

# FRASER VALLEY REGIONAL DISTRICT



## ELECTORAL AREA SERVICES COMMITTEE

### OPEN MEETING AGENDA

Wednesday, January 9, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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Pages

1. CALL TO ORDER

2. 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 January 9 2019 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

3.1 **Wilf Krickhan, Larson Farms Inc.**

Regarding non farm use application for bulk water extraction at 56555 Chilliwack Lake Road, Electoral Area E.

- Presentations

4. MINUTES/MATTERS ARISING

4.1 **Minutes of the Electoral Area Services Committee Meeting - December 11, 2018**

4 - 16

**MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of December 11, 2018 be adopted.

5. CORPORATE ADMINISTRATION

5.1 **EA Director Attendance at LMLGA AGM and Conference: May 8 to 10, 2019**

17 - 19

- Corporate report dated January 9, 2019 from Jaime Reilly, Manager of

Corporate Administration

- LMLGA 2019 Conference Preliminary Program

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District authorize Electoral Area Directors to attend the 2019 Lower Mainland Local Government Association AGM and Conference to be held in Harrison Hot Springs, BC between May 8 and 10, 2019;

**AND THAT** registration fees, accommodation and travel costs be approved from Budget 102.

**5.2 FCM Annual Conference: Quebec City, May 30 to June 2, 2019**

20 - 22

- Corporate report dated January 9, 2019 from Jaime Reilly, Manager of Corporate Administration
- FCM 2019 Program

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize Electoral Area Service Directors to attend the FCM Annual Conference and Trade Show to be held in Quebec City from May 30 to June 2, 2019;

**AND THAT** registration fees, accommodation and travel costs be approved from Budget 102.

**6. FINANCE**

**7. ENGINEERING & UTILITIES**

**7.1 Community Sanitary Sewer Servicing in North Cultus, Electoral Area "H"**

23 - 27

- Corporate report dated January 8, 2019 from Sterling Chan, Manager of Engineering and Infrastructure and David Bennett, Planner II

**MOTION FOR CONSIDERATION**

**THAT** in accordance with the FVRD Development Procedures Bylaw No. 1377, 2016 the Fraser Valley Regional District Board defer consideration of new bylaw amendments and new development applications proposing to connect to the North Cultus Sewer System, until such time that a policy guiding additional sanitary servicing and service expansion in North Cultus is adopted.

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

**8.1 Application for Development Variance Permit 2017-25 to reduce the front lot line setback to facilitate the construction of two cow barns at 10205 Tremblay Road, Electoral Area G**

28 - 42

- Corporate report dated January 9, 2019 from Andrea Antifaeff,

Planner I

- DVP Application
- Draft DVP 2017-25

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2017-25 to reduce the setback from the front lot line (Tremblay Road) from 30 metres to 6 metres, clear to sky, to facilitate the construction of two cow barns at 10205 Tremblay Road, Area “G”, subject to consideration of any comments or concerns raised by the public and the submission of complete building permit applications for structures built without permits.

**8.2     Application for Development Variance Permit 2018-34 to vary the maximum height requirement for a single family residence at 3900 Columbia Valley Road, Electoral Area H**

43 - 58

- Corporate report dated January 9, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2018-34

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2018-34 to increase the maximum permitted height of a building from 7.75 metres to 9.0 metres, subject to consideration of any comment or concerns raised by the public.

- 9.     **ADDENDA ITEMS/LATE ITEMS**
- 10.    **REPORTS BY STAFF**
- 11.    **REPORTS BY ELECTORAL AREA DIRECTORS**
- 12.    **PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**
- 13.    **ADJOURNMENT**

**MOTION FOR CONSIDERATION**

**THAT** the Electoral Area Services Committee Open Meeting of January 9, 2019 be adjourned.

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

Tuesday, December 11, 2018

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair  
Director Al Stobbart, Electoral Area G, Vice Chair  
Director Terry Raymond, Electoral Area A  
Director Dennis Adamson, Electoral Area B  
Director Wendy Bales, Electoral Area C  
Director Orion Engar, Electoral Area E  
Director Hugh Davidson, Electoral Area F  
Director Taryn Dixon, Electoral Area H

Staff Present: Paul Gipps, Chief Administrative Officer  
Mike Veenbaas, Director of Financial Services  
Suzanne Gresham, Director of Corporate Initiatives  
Tareq Islam, Director of Engineering & Community Services  
Margaret-Ann Thornton, Director of Planning & Development  
Barry Penner, EA Special Projects  
Jennifer Kinneman, Manager of Corporate Affairs  
Jaime Reilly, Manager of Corporate Administration  
Kristy Hodson, Manager of Financial Operations  
Sterling Chan, Manager of Engineering & Infrastructure  
Dave Roblin, Manager of Operations  
Louise Hinton, Bylaw Compliance and Enforcement Officer  
Julie Mundy, Planning Technician  
Carolynn Lane, Engineering & Community Services Technologist  
Katarina Duke, Engineering & Community Services Technologist  
Matthew Fang, Network Analyst I  
Maggie Mazurkewich, Executive Assistant to CAO  
Chris Lee, Executive Assistant (Recording Secretary)

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

**1. CALL TO ORDER by Chief Administrative Officer**

CAO Paul Gipps called the meeting to order at 1:30 p.m.

**2. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE CHAIR by Chief Administrative officer**

Mr. Gipps called for nominations for the position of Electoral Area Services Committee Chair.

Director Engar nominated Director Dickey. Director Dickey accepted the nomination.

Director Adamson nominated Director Bales. Director Bales accepted the nomination.

Mr. Gipps called for nomination for the position of Electoral Area Services Committee Chair a second and third time.

There being no further nominations, the nominees were given an opportunity to address the Board for one minute on why they should be elected.

An election by ballot was then conducted and the Chief Administrative Officer declared Director Dickey as Chair of the Electoral Area Services Committee.

**3. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE VICE CHAIR by Chief Administrative Officer**

Mr. Gipps called for nominations for the position of Electoral Area Services Committee Vice Chair.

Director Raymond nominated Director Stobbart. Director Stobbart accepted the nomination.

Mr. Gipps called for nomination for the position of Electoral Area Services Committee Vice Chair a second and third time.

There being no further nominations, Mr. Gipps declared Director Stobbart as the Electoral Area Services Committee Vice Chair.

**4. REMARKS BY ELECTORAL AREA SERVICES COMMITTEE CHAIR**

Director Dickey offered brief remarks, reflecting on the past year and that he looked forward to working with the Committee and staff in the future.

## 5. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By DIXON

**THAT** the item with respect to 'Canadian Infrastructure Program and Northern and Rural Committees Infrastructure' (item 14.1) be added to the Agenda;

**AND THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of December 11, 2018 be approved, as amended;

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

**CARRIED**

## 6. DELEGATIONS AND PRESENTATIONS

### 6.1 Discussion on a Policy for Non-Farm Use Cannabis Production Facilities

Margaret-Ann Thornton, Director of Planning and Development acknowledged Graham Daneluz, Deputy Director of Planning and Development for his work putting together the presentation.

Ms. Thornton reported currently there is an application in the agenda today for a non-farm use cannabis production in the Agriculture Land Reserve (ALR) and there a number of similar applications that staff are presently working on. As such, staff thought this would be an opportune time to meet with the EA Directors and have a general discussion on cannabis production in the ALR. Ms. Thornton reported firstly, she would like to provide an overview of the legislation and Agriculture Land Commission requirement for non-farm use and secondly, to get input from the Directors in terms of how this kind of applications should be processed. Ms. Thornton noted that a detailed report will be brought forward in the new year and a workshop will be conducted to gain input in terms of how we should be addressing retail sales as well as zoning.

