

# FRASER VALLEY REGIONAL DISTRICT



## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Tuesday, October 23, 2018

7:00 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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Pages

1. CALL TO ORDER
2. PRESENTATION TO BOARD MEMBERS
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 October 23, 2018 be approved;

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

4. DELEGATIONS AND PRESENTATIONS

None

5. BOARD MINUTES & MATTERS ARISING

- 5.1 Board Meeting - September 25, 2018

10 - 42

*All/Unweighted*

#### **MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting of September 25, 2018 be adopted.

- 5.2 Special Minute (Cultus Lake North Wastewater Treatment Plant Project)

43 - 44

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** Special Minute dated October 5, 2018 with respect to Cultus Lake North Wastewater Treatment Plant Project be adopted.

**6. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING**

6.1	<u>Draft Regional and Corporate Services Committee Meeting - October 11, 2018</u>	45 - 49
6.2	<u>Draft Electoral Area Services Committee - October 11, 2018</u>	50 - 55
6.3	<u>Draft Cultus Lake Advisory Planning Commission - September 19, 2018</u>	56 - 58
6.4	<u>Draft Internal Affairs Committee - September 18, 2018</u>	59 - 64

**7. CORPORATE ADMINISTRATION**

7.1	<u>Hospital District &amp; Regional District Sponsorship of Community Events</u>	65 - 77
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*All/Unweighted*

- Corporate report dated October 11, 2018 from Mike Veenbaas, Director of Financial Services
- Letter dated August, 2018 from Fraser Health Care Foundation
- Regional Grant-in-Aid Policy (1999)

**MOTION FOR CONSIDERATION**

**[RACS-OCT 2018]** THAT the Fraser Valley Regional District Board direct staff to prepare a revised Regional Grant-in-Aid policy for consideration at a Committee of the Whole meeting as part of budget consideration.

7.2	<u>Appointment of Building Official, Building Inspector and Bylaw Enforcement Officer</u>	78 - 79
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- Corporate report dated October 11, 2018 from Margaret-Ann Thornton, Director of Planning and Development

**MOTION FOR CONSIDERATION**

**[EASC-OCT 2018]** THAT the Fraser Valley Regional District Board appoint Ian Crane and John Chace as “Building Official,” “Building Inspector” and “Bylaw Enforcement Officer” of the Fraser Valley Regional District effective immediately.

**8. FINANCE**

8.1	<u>Grant-in-Aid Request – Popkum Ratepayers Association, Electoral Area “D”</u>	80 - 82
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*All/Unweighted*

- Corporate report dated October 23, 2018 from Mike Veenbaas, Director of Financial Services
- GIA Application - Popkum Ratepayers Association

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to the Popkum Ratepayers Association in the amount of \$350 to be funded from the 2016 Electoral Area “D” grant-in-aid budget to assist with the costs of recognizing the volunteer efforts of the ratepayers executive.

**8.2 Grant-in-Aid Request – Popkum Volunteer Fire Department, Electoral Area “D” 83 - 85**

*All/Unweighted*

- Corporate report dated October 23, 2018 from Mike Veenbaas, Director of Financial Services
- GIA Application - Popkum VFD

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$500 to the Popkum Volunteer Fire Department with the grant being funded from the Electoral Area “D” grant-in-aid budget and being used to help fund membership activities in appreciation of the volunteer work and dedication that the members provide to their communities.

**8.3 Grant-in-Aid Request – Columbia Valley Volunteer Fire Department, Electoral Area “H” 86 - 88**

*All/Unweighted*

- Corporate report dated October 23, 2018 from Mike Veenbaas, Director of Financial Services
- GIA Application - Columbia Valley VFD

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,000 to the Columbia Valley Volunteer Fire Department with the grant being funded from the Electoral Area “H” grant-in-aid budget and being used to help fund membership activities in appreciation of the volunteer work and dedication that the members provide to their communities.

