



**FRASER VALLEY REGIONAL DISTRICT**  
**ELECTORAL AREA SERVICES COMMITTEE**  
**OPEN MEETING MINUTES**

Tuesday, June 12, 2018  
1:30 pm  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Al Stobbart, Electoral Area G, Vice Chair  
Director Terry Raymond, Electoral Area A  
Director Alec Niemi, Electoral Area C  
Director Orion Engar, Electoral Area E  
Director Ray Boucher, Electoral Area F  
Alt. Director Walter Kassian, Electoral Area B  
Director Bill Dickey, Electoral Area D (*arrived at 1:39 p.m.*)

Regrets: Director Dennis Adamson, Electoral Area B  
Director Taryn Dixon, Electoral Area H

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  
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  
Andrea Antifaeff, Planning Technician  
Matthew Fang, Network Analyst I  
Julie Mundy, Planning Assistant  
Meghan Shields, Administration Student  
Amanda Molloy, Executive Assistant to CAO and Board  
Chris Lee, Recording Secretary

Also Present: Deputy Chief Mike Serr, Abbotsford Police Department  
Tim Pippus, Pippus Consulting  
Alexandria Phizicky, Account Executive, ePact

There were 3 members of the public present at the meeting.

**1. CALL TO ORDER**

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

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By RAYMOND

Seconded By BOUCHER

**THAT** the Agenda be varied with item 4.1 to be dealt with prior to item 3.1 and item 3.2 be deferred to July EASC;

**AND THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of June 12, 2018, as amended, 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 10363 Royalwood Boulevard, Electoral Area D, legally described as: Lot 27 Section 1 Township 3 Range 29 Meridian 6 New Westminster District Plan LMP17398 Meridian W6 PID: 018-813-798.**

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 10363 Royalwood Boulevard, Electoral Area D, and the efforts of staff to encourage voluntary compliance by the property owner.

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

Moved By DICKEY  
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 10363 Royalwood Boulevard Electoral Area D, Fraser Valley Regional District, British Columbia (legally described as: Lot 27 Section 1 Township 3 Range 29 Meridian 6 New Westminster District Plan LMP17398 Meridian W6 (PID: 018-813-798).

**CARRIED**

**3.2 Building Contraventions at 48977 Riverbend Drive; Lot 7 District Lot 500 Group 2 New Westminster District Plan LMP18665 PID 018-925-332, Electoral Area E**

Item 3.2 was deferred to the July meeting of the Electoral Area Services Committee.

**3.3 Building Bylaw and BC Building Code Contraventions at 41630 Lougheed Hwy, EA G, legally described as Parcel "C" (W166297E) North West Quarter Section 5 and of the North East Quarter Section 6 Township 24 Except: Parcel "B", NW District; PID 013-441-949**

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 41630 Lougheed Highway, Electoral Area G, and the efforts of staff to encourage voluntary compliance by the property owner.

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

Moved By NIEMI  
Seconded By RAYMOND

**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 41630 Lougheed Highway, Electoral Area G, Fraser Valley Regional District, British Columbia (legally described as Parcel "C" (W166297E) North West Quarter Section 5 and of the North East Quarter Section 6 Township 24 Township 24 Except: Parcel "B" (Plain in Absolute Fees Parcel Book 11/329/1286F), New Westminster District; Parcel Identifier: 013-441-949.

**CARRIED**

#### 4. DELEGATIONS AND PRESENTATIONS

*Item 4.1 was dealt with prior to item 3.1.*

##### 4.1 **Deputy Chief Mike Serr, Abbotsford Police Department and Tim Pippus, Pippus Consulting**

Tim Pippus, of Pippus Consulting gave a PowerPoint presentation entitled 'Cannabis – Timeline and Industry'; providing an overview of the history of cannabis and the path to legalization of cannabis. He also provided information on the current status of steps taken by BC municipalities with respect to the impending legalization.

Deputy Chief Mike Serr identified some key issues that law enforcement is concerned with in view of the impending legalization of marihuana:

- Increase in drug impaired driving offences – additional training required by law enforcement personnel and additional equipment required for drug testing;
- Increase in crime associated with marihuana – a cash industry;
- 'Black market' and organized crime groups;
- Provision of four plants per household – challenging for law enforcement to impose and extra monitoring work involved; and
- Illegal store sales.

Deputy Mike Serr noted that it is estimated that the legalization of marihuana will likely increase the annual budget for law enforcement by an additional 2%.

Deputy Mike Serr responded to questions raised by Committee members relating to rural agency stores, grow-ops in subdivisions, technology required to test drug impaired driving, resources for increased inspection and cost impacts to municipalities and regional districts.