The following points were noted in the presentation:

- Terminology: marihuana now known as 'cannabis'. Cannabis production facility (CPF) includes the growing, rearing, harvesting, storing, processing, testing, shipping, research and development - both recreational and medical;
- ALR Regulation changed July 13, 2018 – now cannabis production in ALR is considered a farm use only if grown in soil, or structure with soil base or crop growing structure built or started before July 13, 2018 ('grandfathered');

- Cannabis production facilities (CPF) in new buildings will be Non-Farm Use in the ALR;
- Local government has broader authority to prohibit and regulate CPFs within ALR;
- Currently there are 3 Non-Farm Use applications – 1) Farm Road – Area F, 2) Seux Road – Area F and 3) Dent Road – Area B;
- Health Canada licensing requirements: security fencing, exterior lighting, cameras and security and ventilation;
- Is a policy needed? Currently decisions on Non-Farm Use applications are discretionary;
- Community concerns – light spill, odour, aesthetics;
- Policy won't affect CPFs outside ALR;
- FVRD zoning allows medical marihuana grow operation in agricultural zones.

A poll was conducted on the following questions:

- Is a policy needed to guide Non-Farm use applications for CPFs in the ALR?
- Should the policy require a public information meeting, where the Board deems it appropriate?
- Should the policy address light spill to sky and/or neighbours?
- Should the policy require professional design of an odour control system for the building?
- Should the policy address setback distances from lot lines, residential zones, schools, parks and other CPFS?
- Should the policy support a covenant limiting the use of buildings to CPF and permitted Farm Uses?
- Should the policy require architectural design for screening and 'fit' with community?

Members raised questions and provided their feedback on the above questions. Ms. Thornton thanked members for their input.

**6.1.1 Non-Farm Use Application for Cannabis Production - 58551 Dent Rd, Laidlaw, Electoral Area "B"**

Moved By ADAMSON  
Seconded By BALES

**THAT** the Fraser Valley Regional District Board forward the Non-Farm Use application for a cannabis production facility at 58551 Dent Road, Electoral Area "B" to the Agricultural Land Commission with support subject to an offer and commitment from the landowner to register a covenant in favour of FVRD regarding the use of the building, lighting, and odours as described in the Report dated 2018-12-11.

**CARRIED**

***Directors Dixon, Davidson and Raymond Opposed***

**7. MINUTES/MATTERS ARISING**

**7.1 Minutes of the Electoral Area Services Committee Meeting - October 11, 2018**

Moved By RAYMOND

Seconded By DIXON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of October 11, 2018 be adopted.

**CARRIED**

**8. CORPORATE ADMINISTRATION**

**8.1 Electoral Area Director Attendance at the 2019 Local Government Leadership Academy (LGLA) Elected Officials Seminar - January 16 to 18, 2019**

Moved By STOBART

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board authorize Electoral Area Directors to attend the 2019 Local Government Leadership Academy Elected Officials Seminar to be held in Richmond, BC between January 16 and 18, 2019;

**AND THAT** registration fees, accommodation and travel costs be approved from Budget 102, Electoral Area Administration.

**CARRIED**

**8.2 2019 FVRD Board and Committee Meeting Schedule**

Paul Gipps, CAO reported that the start time of the Recreation, Culture and Airpark Services Commission meetings is still under consideration.



Moved By STOBART  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board consider approval of the draft 2019 Board and Committee Schedule.

**CARRIED**

A request was made that meetings be sent through Outlook calendar invitation.

**9. FINANCE**

No Items.

**10. ENGINEERING & UTILITIES**

**10.1 FVRD Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019 – Electoral Area "G"**

Moved By STOBART  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019*.

**CARRIED**

**10.2 FVRD Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019 – Electoral Area "A"**

Moved By RAYMOND  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019*.

**CARRIED**

**10.3 FVRD Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019 – Electoral Area "B"**

Moved BY ADAMSON

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019*.

**CARRIED**

**10.4 FVRD Electoral Area "D" Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019**

Moved By ADAMSON

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019*;

**CARRIED**

**10.5 FVRD Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019 and FVRD Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019, Electoral Area "F"**

Moved By DAVIDSON

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*;

**AND THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

**CARRIED**

## 11. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

### 11.1 Popkum-Bridal Falls Community Plan Bylaw No. 1501, 2018, Electoral Area "D"

Moved By RAYMOND

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018*;

**THAT** the Fraser Valley Regional District Board authorize community engagement as outlined in the report dated December 11, 2018 to provide feedback on the draft Official Community Plan Bylaw No. 1501, 2018;

**AND THAT** draft *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* be referred to various agencies for comment.

**CARRIED**

The Committee commended staff for the work on the Popkum-Bridal Falls Official Community Plan.

### 11.2 Rezoning application for 10304 Agassiz-Rosedale Highway, Electoral Area "D" to facilitate a proposed four (4) lot suburban residential subdivision - Bylaw No. 1502, 2018.

Moved By ENGAR

Seconded By STOBART

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* for the purpose of rezoning 10304 Agassiz-Rosedale Hwy (Highway 9) to facilitate a four (4) lot suburban residential subdivision;

**THAT** the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* to Director Dickey or, in his absence, the Alternate Director for Area D;

**THAT** Director Dickey or his alternate preside over and chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*;

**AND 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* in accordance with the Local Government Act;

**AND FURTHER THAT** in the absence of both Director Dickey and his alternate at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*, 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*.

**CARRIED**

**11.3 Application for Development Variance Permit 2018-32 to reduce the flanking street setback to permit the addition to a mobile home at 10435 Rutley Road, Electoral Area "D"**

Moved By STOBART

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-32 to reduce the flanking street setback from 25 feet (7.6 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, 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.

**AND THAT** Development Variance Permit 2018-32 replace and supersede Development Variance Permit 2018-20 and Development Variance Permit 2017-12 and that both Development Variance Permits be cancelled and removed from title.

**CARRIED**

**11.4 Application for Development Variance Permit 2018-33 to reduce the interior side lot line setback to permit the construction of a dairy barn at Catherwood Road, Electoral Area "G"**

Moved By STOBART  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area "G", to reduce the interior side lot line setback from 30.0 metres (98.4 feet) to 9.0 metres (29.5 feet), measured clear to sky, to facilitate the construction of a cattle barn, subject to consideration of any comments or concerns raised by the public.

**AND THAT** Development Variance Permit 2018-33 replace and supersede Development Variance Permit 2018-25 and that Development Variance Permit 2018-25 be removed from title.

**CARRIED**

**11.5 Special Event – REVEL Race Chilliwack Marathon & Half Event, Chilliwack River Valley, Electoral Area "E"**

Moved By ENGAR  
Seconded By BALES

**THAT** the Fraser Valley Regional District Board approve the Class III Special Event Licence No. 2019-01 for the REVEL Race Series Chilliwack Marathon & Half Event to be held on August 17, 2019, subject to the receipt of all required documentation necessary to complete the application;

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

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

**CARRIED**

**12. ELECTORAL AREA EMERGENCY SERVICES**

No Items.

### 13. OTHER MATTERS

#### 13.1 Grant Application to Northern Development Initiative Trust

Moved By RAYMOND

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize an application to Northern Development Initiative Trust for a grant of up to \$15,000 (75%) and up to \$5,000 (25%) from the Electoral Area Services toward the cost of completing a Connectivity Infrastructure Strategy for improving internet and cell phone service in the Electoral Areas of the FVRD;

**AND THAT** the Fraser Valley Regional District Board authorize staff to engage Research ICT Solutions to assist in seeking the grant.

**CARRIED**

It was pointed out that several Electoral Area Directors have expressed the desire to see improvement in internet and cell phone coverage in their areas. It was also noted that in order to access the \$16 million *Connecting British Columbia Program* for capital contributions, the application must be supported by a "Connectivity Infrastructure Study".

Discussion ensued and it was noted that Area C should not be included until there has been public engagement with respect to the possibility of expanded cell network coverage.