**8.4 Grant-in-Aid Request – Cultus Lake Volunteer Fire Department, Electoral Area “H” 89 - 91**

*All/Unweighted*

- Corporate report dated October 23, 2018 from Mike Veenbaas, Director of Financial Services

- GIA Application - Cultus Lake VFD

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,000 to the Cultus Lake Volunteer Fire Department with the grant being funded from the Electoral Area “H” grant-in-aid budget and being used to help fund membership activities in appreciation of the volunteer work and dedication that the members provide to their communities.

**9. BYLAWS**

- 9.1 FVRD Popkum West Storm Drainage Service Area Amendment Bylaw No. 1492, 2018, Electoral Area "D"** 92 - 97

***Adoption - All/Unweighted***

- Corporate report dated September 25, 2018 from Sterling Chan, Manager of Engineering and Infrastructure - background information
- Draft Bylaw No. 1492, 2018

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Popkum West Storm Drainage Service Area Amendment Bylaw No. 1492, 2018*.

- 9.2 FVRD Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1494, 2018** 98 - 103

***Adoption - All/Unweighted***

- Corporate report dated September 25, 2018 from Sterling Chan, Manager of Engineering and Infrastructure - background information
- Draft Bylaw No. 1494, 2018

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1494, 2018*.

- 9.3 FVRD Official Community Plan Amendment Bylaw No. 1411, 2017- application to facilitate the redevelopment of the former Minter Gardens display garden site into a single family residential subdivision, Electoral Area "D"** 104 - 113

***EAs/Unweighted***

- Corporate report dated October 23, 2018 from David Bennett, Planner II
- Draft Bylaw No. 1411, 2017

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017* as outlined in the memorandum dated September 25, 2018:

**OPTION 1 Adopt**

**THAT** proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017* be adopted.

**OPTION 2 Refer to EASC**

**THAT** proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017* be referred to the Electoral Area Services Committee for further consideration.

**OPTION 3 Defer**

**THAT** a decision with respect to proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017* deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

**OPTION 4 Refuse**

**THAT** proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017* not be given any further readings and that the application for rezoning be refused.

9.4 **FVRD Zoning Amendment Bylaw No. 1412, 2017 - application to facilitate the redevelopment of the former Minter Gardens display garden site into a single family residential subdivision, Electoral Area "D"**

114 - 116

***EAs/Unweighted***

- Refer to corporate report in item 9.3
- Draft Bylaw No. 1412, 2018

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017* as outlined in the memorandum dated September 25, 2018:

**OPTION 1 Adopt**

**THAT** proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017* be adopted.

**OPTION 2 Refer to EASC**

**THAT** proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017* be referred to the Electoral Area Services Committee for further

consideration.

**OPTION 3 Defer**

THAT a decision with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

**OPTION 4 Refuse**

THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017* not be given any further readings and that the application for rezoning be refused

**10. PERMITS**

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

- 10.1 **Application for Development Variance Permit 2017-23 regarding the size siting and dimensions of proposed new homes within the proposed bar land strata portion of the proposed redevelopment of the former Minter Garden site, Electoral Area "D"** 117 - 131

***EAs/Unweighted***

- Corporate report dated September 5, 2018 from David Bennett, Planner II
- Draft DVP 2017-23
- Schedule B Variance Site Plan and Layout

**MOTION FOR CONSIDERATION**

**[EASC-SEPT 2018]** THAT the Fraser Valley Regional District Board issue Development Variance Permit 2017-23 subject to comments or concerns raised by the public.

- 10.2 **Application for Development Variance Permit 2018-29 to reduce the interior side lot line setback to permit the construction of an accessory structure (detached garage) at 35300 Riverside Drive, Area "F"** 132 - 147

***EAs/Unweighted***

- Corporate report dated October 11, 2018 from Andrea Antifaeff, Planner I
- DVP Application
- Draft DVP 2018-29

**MOTION FOR CONSIDERATION**

**[EASC-OCT 2018]** THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-29 for the property located at 35300

Riverside Drive, Electoral Area F, to reduce the interior side lot line setback from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), subject to consideration of any comments or concerns raised by the public.