Vice Chair Stobbart thanked Tim Pippus and Deputy Chief Mike Serr for their presentations.

##### 4.2 **Alexandra Phizicky, Account Executive, ePact**

Alexandra Phizicky, Account Executive of ePact provided a PowerPoint presentation on ePact, a BC-based technology company. The following key points were noted in the presentation:

- ePact was created following the 2011 earthquake and tsunami that occurred in Japan;
- ePact was designed to increase safety and help organizations better prepare for emergency events – getting the right information, to the right people, in time.
- ePact connects with residents and staff using email, text and voice messaging;
- Community Engagement – residents create an emergency record to securely store contact details, medical issues, or special needs, then connect to support networks of friends, relatives, organizations and local authorities that can help them in a crisis;
- ePact provides superior preparedness and response capabilities by helping families personally prepare, enhance organizational preparation and improving organization response; and
- Data privacy is ePact's top priority.

#### **4.2.1 ePact Emergency Communications Tool**

Jennifer Kinneman, Manager of Corporate Affairs reported that there are several options for emergency management systems and that ePact is one of them. She noted that the communications process is significantly important as we move through an emergency event.

## **5. MINUTES/MATTERS ARISING**

### **5.1 Minutes of the Electoral Area Services Committee Meeting - May 8, 2018**

Moved By BOUCHER  
Seconded By NIEMI

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of May 8, 2018 be adopted.

**CARRIED**

## **6. CORPORATE ADMINISTRATION**

### **6.1 FVRD Volunteer Recognition Awards Program Policy and Procedure**

Moved By DICKEY  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board endorse the *FVRD Volunteer Recognition Awards Program Policy and Procedure*, as drafted.

**CARRIED**

**6.2 Remuneration Rates for 2018 General Local Election Staff**

Moved By KASSIAN  
Seconded By BOUCHER

**THAT** the Fraser Valley Regional District Board establish remuneration rates for 2018 General Local Election staff as follows:

Chief Election Officer: 5 days off in lieu of overtime or cash equivalent

Deputy Chief Election Officer: 3 days off in lieu of overtime or cash equivalent

Presiding Election Officials: \$500

Alternate Presiding Election Officials: \$400

Election Officials: \$240

Mileage: \$0.55/km

**CARRIED**

**7. FINANCE**

**7.1 2017 Annual Development Cost Charge Report**

The report dated June 12, 2018 from the Account Clerk II with respect to 2017 Annual Development Cost Charge was provided for information.

**7.2 Grant-In-Aid Request – District of Hope Ratepayers Association, Electoral Area “B”**

Concerns were raised with regard to the Regional District funding a video camera to record the District of Hope’s Council Meetings. Comments were offered by the Committee that the recording of Hope Council meetings will assist the Sunshine Valley Ratepayers Association, Yale Ratepayers Association and the Hope Ratepayers Association members, who are unable to attend these meetings, to acquire information on District of Hope Council decisions on mutual issues affecting them.

Moved By KASSIAN  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District authorize a grant-in-aid in the amount of \$1,000 to the District of Hope Ratepayers Association, funded from the Electoral Area “B” grant-in-aid budget, to pay for a video camera to record Hope Council meetings and other group meetings that will be available for public viewing.

**DEFEATED**

***Directors Engar, Boucher, Raymond and Stobbart Opposed***

**7.3 Grant-In-Aid Request – Coquihalla Elementary School PAC, Electoral Area “B”**

Moved By BOUCHER  
Seconded By KASSIAN

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Coquihalla Elementary School Parent Advisory Committee (PAC), funded from the Electoral Area “B” grant-in-aid budget, to assist with the costs of hosting the Missoula Children’s Theatre program.

**CARRIED**

**7.4 Grant-In-Aid Request – Hope Volunteer Search & Rescue Group, Electoral Area “B”**

Moved By KASSIAN  
Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,000 to the Hope Volunteer Search and Rescue Group, funded from the 2018 Electoral Area “B” grant-in-aid budget to help offset the costs associated with training, purchasing equipment and minimizing expenses incurred by their members.

**CARRIED**

**7.5 Grant-in-Aid Request – Post Creek Ratepayers Association, Electoral Area “E”**

Moved By ENGAR  
Seconded By BOUCHER

**THAT** the Fraser Valley regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Post Creek Ratepayers Association, funded from the 2018 Electoral Area "E" grant-in-aid budget to help offset the costs associated with the removal and disposal of the community green waste piles.

**CARRIED**

**8. ENGINEERING & UTILITIES**

No Items.