### 14. ADDENDA ITEMS/LATE ITEMS

#### 14.1 Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure

Moved By RAYMOND

Seconded By ADAMSON

**THAT** the Electoral Area Services Committee recommend that the FVRD Board authorize the grant application of up to \$1.6 million to the Investing in Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure to develop the Station House Project in Electoral Area A;

**AND THAT** staff be authorized to enter into an ownership and partnering agreement with the Boston Bar North bend Enhancement Society to manage and operate the Station House.

**CARRIED**

## **15. REPORTS BY STAFF**

Mr. Gipps referred to the Municipal Regional District Tax (MRDT) matter that was discussed this morning at the Regional and Corporate Services Committee meeting. It was proposed that Electoral Area Directors for Areas A, B, D and E meet with AdvantageHOPE to discuss further on this topic prior to the forthcoming Board meeting.

## **16. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on his meeting with the Residents Association and the ongoing homeless camp issue. He was pleased to see the grant application for Community Emergency Preparedness Fund to create and Evacuation Route Plan for Area E and H come forward.

Director Bales reported concerns regarding a recent flood on crown land in Area C.

Director Raymond reported on the opportunity to meet with the Premier and his Cabinet and that the Premier had signed off on the petition to save the Alexandria Bridge.

Director Adamson reported on the Yale First Nation and Spuzzum First Nation dinner, the Hope Recreation staff Christmas party and that the Yale Firehall will be out to collect toys for the children.

Director Dixon reported on the Columbia Valley Firehall 50<sup>th</sup> anniversary, the strategic planning meeting that took place in Area H, and Cultus Lake Christmas on Nov 30 and December 1<sup>st</sup>.

Director Davidson thanked fellow Directors and staff for their assistance.

Director Dickey reported on the gondola project and thanked staff again for the work on the Popkum-Bridal Falls OCP.

## **17. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

Fred Eves of 52721 Parkrose Wynd, referred to agenda item 11.2. Mr. Eves spoke to safety concerns with respect to access to and from Highway 9, noise factor, light spillage and form and character. He also expressed concerns with snow removal difficulty and street lighting on the 'panhandle' street. He also noted that during construction highway access will be cut off and requested mitigation measures to reduce impact to Parkrose Wynd. He also enquired about the park dedication process. Staff reported that they will meet with Mr. Eves after the meeting to address his concerns.

Stuart Falebrenza of 52691 Parkrose Wynd spoke to agenda item 11.2. Mr. Falebrenza hoped that if the project goes forward that the developer will adopt '*Good Neighbour Practices*' and have the neighbours involved in the process. He also reported that there is another possible development down the cul de sac and expressed concerns with traffic access and water pressure. Mr. Falebriza thanked Directors and staff for the work they do. Staff reported that after the meeting they will discuss further with Mr. Falebrenza regarding concerns expressed.

## 18. ADJOURNMENT

Moved By STOBART  
Seconded By DIXON

**THAT** the Electoral Area Services Committee Open Meeting of December 11, 2018 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting adjourned at 3:10 p.m.

MINUTES CERTIFIED CORRECT:

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Director Dickey, Chair



To: CAO for the Electoral Area Services Committee  
From: Jaime Reilly, Manager of Corporate Administration

Date: 2019-01-09  
File No: 0390-20-2019

**Subject: EA Director Attendance at LMLGA AGM and Conference: May 8 to 10, 2019**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District authorize Electoral Area Directors to attend the 2019 Lower Mainland Local Government Association AGM and Conference to be held in Harrison Hot Springs, BC between May 8 and 10, 2019;

**AND THAT** registration fees, accommodation and travel costs be approved from Budget 102.

### BACKGROUND

In 2018, the LMLGA AGM and Conference was held in Whistler, BC.

### DISCUSSION

The Agenda for this conference is not yet available; however, attached is the preliminary program. This conference includes a tradeshow, workshops, seminars, keynote speakers as well as the annual AGM and resolution session.

As this conference is historically well attended, and books up quickly, staff is bringing this forward for discussion prior to registration opening in February 2019.

Approval is also being sought from the Board for the attendance of the Board Chair, Board Vice Chair and Chief Administrative Officer.

## **COST**

Early bird registration fees (prior to March 31, 2019) are \$440, plus taxes. Registration fees increase to a cost of \$520 after April 1, 2019. The hotel room costs are \$149 plus taxes, per night, per person. As the conference is held in Harrison Hot Springs, the only travel costs will be mileage.

## **CONCLUSION**

As the LMLGA AGM and Conference is held locally and usually well-attended, staff are bringing forward this forward for the Board's consideration so that registration and hotel accommodations can be arranged as soon as possible.

## **COMMENTS BY:**

### **Mike Veenbaas, Director of Financial Services**

Reviewed and supported. Funding for a Director's attendance at LMLGA will come via taxation from the respective electoral area.

### **Paul Gipps, Chief Administrative Officer**

Reviewed and supported.

## 2019 Preliminary Program / Outline

Each year we welcome Elected Officials and those involved in Local Government to attend this 2.5 day conference. This event includes a trade show along with workshops, seminars, and keynote speakers, as well as our annual AGM and resolution session. Workshop Applications, Sponsorship Commitments and Charitable Non-Profit Trade Show Applications for the 2019 Conference are now available and open for submission.

The Lower Mainland LGA conference will be your best opportunity to make connections across the region and ensure that what matters most to you finds its way into policy so that the communities and regions of the Lower Mainland LGA continue to thrive. **Registration opens February 2019.**

*Harrison Hot Springs Resort & Spa*  
*100 Esplanade Avenue*  
*Harrison Hot Springs, BC V0N 1K0*

## Preliminary Program / Outline

*Wednesday, May 8*  
Pre-Conference Sessions  
Official Opening Session & Keynote (7pm start)  
Welcome Reception, Trade Show & Networking

*Thursday, May 9*  
UBCM President's Address  
Educational Sessions & Workshops  
AGM & Resolutions  
Evening Networking Reception & Trade Show  
Annual Banquet Dinner & Entertainment

*Friday, May 10*  
Educational Sessions & Workshops  
Conference Closing Keynote (ends at approx. 1pm)

Conference Start & End Times: Please note that the pre-conference sessions begin the afternoon of May 9th usually after 3:00pm. The official opening session begins at 7:00pm. The conference ends at approximately 12:30pm on Friday May 11th. Most attendees arrive in Harrison on the Wednesday afternoon and depart on Friday afternoon following the conference.

To: CAO for the Electoral Area Services Committee  
From: Jaime Reilly, Manager of Corporate Administration

Date: 2019-01-09  
File No: 0390-20-2019

**Subject: FCM Annual Conference: Quebec City, May 30 to June 2, 2019**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board authorize Electoral Area Service Directors to attend the FCM Annual Conference and Trade Show to be held in Quebec City from May 30 to June 2, 2019;

**AND THAT** registration fees, accommodation and travel costs be approved from Budget 102.

### BACKGROUND

In 2018, the FCM Conference and Trade Show was held in Halifax, Nova Scotia.

### DISCUSSION

This year's FCM conference is held at the Quebec City Convention Centre. The conference consists of four days of plenaries, workshops, industry-led seminars and networking opportunities.

The Agenda for this year's conference has not yet been released. However, a program at a glance is attached for the Board's information. As this conference takes place in Quebec City and requires travel arrangements to be made well in advance, staff is bringing this matter forward for consideration.

Approval is also being sought from the Board for the attendance of the Board Chair and Board Vice Chair.

## **COST**

The conference registration fees and conference hotel rates have not yet been announced, and registration is scheduled to open in mid-January. However, the registration fees in 2018 were approximately \$900, plus taxes, and the average cost of a hotel room was \$250, plus tax, per night, per person.

As of the date of this memo, the cost for an average round trip flight between Vancouver and Quebec City is approximately \$1,000 plus taxes, per person.

## **CONCLUSION**

The FCM Annual Conference will be held in Quebec City between May 30 and June 2, 2019. As travel arrangements will be required to be made well in advance, staff are bringing forward this memo for the Board's consideration at this early date.