10.3 Application for Development Variance Permit 2018-30 to vary the height regulation in the Hillside Residential (R-4) zone at 309 Munroe Avenue, Electoral Area "H" - Cultus Lake Park

148 - 168

*EAs/Unweighted*

- Corporate report dated October 11, 2018 from Andrea Antifaeff, Planner I
- DVP Application
- Draft DVP 2018-30

**MOTION FOR CONSIDERATION**

**[EASC-OCT 2018]** THAT the Fraser Valley Regional District issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park, to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement, parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

10.4 Application for Development Variance Permit 2018-31 to vary the requirements of a proposed Accessory Family Residential Use for the property at 41360 Bovington Road, Electoral Area "G"

169 - 184

*Motion No. 1: EAs/Unweighted*

*Motion No. 2: All/Weighted*

- Corporate report dated October 11, 2018 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2018-31

**MOTION FOR CONSIDERATION**

**MOTION NO. 1: [EASC-OCT 2018]** THAT the Fraser Valley Regional District Board issue Development Permit 2018-31 to vary the definition of Accessory Residential Family Use to allow for a double-width manufactured home and to permit a broader range of immediate family members to occupy the Accessory Family Residential Use at 41360 Bovington Road, Electoral Area G, subject to consideration of comments from the public.

**MOTION FOR CONSIDERATION**

**MOTION NO. 2: [EASC-OCT 2018]** THAT the Fraser Valley Regional District

Board authorize its signatories to execute all legal instruments associated with this application.

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

**11.1 Authorization for the discharge of a geo-hazard covenant from the title of 31050 Trans-Canada Highway, Electoral Area “B”.**

185 - 188

*All/Weighted*

- Corporate report dated October 23, 2018 from David Bennett, Planner II

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the discharge of charge #LB0194332 from the title of 31050 Trans-Canada Highway, Electoral Area “B”

**12. OTHER MATTERS**

No Items.

**13. CONSENT AGENDA**

**13.1 CONSENT AGENDA - FULL BOARD**

*All/Unweighted*

*All staff reports respecting these items are available in the Directors' Office and on the FVRD corporate website.*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda item 13.1.1 be endorsed:

**13.1.1 EASC-OCT 2018**

**THAT** the Fraser Valley Regional District Board respond to the referral from Telus Communications for the installation of a new communications tower at 59600 Lougheed Highway, Electoral Area “B” with the following comments:

1. The scope of proposed public consultation is satisfactory to the Fraser Valley Regional District, provided consultation with Skawahlook First Nation is undertaken. Telus Communications will provide documentation confirming the consultation is complete.



2. Telus Communications will obtain non-farm use approval from the Agricultural Land Commission.
3. Telus Communications will obtain a building permit prior to construction.
4. Telus Communications will provide information to FVRD on the potential for other telecommunication companies to co-locate on the proposed tower.

*Reference item 8.5 of October 11, 2018 EASC Agenda.*

**14. ADDENDA ITEMS/LATE ITEMS**

**15. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION**

15.1	<u>2018 Southern Interior Waste Managers' Association Conference - Overview [October 2018 RACS]</u>	189 - 196
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**16. ITEMS FOR INFORMATION AND CORRESPONDENCE**

16.1	<u>Fraser Basin Fraser Valley Update - October, 2018</u>	197 - 197
16.2	<u>Letter dated October 4, 2018 from Ministry of Attorney General regarding issuance of licences for the retail sale of non-medical cannabis on or after October 17, 2018.</u>	198 - 199
16.3	<u>Thank You Card from Elizabeth's Wildlife Centre to FVRD for donation.</u>	200 - 200
16.4	<u>Thompson-Nicola Regional District Board Highlights - September 20, 2018</u>	201 - 202
16.5	<u>Squamish-Lillooet Regional District Update - August, 2018</u>	203 - 204
16.6	<u>Squamish-Lillooet Regional District Update - September 2018</u>	205 - 206

**17. REPORTS BY STAFF**

**18. REPORTS BY BOARD DIRECTORS**

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

**20. ADJOURNMENT**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board Open Meeting of October 23, 2018 be adjourned.