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

**9.1 Appointment of Building Official, Building Inspector and Bylaw Enforcement Officer**

Moved By NIEMI

Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board appoint Barry Johnston, Jarett Humphrey and Karl Rohde as "Building Official", "Building Inspector" and "Bylaw Enforcement Officer" of the Fraser Valley Regional District effective immediately.

**CARRIED**

**9.2 FVRD Electoral Area Commercial Gravel Operations Service Area Establishment Bylaw No. 1409, 2018**

Paul Gipps, CAO reported that the purpose of Bylaw 1409, 2018 is to establish a service area for the Commercial Gravel Operations Regulations Bylaw No. 1181, 2014 which was adopted by the Board in 2016, as well as in anticipation of the collection of revenue established in Bylaw 1181, 2014.

Moved By DICKEY

Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Electoral Area Commercial Gravel Operations Service Area Establishment Bylaw No. 1409, 2018*.

**CARRIED**



**9.3 Application for Development Variance Permit 2018-20 to reduce the flanking street setback to permit the addition to a mobile home at 10435 Rutley Road, Electoral Area D**

Moved By DICKEY  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-20 to reduce the flanking street setback from 25 feet (7.6 metres) to 8.5 feet (2.6 metres), clear to sky, to facilitate an addition to a mobile home at 10435 Rutley Road, Area "D", subject to consideration of any comments or concerns raised by the public

**CARRIED**

**9.4 Application for Development Variance Permit 2018-22 to reduce the ancillary building setback from the interior side lot line to permit the addition to the existing water reservoir at 1777 Columbia Valley Road, Electoral Area H**

Moved By BOUCHER  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-22 for the property located at 1777 Columbia Valley Road, Electoral Area H to reduce the ancillary building setback from 6 metres (19.68 feet) to 0.9metres (2.95 feet) from the interior side lot line, clear to sky in order to facilitate an addition to the existing water reservoir, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

**9.5 Application for Development Variance Permit 2018-23 to vary the definition of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home for the property located at 44428 Malcolm Road, Electoral Area C**

Moved By NIEMI  
Seconded By KASSIAN

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-23 for the property located at 44428 Malcolm Road, Electoral Area

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C, to vary the definition of Accessory Family Residential Use from single-width manufactured home to double-width manufactured home, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

**9.6 Development Permit 2018-10 regarding the Form and Character of Phase II of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area H**

Moved By BOUCHER  
Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board issue Development Permit 2018-10 regarding the form and character of Phase II of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of rancher and two storey single family detached resort residential dwellings;

**AND THAT** the Fraser Valley Regional District Board authorize amendments to the existing form and character covenant (charge CA5854378) to permit the form and character of Phase II of the development as detailed in Development Permit 2018-10.

**CARRIED**

**9.7 Popkum-Bridal Falls Official Community Plan - Draft Release and Approval Process, Electoral Area D**

Dawn Planner, Planner II provided a PowerPoint presentation outlining the timeline for the release of the Popkum-Bridal Falls Official Community Plan. Staff was commended on the great work on this OCP.

Moved By DICKEY  
Seconded By BOUCHER

**THAT** the Fraser Valley Regional District Board endorse the proposed Popkum-Bridal Falls Official Community Plan draft release and approval steps as outlined in the corporate report dated June 12, 2018.

**CARRIED**

**10. ELECTORAL AREA EMERGENCY SERVICES**

No items.

**11. OTHER MATTERS**

**11.1 Municipal Guide to Cannabis Legalization (A Roadmap for Canadian Local Governments)**

The Municipal Guide to Cannabis Legalization (*A Roadmap for Canadian Local Governments*) released by FCM was provided for information.

**12. ADDENDA ITEMS/LATE ITEMS**

No items.

**13. REPORTS BY STAFF**

Mr. Gipps introduced Meghan Shields, Administration Student and Julie Mundy, Planning Technician to the Committee.

**14. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on his attendance at the Residents Association meeting in his area.

Director Dickey reported that development activities are booming in his area and thanked Director Stobbart for chairing the meeting on his behalf.

Director Niemi reported on his attendance at the recent FCM Conference in Halifax.

Director Kassian reported on the successful Strawberry Tea event held by the Yale Historical Society.

Director Stobbart reported that the flooding situation in his area has improved and water levels have receded and thanked staff for the emergency work carried out.

Director Boucher reported on the upcoming Pikeminnow Derby taking place in Cultus Lake on Saturday, June 16, 2018.

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

None

**16. ADJOURNMENT**

Moved By DICKY  
Seconded By RAYMOND

**THAT** the Electoral Area Services Committee Open Meeting of June 12, 2018 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting adjourned at 3:15 p.m.

MINUTES CERTIFIED CORRECT:

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Director Al Stobbart, Vice Chair