## **COMMENTS BY:**

### **Mike Veenbaas, Director of Financial Services**

Reviewed and supported. Funding for a Director's attendance at FCM will come via taxation from the respective electoral area.

### **Paul Gipps, Chief Administrative Officer**

Reviewed and supported.

# FCM's Annual Conference and Trade Show

Quebec City, QC • May 30 – June 2, 2019



## Program-at-a-glance

Program subject to change without notice.

### Thursday, May 30

8:00 – 15:00 ..... Exhibitor Registration and Move in  
 8:00 – 19:00 ..... Delegate Registration  
 8:30 – 17:30 ..... Big City Mayor's Caucus Meeting (BCMC)  
 10:00 – 13:00 ..... Study Tours  
 13:00 – 15:30 ..... Blanket Exercise: Reconciliation through learning  
 13:00 – 15:00 ..... Study Tours  
 15:00 – 15:45 ..... Orientation Session for First-Timers (S/I)  
 16:00 – 17:00 ..... Regional Networking  
 17:00 – 19:00 ..... Official Trade Show Opening and Reception

### Friday, May 31

7:00 – 15:30 ..... Exhibitor Registration  
 7:00 – 18:00 ..... Delegate Registration  
 7:00 – 8:00 ..... Breakfast on the trade show floor  
 7:00 – 15:30 ..... Trade Show  
 8:00 – 9:00 ..... Opening Ceremony (S/I)  
 9:00 – 9:30 ..... Political Keynote (S/I)  
 9:30 – 10:15 ..... President's Forum (S/I)  
 10:15 – 11:00 ..... Coffee Break  
 11:00 – 14:30 ..... Study Tours  
 11:00 – 12:30 ..... Workshops  
 12:30 – 14:30 ..... Lunch on trade show floor  
 14:30 – 15:00 ..... 3<sup>rd</sup> VP Candidate Presentations (S/I)  
 15:00 – 15:30 ..... Political Keynote (S/I)  
 15:30 – 17:30 ..... Study Tours  
 15:45 – 17:15 ..... Coffee Break in workshop rooms  
 15:45 – 17:15 ..... Workshops  
 18:30 – 20:30 ..... Mayor's Welcome Reception

### Saturday, June 1

7:30 – 15:00 ..... Exhibitor Registration  
 7:30 – 14:15 ..... Trade Show  
 7:30 – 18:00 ..... Delegate Registration  
 7:30 – 8:30 ..... Breakfast

8:00 – 9:00 ..... Resolutions Plenary (S/I)  
 9:00 – 10:00 ..... Rural Plenary (S/I)  
 10:00 – 10:30 ..... Political Keynote (S/I)  
 10:30 – 11:00 ..... Coffee Break  
 10:45 – 13:15 ..... Study Tours  
 11:00 – 12:30 ..... Workshops  
 12:30 – 14:00 ..... Lunch on the trade show floor  
 13:45 – 14:15 ..... Trade Show Prize Draw  
 14:30 – 16:00 ..... Workshops  
 14:30 – 16:30 ..... Study Tours

### Sunday, June 2

7:00 – 16:00 ..... Delegate Registration  
 7:00 – 8:15 ..... Breakfast Fundraiser – FCM Women in Municipal Government Scholarship, sponsored by *Canadian Labour Congress*  
 7:30 – 8:30 ..... Breakfast  
 8:30 – 10:45 ..... AGM & Elections (S/I)  
 10:45 – 11:15 ..... Political Keynote (S/I)  
 11:15 – 11:45 ..... Coffee Break served with boxed lunches  
 11:45 – 14:15 ..... Selection of candidates for Board of Directors, Regional Chairs and PTA Executive Representative  
 12:00 – 14:30 ..... Study Tours (For non-elected officials)  
 14:00 – 14:30 ..... FCM/Tree Canada Legacy Project  
 14:00 – 14:45 ..... Coffee Break  
 14:45 – 15:15 ..... FCM 2019-2020 Board Member – Election results (S/I)  
 15:15 – 16:30 ..... Closing Plenary and Final Remarks (S/I)  
 18:00 – 23:30 ..... Host City Reception & Closing Dinner

To: CAO for the Electoral Area Services Committee  
From: Sterling Chan, Manager of Engineering and Infrastructure,  
David Bennet, Planner II  
Subject: **Community Sanitary Sewer Servicing in North Cultus**

---

Date: 2019-01-08

### RECOMMENDATION

**THAT** in accordance with the FVRD Development Procedures Bylaw No. 1377, 2016 the Fraser Valley Regional District Board defer consideration of new bylaw amendments and new development applications proposing to connect to the North Cultus Sewer System, until such time that a policy guiding additional sanitary servicing and service expansion in North Cultus is adopted.

### STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship  
Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### PRIORITIES

Priority #1 Waste Management

### BACKGROUND

#### Current Sewage Servicing at Cultus Lake

Cultus Lake Park is currently served by two sewage collection systems under a single Ministry of Environment Permit. The sewer system is comprised of septic tanks and disposal fields. The system was constructed in 1979 and it was operated by the Cultus Lake Park Board until 2014. Since then, FVRD has taken over the operation and maintenance of the sewer system.

The existing sewer systems do not have any treatment of the effluent and there is evidence to suggest that the system infrastructure has not been maintained to the industry standard for many years. Flow monitoring reports and septic sludge haul-out records appear to show that for the given period, the FVRD has been compliant with the Ministry of Environment Permit. However, previous reports have documented the risks associated with contamination of the nearby groundwater wells and the challenges in servicing growth. The accumulation of nutrients (e.g., phosphorus and nitrate levels) in the groundwater is a key concern as is bacteriological impact such as E-coli contamination of the lake water.

In order to address these concerns the existing system is in need of a major upgrade. In 2015, FVRD initiated a Liquid Waste Management Plan (LWMP) which is a provincially regulated process. The LWMP included several public consultation processes and evaluated an upgrade based on criteria such as holistic approaches to sanitary management including lake impact assessment and monitoring program as well as aquifer protection plan. The LWMP requires that any future upgrade or any new system would be a Class A+ system (the highest classification under Provincial regulation is Class A), the plus (+) is to represent removal of phosphorus and higher level nitrates.

### **A New North Cultus Sewer System**

On April 14th 2018, a referendum was conducted to determine whether to proceed with a plan to build a new wastewater treatment plant (WWTP) for Cultus Lake. The referendum passed and subsequently Fraser Valley Regional District North Cultus Sewer System Loan Authorization Bylaw No. 1468, 2018 was adopted. This bylaw authorizes the FVRD to borrow up to \$6,500,000 for this project. Construction of the new WWTP is currently underway.

### **New System Capacity**

The LWMP envisions that the new WWTP will, in time, service the entire north side of Cultus Lake including the Cultus Lake Park Board, the Parkview Neighbourhood and BC Parks. The new WWTP is designed so that it can be expanded in phases. The current phase under construction has capacity for the Cultus Lake Park Board as well as the development applications described in the section below. Subsequent phases will be constructed at a future date as dictated by demand. Given the large capital cost of constructing a new phase it will likely take a significant new user (i.e. BC Parks) to trigger this.

It is considered likely that once in operation the new WWTP will prove itself to have some excess capacity. The engineering and design of a WWTP is typically quite conservative with several factors of safety built in. The actual amount of excess capacity will remain unknown until the plant has been built and has been operated over the course of several seasons.

For that reason, it is recommended that the Fraser Valley Regional District Board defer consideration of new bylaw amendments and new development applications proposing to connect to the North Cultus Sewer System, until such time that a policy guiding additional sanitary servicing and service expansion in North Cultus is adopted. This policy should be developed after analysis of several years worth of peak season sewage flows.

