be attending the tenth anniversary of New Pathways in Lytton, BC.

Director Stobbart – reported on a recent Lion's Club event that raised funds in the amount of $16,000.

Director Boucher – reported on his meeting a week ago with the Ratepayers Association, and he noted that he will be meeting with McConnell Creek Hall members tonight.

Director Engar – reported the passing of Eric Munshaw who was a great advocate and long-term resident of the Chilliwack River Valley, and noted that he will be missed. He also noted that the Fraser Valley Illegal Dumping Alliance are putting up signage and FVRD Parks are working together with them. Homeless camps are appearing up again in the Valley and this will be an ongoing issue.

Director Dickey – thanked staff for the great work on communicating information regarding the Bridal Falls landslide hazard assessment, and also thanked staff for all their work and EA Directors for their cooperative spirit.

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

14. ADJOURNMENT

Moved By STOBBART
Seconded By BOUCHER

THAT the Electoral Area Services Committee Open Meeting of April 10, 2018 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:02 p.m.

DRAFT

MINUTES CERTIFIED CORRECT:

……..
Director Bill Dickey, Chair

DRAFT