### **Instream FVRD Electoral Area "H" Applications**

There are two instream developments in Electoral Area "H" seeking to connect to the new North Cultus Sewer System:

- Rezoning and Official Community Plan amendment to facilitate up to thirty three (33) single family residential lots at 45900 Sleepy Hollow Road. This proposal is currently at Third Reading and the developers are completing technical reviews and registration of covenants and development agreements.



- Subdivision Application for a six (6) lot single family residential bare-land strata subdivision at 3636 Columbia Valley Road. This proposal is already zoned for the proposed density but required connections to both a community water and community sewer system.

These two projects are within the design capacity of the new North Cultus Sewer system, and connection to this system is required in order for these projects to be developed.

### **North Cultus**

Within the North Cultus community, there is potential for in-fill or redevelopment. In the Electoral Area "H", single family residential uses, as well as the existing commercial uses on Columbia Valley Road, are served by individual on-site septic systems. Market changes and increased demand for smaller lots requires a transition from onsite septic to a centralized communal sewage system. Current policy requires that all newly created lots 0.225 ha and smaller be connected to a Class A community sewer system owned and operated by the FVRD.

### **Within Cultus Lake Park**

In Cultus Lake Park, residential lease lots are being converted from seasonal cabins to larger single family homes that are occupied year-round. Existing commercial leaseholders may be considering expansion or increased densities. Additional opportunities for growth are also identified in Plan Cultus.

The FVRD must engage with the Cultus Lake Park Board regarding future development within the Park, the sewer system's capacity to accommodate development, and the timing of new developments in relation to sanitary sewer system development.

## **DISCUSSION**

Upon completion of the new WWTP, it is anticipated that two or three full years of data will be required to understand the flows generated by the seasonal use of Cultus Lake Park as well as the demand on the system from year-round residential and commercial users of the system. With this data, the FVRD will be able to determine the potential for service area expansion in order to utilize any remaining treatment capacity. Should a project or connection request exceed this capacity, the developers will be responsible for expanding the WWTP to the subsequent phase to allow for additional connections.

A policy to guide the allocation of any additional capacity and the potential expansion of the system is required to avoid ad-hoc sewage service and to have a well-planned out service area with operational efficiencies to avoid potential financial challenges. This policy will avoid over-commitment to new developments.

In accordance with the Fraser Valley Regional District Development Procedures Bylaw, upon the receipt of a rezoning application the Board may:

- a) give readings to or adopt the bylaw;

- b) give readings to or adopt the bylaw as amended by the Board in its resolution;
- c) refer the application for bylaw amendment to the Electoral Area Services Committee for further consideration;
- d) defer consideration of the amendment to a future meeting of the Board;
- e) refuse the application for an amendment.

Staff are recommending that until this new sanitary servicing policy is in place that the Fraser Valley Regional District Board consider applications for new developments, beyond those projects already in progress, as pre-mature and defer consideration until the sanitary sewer policy is adopted.

The consequences of advancing new developments prior to the implementation of sanitary sewer servicing policies may result in the following:

- Reduced infrastructure efficiency
- Inconsistent or one-off servicing decisions
- Reduced effectiveness of the Official Community Plan
- Less consistent standards or approaches between developments
- Reduced public confidences in a well planned community
- Loss of development potential
- Unequitable or undesirable allocation of remaining system capacity
- Potential operational issues
- Potential Ministry of Environment sewer permitting compliance issues

### **Implications for New Applications**

The FVRD's consideration of new development applications requesting connection to the new North Cultus Sewer System will be deferred until sanitary sewer policies are adopted. Policy adoption would occur after analysis of peak and seasonal sewage flow data. This data is expected to be collected over a period of two or three years in order to determine peak and seasonal flows generated within the service area. Types of development applications from Cultus Lake Park and Electoral Area "H", that would be deferred include; Official Community Plan amendments, rezoning applications, and applications that require community sanitary service connections. Approvals for single family home construction on existing lots or existing leases lots within the service area would not be deferred. Furthermore, large applications triggering advancement into the second phase of the WWTP could be considered on a case by case basis in advance of completion of the policy.

### **Procedure for Processing Land Use Applications.**

Rezoning and Official Community Plan amendments:

FVRD staff will advise prospective developers of the Board resolution. If a developer chooses to submit an application, the application will be brought forward to the Electoral Area Service Committee and the FVRD Board for consideration. The staff recommendation will be to defer consideration of the application in accordance with this resolution.

#### Subdivisions:

The FVRD is not the approving authority for subdivisions in the Electoral Areas. The FVRD will respond to subdivision referrals that require connection to a community sanitary sewage system by advising the Provincial Approving Officer that the application is premature and should not receive final approvals until the sanitary servicing is guided by an FVRD sewer servicing policy.

#### COST

There are no costs associated with this report.

#### CONCLUSION

In accordance with the FVRD Development Procedures Bylaw No. 1377, 2016, the Fraser Valley Regional District Board defer consideration of new bylaw amendments and new development applications proposing to connect to the North Cultus Sewer System until such time that a policy guiding additional sanitary servicing and service expansion in North Cultus is adopted.

#### COMMENTS BY:

<b>Graham Daneluz, Deputy Director of Planning &amp; Development</b>	Reviewed and Supported
<b>Tareq Islam, Director of Engineering &amp; Community Services</b>	Reviewed and Supported
<b>Margaret Thornton, Director of Planning &amp; Development</b>	Reviewed and Supported
<b>Mike Veenbaas, Director of Financial Services</b>	Reviewed and supported
<b>Paul Gipps, Chief Administrative Officer</b>	Reviewed and supported

To: CAO for the Electoral Area Services Committee

Date: 2019-01-09

From: Andrea Antifaeff, Planner I

File No: 3090-20-2017-25

**Subject: Application for Development Variance Permit 2017-25 to reduce the front lot line setback to facilitate the construction of two cow barns at 10205 Tremblay Road, Area G**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2017-25 to reduce the setback from the front lot line (Tremblay Road) from 30 metres to 6 metres, clear to sky, to facilitate the construction of two cow barns at 10205 Tremblay Road, Area "G", subject to consideration of any comments or concerns raised by the public and the submission of complete building permit applications for structures built without permits.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Foster a Strong & Diverse Economy

## BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to reduce the required setback to 6 metres (19.7 feet) as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No, 559-1992*.

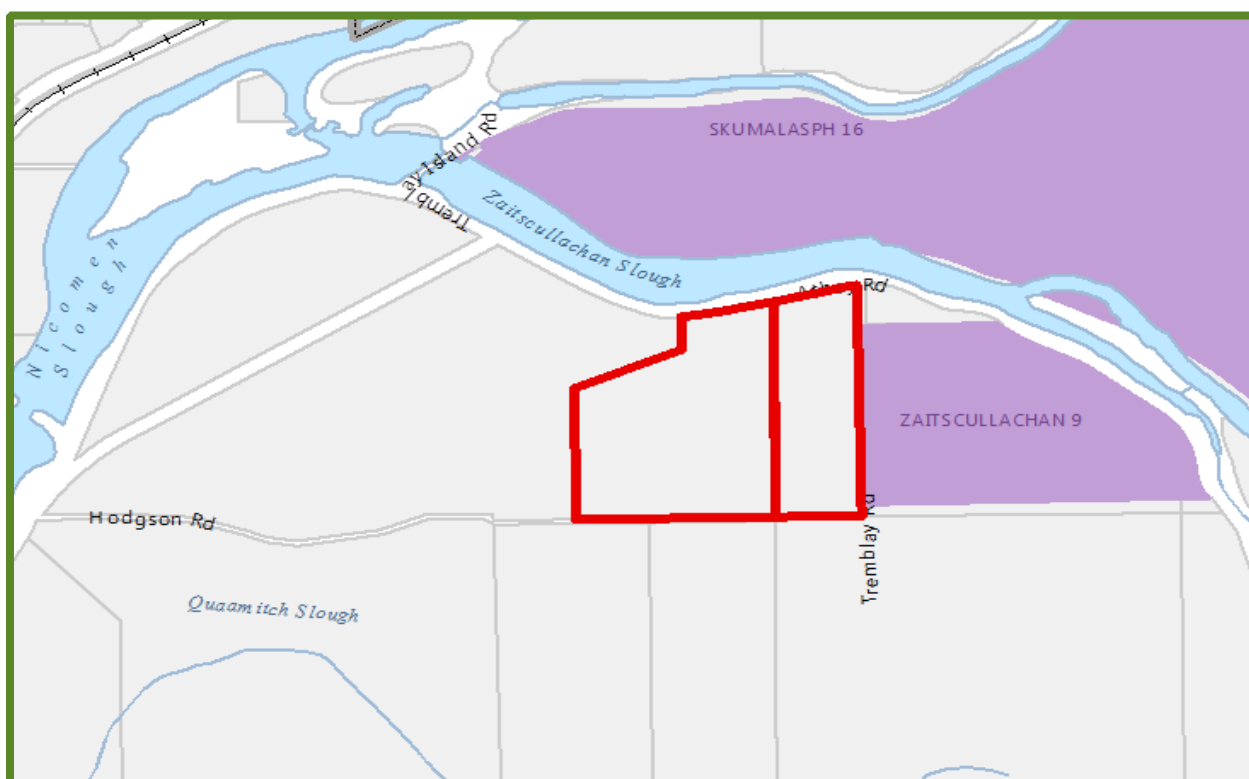
PROPERTY DETAILS			
<b>Electoral Area</b>		G	
<b>Address</b>		10205 Tremblay Road	
<b>PID</b>		011-109-912	
<b>Folio</b>		775.03605.400	
<b>Lot Size</b>		61.063 acres	
<b>Owner</b>	Postma Farms Ltd., Inc. No 258090	<b>Agent</b>	N/A
<b>Current Zoning</b>	Floodplain Agriculture(A-2)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Agricultural (AG)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Dairy Farm	<b>Proposed Use</b>	No change

<b>Development Permit Areas</b>	DPA 2-G (RAR)
<b>Agricultural Land Reserve</b>	Yes

#### ADJACENT ZONING & LAND USES

<b>North</b>	^	Zaitscullachan Slough
<b>East</b>	>	Leq'a:mel (Zaitscullachan 9 - Reserve), Floodplain Agriculture (A-2)/ Dairy Farm (2 properties – 1 owned by applicant)
<b>West</b>	<	Floodplain Agriculture (A-2)/Dairy Farm (owned by applicant)
<b>South</b>	v	Floodplain Agriculture (A-2)/Dairy Farm

#### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

The owner of the property proposes to construct two new barns for their dairy operation (barn #1 – wet cow barn and barn #2 – dry cow barn). The property is located within the Agricultural Land Reserve and is currently used as dairy farm. The applicant is proposing locations for the two new cow barns which efficiently utilizes the existing dairy farm operation. The two new proposed barns will replace two older barns that are currently located in relatively the same locations as the new proposed barns.

The owner is aware that that all National Farm Building Code of Canada regulations will be required to be met. This will include a two-hour fire-rated wall on the exterior walls facing Tremblay Road for both proposed buildings (cow barns), as well as any restrictions that may apply to openings.

### Bylaw Enforcement

In 2011, the FVRD completed a site inspection of the property and a bylaw enforcement officer confirmed the presence of a machine storage building built without a building permit. Consequently, the property has been in bylaw contravention since then for construction without a permit. In 2017, the FVRD completed another site inspection and a bylaw enforcement officer confirmed the presence of two bunker silos built without permits. The property owner has applied for building permits for the structures built without permits, however none of these permits have been completed. The staff

recommendation is to resolve the building permit matters prior to the issuance of the Development Variance Permit. Building permits still need to be issued/completed for the following:

Permit No.	Building	Status
013867	Bunker Silo #2	Issued – May 4, 2017 (Not Completed)
013898	Machine Storage	Application Received – Permit Not Issued – April 18, 2017
013899	3 Bay Bunker Silo	Application Received – Permit Not Issued – April 18, 2017

Building permits are required by the Building Bylaw to encourage property owners to comply with minimum standards established by the British Columbia Building Code, as well as other enactments which relate to health, safety and use of land. For matters of safety, overall risk to buildings and property compliance staff wish to resolve the outstanding building permits prior to the issuance of the Development Variance Permit.



## **Variance Requested – DVP 2017-25**

### Application Rationale

The applicant advises that the reason in support of the variance is: due to the setup of the existing milking barn and constraints due to the house location, the proposed location of the new buildings are the best to ensure the most efficient functionality of the current milking facilities.

### Front Lot Line Setback Variance

The owners are seeking a 24 metre (78.7 foot) relaxation to the required front lot line setback, reducing the setback requirement from 30 metres (98.4 feet) to 6 metres (19.7 feet), clear to sky.

## **Neighbourhood Notification and Input**

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given an opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

## **COST**

The application fee of \$350.00 has been paid by the applicant.

## **CONCLUSION**

Staff recommend that the FVRD Board issue the Development Variance Permit to reduce the front lot line setback for the two proposed cow barns at 10205 Tremblay Road, subject to the submission of complete building permit applications for the buildings built without permits.

The variance is not anticipated to negatively affect the surrounding properties as there is already a dairy farm operation occurring on the property and two of the four surrounding properties are owned by the property owner of 10205 Tremblay Road.

## **OPTIONS**

**Option 1 – Issue subject to the submission of complete building permit applications for outstanding building permits (Staff Recommendation)**



Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2017-25 for the property located at 10205 Tremblay Road, Electoral Area G to reduce the required 30 metre setback from the front lot line (Tremblay Road) from 30 metres (98.4 feet) to 6 metres (19.7 feet) feet, clear to sky, to facilitate the construction of two (2) cow barns subject to consideration of any comments or concerns raised by the public and the submission of complete building permit applications for structures built without permits.

#### **Option 2 – Issue**

Staff recommend that the Fraser Valley Regional District Board issued Development Variance Permit 2017-25 for the property located at 10205 Tremblay Road, Electoral Area G to reduce the required 30 metre setback from the front lot line (Tremblay Road) from 30 metres (98.4 feet) to 6 metres (19.7 feet) feet, clear to sky, to facilitate the construction of two (2) cow barns subject to consideration of any comments or concerns raised by the public.

#### **Option 3 – Refuse**

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2017-25 for the property located at 10205 Tremblay Road, Electoral Area G.

#### **COMMENTS BY:**

**Graham Daneluz, Deputy Director of Planning & Development:** Reviewed and supported.

**Margaret Thornton, Director of Planning & Development:** Reviewed and supported.

**Mike Veenbaas, Director of Financial Services:** No further financial comments.

**Paul Gipps, Chief Administrative Officer:** Reviewed and supported

**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☐ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ \_\_\_\_\_ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

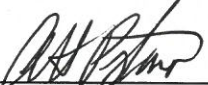
Civic

Address 10205 TREMBLAY ROAD PID \_\_\_\_\_

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print)	Signature of Owner	Date
POSTMA FARMS LTD		30/11/18
Name of Owner (print)	Signature of Owner	Date

Owner's  
Contact  
Information

Address	City
10205 TREMBLAY ROAD	DEROUCHE
Postal Code	
V0M 2G0	
Fax	
N/A	

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**Agent**

I hereby give permission to \_\_\_\_\_ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
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**Development Details**

Property Size 61.06 Acres Present Zoning \_\_\_\_\_

Existing Use DAIRY FARM

Proposed Development New Milk Cow BARN (Building #1)  
New Dry Cow BARN (Building #2)

Proposed Variation / Supplement Vary the 30 meters set back for any livestock building to 6 meters clear to sky along the eastern portion of the lot (Tremblay Road)

(use separate sheet if necessary)

Reasons in Support of Application Due to setup of my existing milking barn and constraints due to house location this location is the best to insure the most efficient functionality of my milking facilities.

**Riparian  
Areas  
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes      no  
☐      ☐

30 metres of the high water mark of any water body

yes      no  
☐      ☐

a ravine or within 30 metres of the top of a ravine bank

“Water body” includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated  
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed “Site Profile” for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes      no  
☐      ☐

the property has been used for commercial or industrial purposes.

If you responded ‘yes,’ you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological  
Resources**

Are there archaeological sites or resources on the subject property?

yes      no      I don't know  
☐      ☐      ☐

If you responded ‘yes’ or ‘I don’t know’ you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.



## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information ( _____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 [FOI@fvrld.ca](mailto:FOI@fvrld.ca).



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

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**Permit No.** 2017-25

**Folio No.** 775.03605.400

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**Issued to:** Postma Farms Ltd., Inc. No. 258090

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**Address:** 33832 South Fraser Way Abbotsford, B.C. V2S 2C5

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**Applicant:** Postma Farms Ltd., Inc. No. 258090 (Art Postma)

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**Site Address:** 10205 Tremblay Road, Deroche, B.C. V0M 1G0

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The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 2 SECTION 4 AND SECTION 5 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 77751  
011-109-912

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### LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

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### AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.

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### BYLAWS SUPPLEMENTED OR VARIED

Dewdney-Alouette Regional District Land Use and Subdivision and Regulation Bylaw No. 559-1992 is **varied** as follows:

Section 412 Siting for Buildings, Structures and Uses

Siting for Agricultural Uses

(8)(a) from 30.0 metres to 6.0 metres, clear to sky from the front lot line (Tremblay Road) for the construction of two cow barns.

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### SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".

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**GENERAL TERMS AND CONDITIONS**

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
  2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
  3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
  4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
- 

**SECURITY DEPOSIT**

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted:       (a)     an irrevocable letter of credit in the amount of: \$ <N/A> .  
                               (b)     the deposit of the following specified security: \$ <N/A> .

---

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2017-25. The notice shall take the form of Appendix I attached hereto.

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AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 23<sup>rd</sup> DAY OF JANUARY, 2018.

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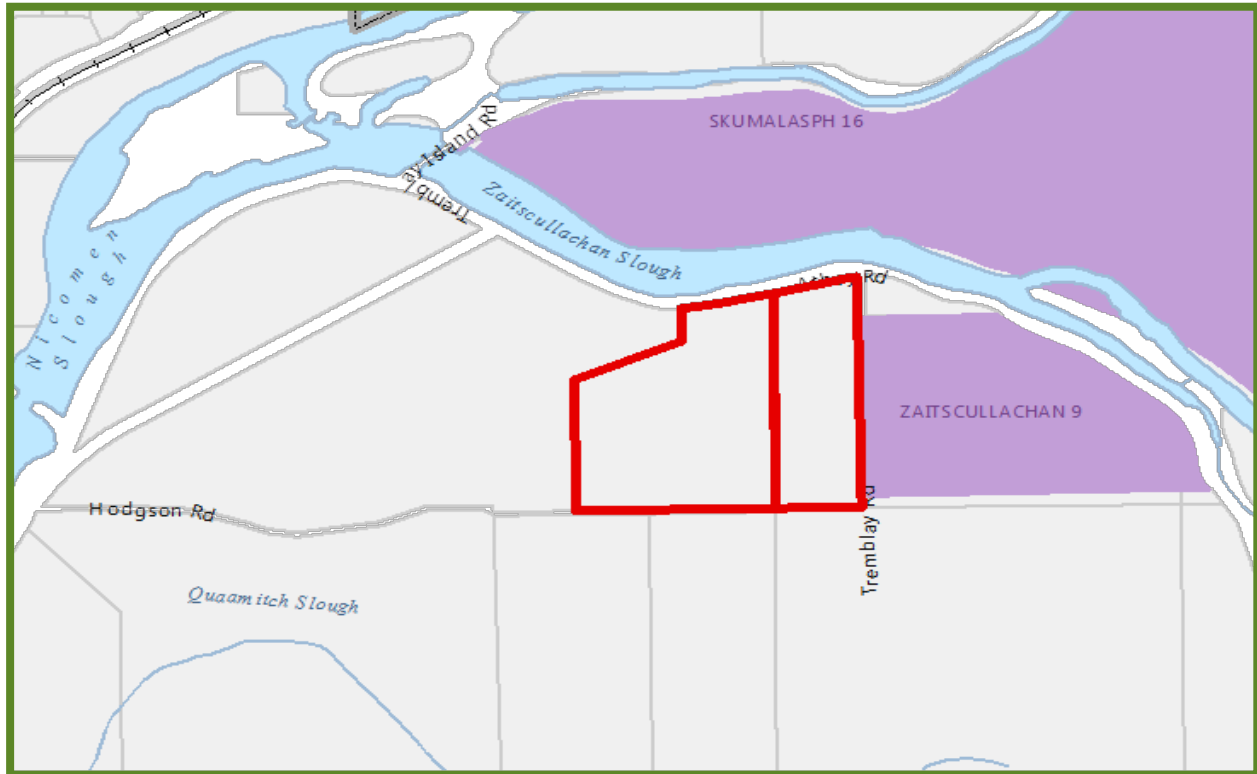
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT



**DEVELOPMENT VARIANCE PERMIT 2017-25**  
**SCHEDULE "A"**  
**Location Map**



**DEVELOPMENT VARIANCE PERMIT 2017-25**  
**SCHEDULE "B"**  
**Site Plan**



To: CAO for the Electoral Area Services Committee

Date: 2019-01-09

From: Julie Mundy, Planning Technician

File No: 3090-20 2018-34

**Subject: Application for Development Variance Permit 2018-34 to vary the maximum height requirement for a single family residence at 3900 Columbia Valley Road, Electoral Area H**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2018-34 to increase the maximum permitted height of a building from 7.75 metres to 9.0 metres, subject to consideration of any comment or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

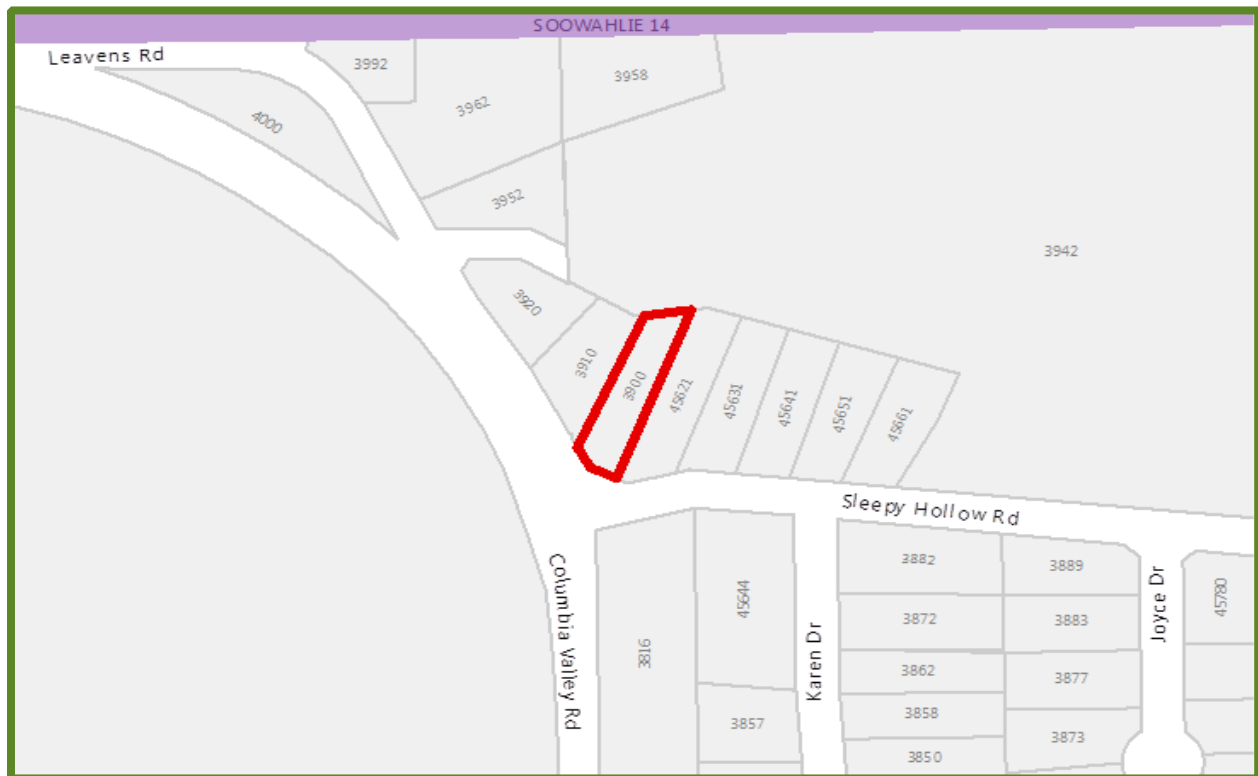
## BACKGROUND

The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height of a building (single family residence) as outlined in *Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of the Fraser Cheam*.

PROPERTY DETAILS			
Electoral Area	H		
Address	3900 Columbia Valley Road		
PID	001-900-889		
Folio	773.03820.142		
Lot Size	0.463 acres		
Owner	Lyon, David & Tara	Agent	n/a
Current Zoning	Urban Residential (RS-1)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	DPA 5-E Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Mobile Home Park (MHP), Mobile Home Park
East	>	Urban Residential (RS-1), Single Family Home
West	<	Urban Residential (RS-1), Single Family Home
South	v	Highway Commercial, (C2), Vacant Lot

#### NEIGHBIURHOD MAP



## PROPERTY MAP



## DISCUSSION

The owners of the subject property are proposing to add a second floor addition to their existing house. The house is modestly sized with a main floor footprint of approximately 1030 square feet (96 m<sup>2</sup>), and an existing second floor area of approximately 647 square feet (60 m<sup>2</sup>). The proposed addition will add habitable space above the garage and enlarge an existing bay window. Appendix A shows the proposed building plans. The rooms above the garage will have a steep roof pitch that exceeds the current zoning bylaw height restrictions. Roof pitch is largely a design consideration, and it may be possible for the applicant to utilize a different roofline that adheres to the height regulation.

The applicant advises the reasons for the variance are 1) to provide a pleasing building design that modernizes the house and brings the residence up to current architectural design standards, and 2) to provide additional living space for the family.

The owners are seeking a variance of 1.25 metres (4.1 feet) to allow the dwelling to have a total height of 9.0 metres (29.5 feet).

Height of Principle Structure	
Permitted (zoning)	7.75 metres (25.4 feet)
Proposed	9.0 metres (29.5 feet)
<b>Requested Variance</b>	<b>1.25 metres (4.1 feet)</b>

A building permit application was submitted and is currently under review. The proposed building height will not have adverse building implications, provided the plans are certified by a structural engineer. All other required property setbacks are being met.

### **Zoning Bylaw Review**

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review includes analysis of recent development variance permits to determine if revised zoning bylaw provisions, including the maximum height restrictions are warranted.

### **Neighbourhood Notification and Input**

All property owners within 30 metres of the property will be notified by FVRD of the Development Variance Permit application and will be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

### **COST**

The application fee of \$350 has been paid by the applicant.

### **CONCLUSION**

Staff recommend Development Variance Permit 2018-34 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

### **OPTIONS**

#### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the FVRD Board issue Development Variance Permit 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H to increase the maximum building height from 7.75 metres to 9.0 metres, subject to consideration of any comments or concerns raised by the public.

#### **Option 2 – Refuse**

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H.

### **Option 3 – Refer to Staff**

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H to FVRD Staff.

### **COMMENTS BY:**

<b>Graham Daneluz, Deputy Director of Planning &amp; Development:</b>	Reviewed and supported
<b>Margaret Thornton, Director of Planning &amp; Development:</b>	Reviewed and supported
<b>Mike Veenbaas, Director of Financial Services:</b>	No further financial comments
<b>Paul Gipps, Chief Administrative Officer:</b>	Reviewed and supported





45950 Cheam Avenue  
Chilliwack, BC V2P 1N6  
604-702-5000 | 1-800-528-0061

## Receipt

Date Dec 10, 2018

Received from David Lyon

Description of Payment and GL Code \_\_\_\_\_

Development Variance Permit  
3900 Columbia Valley

**For Office Use Only**  
**Do not write in the space below**

Fraser Valley Regional District

Receipts: 7508/2      Dec 10, 2018  
Dated: Dec 10, 2018      01:28:19 PM  
Station: EA SERVICE/CASH2

1 PLANNING LYON 3900 COLUMBIA VL 350.00

Total 350.00

VISA B LYON 8082038 -350.00



**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit



An Application Fee in the amount of \$ 350 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 3900 Columbia Valley Rd PID \_\_\_\_\_

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's Declaration

Name of Owner (print)	Signature of Owner	Date
David "Scott" Lyon		Dec 03/2018
Name of Owner (print)	Signature of Owner	Date
Tara Lyon		Dec. 5/18

Owner's Contact Information

Address	City
3900 Columbia Valley Rd	Curtis Lake
	Postal Code
	V2R 5A4
	Fax

Office Use Only	Date	File No.
	Dec 10 2018	D4P 2018-34
	Received By	Folio No.
	Julie M.	733.03820.142
	Receipt No.	Fees Paid: \$
		350

**Agent**

I hereby give permission to \_\_\_\_\_ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
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**Development Details**

Property Size 0.46 Acre Present Zoning RS-1  
Existing Use Single Family Residential  
Proposed Development Single Family Residential  
  
Proposed Variation / Supplement Building height 29.5 feet

(use separate sheet if necessary)

Reasons in Support of Application To provide pleasing building design. The pitch of the proposed roof helps to modernize the houses design bringing the design up to current architectural design standards.

Page 2 of 4

## Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

### Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes  
☐

no  
☒

30 metres of the high water mark of any water body

yes  
☐

no  
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

### Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes  
☐

no  
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

### Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes  
☐

no  
☒

I don't know  
☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.



## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information ( _____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 [FOL@fvrd.ca](mailto:FOL@fvrd.ca).





## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

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**Permit No.** Development Variance Permit 2018-34      **Folio No.** 733.03820.142

---

**Issued to:** David & Tara Lyon

---

**Address:** 3900 Columbia Valley Road, Electoral Area H

---

**Applicant:** David & Tara Lyon

---

**Site Address:** 3900 Columbia Valley Road, Electoral Area H

---

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 88 SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT PLAN NWP64579  
001-900-889

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### LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Proposed Building Addition

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### AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.

---

### BYLAWS SUPPLEMENTED OR VARIED

Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam is **varied** as follows:

Section 8.3.3 (a) is varied by increasing the maximum height from 7.75 metres (25.43 feet) to 9.0 metres (29.5 feet) for a single family dwelling.

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### SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
4. All new construction shall be generally in compliance with Building Permit No. 14533

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**GENERAL TERMS AND CONDITIONS**

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
  2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
  3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
  4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
- 

**SECURITY DEPOSIT**

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted:       (a)     an irrevocable letter of credit in the amount of: \$ <N/A> .  
                                  (b)     the deposit of the following specified security: \$ <N/A> .

---

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-34 The notice shall take the form of Appendix I attached hereto.

---

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 23<sup>rd</sup> DAY OF JANUARY, 2019.

---

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT



**DEVELOPMENT VARIANCE PERMIT 2018-34**  
**SCHEDULE "A"**  
**Location Map**

