

# FRASER VALLEY REGIONAL DISTRICT



## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Tuesday, February 26, 2019  
( Immediately following the FVRHD Open Meeting )  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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Pages

1. CALL TO ORDER

2. 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 February 26, 2019 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

None

4. BOARD MINUTES & MATTERS ARISING

4.1 **Board Meeting - January 23, 2019**

15 - 23

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting of January 23, 2019 be adopted.

4.2 **Special Minute - Community Emergency Preparedness Fund (CEPF) Application**

24 - 25

**MOTION FOR CONSIDERATION**

**THAT** Special Minute dated February 13, 2019 with respect to the Community Emergency Preparedness Fund (CEPF) application administered by UBCM for

the Fraser River Flood Risk Assessment, Mapping and Mitigation Planning project be adopted.

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

5.1	<u>Draft Regional and Corporate Services Committee - February 12, 2019</u>	26 - 31
5.2	<u>Draft Electoral Area Services Committee - February 12, 2019</u>	32 - 43
5.3	<u>Electoral Area Services Committee - December 11, 2018 (Amended)</u>	44 - 57
5.4	<u>Draft Fraser Valley Aboriginal Relations Committee - February 14, 2019</u>	58 - 63
5.5	<u>Draft Recreation, Culture and Airpark Services Commission - January 22, 2019</u>	64 - 69

**6. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

**6.1 Motion Submitted by Director Bales**

**MOTION FOR CONSIDERATION**

To direct staff to bring back a report on the past 3 to 4 regional strategic planning meetings for comparison, including a full analysis of all costs differences, of having meetings in the board room or in other locations, duration, and future potential for public interaction/webcast for both electoral and regional planning meetings.

**7. CORPORATE ADMINISTRATION**

7.1	<u>Building Bylaw and BC Building Code Contraventions at 31260 Mary Street, Electoral Area B, legally described as Lot 1 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District Plan KAP45931 PID 017-499-020.</u>	70 - 89
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***All/Unweighted***

- Corporate report dated February 12, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated January 18, 2019 to Property Owners
- Letter dated July 6, 2018 to Property Owners
- Title Search
- Property Information Map

**MOTION FOR CONSIDERATION**

**[EASC-FEB 2019] THAT** the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the *Fraser Valley Regional*

*District Building Bylaw No. 1188, 2013 and the BC Building Code, at 31260 Mary Street, Electoral Area B, Fraser Valley Regional District, British Columbia (legally described as Lot 1 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District Plan KAP45931). Parcel Identifier: 017-499-020.*

**7.2 Building Bylaw and BC Building Code Contraventions at 48752 Chilliwack Lake Road, Electoral Area E, FVRD, British Columbia (legally described as Lot 3 District Lot 500 Group 2 Section 34 Township 25 NW District Plan 34285) PID 006-990-291**

90 - 110

***All/Unweighted***

- Corporate report dated February 12, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated January 21, 2019 to Property Owners
- Letter dated August 27, 2018 to Property Owners
- Title Search
- Property Information Map

**MOTION FOR CONSIDERATION**

**[EASC-FEB 2019] THAT** the Fraser Valley Regional District Board direct staff to file a Notice in the Land Title Office in accordance with Section 57 of the *Community Charter* due to the contraventions of the Fraser Valley Regional District Building Bylaw No. 1188, 2013, at 48752 Chilliwack Lake Road Electoral Area E, Fraser Valley Regional District, British Columbia (legally described as Lot 3 District Lot 500 Group 2 Section 34 Township 25 New Westminster District Plan 34285; and Parcel Identifier 006-990-291).

**7.3 INDIGENOUS RELATIONS**

**7.3.1 Appointments - Table Representatives**

***All/Unweighted***

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve the following appointments:

**Sto-lo Xwexwilmexw Table Representative**

Director Al Stobbart

**Katzie Table Representative**

Director Brenda Falk

**7.3.2 Metro Vancouver Aboriginal Relations Committee (Observer)**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board approve the appointment of Director Brenda Falk as Observer Member to the Metro Vancouver Aboriginal Relations Committee.

**7.3.3 2019 FVARC Proposed Meeting Schedule**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Aboriginal Relations Committee hold meetings on April 11, July 11 and October 24, 2019.

**8. FINANCE**

**8.1 Board Remuneration - Impact of Municipal Officer's Expense Allowance Exemption 111 - 113**

***FOR INFORMATION ONLY***

- Corporate report dated February 12, 2019 from Mike Veenbaas, Director of Financial Services

**9. BYLAWS**

**9.1 FVRD Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019, Electoral Area "F" 114 - 119**

***Adoption - All/Unweighted***

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist - background information
- Draft Bylaw 1512, 2019

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

**9.2 FVRD Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019, Electoral Area "F" 120 - 123**

***Adoption - All/Unweighted***

- Refer to corporate report in item 9.1
- Draft Bylaw No. 1513, 2019

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

- 9.3 **FVRD Bylaw 1487, 2018 - Official Community Plan amendment application for 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard.**

124 - 133

***EAs/Unweighted***

- Corporate report dated February 26, 2019 from David Bennett, Planner II
- Draft Bylaw No. 1487, 2018

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the following options for the bylaw cited as *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* as outlined in the corporate report dated February 26, 2019.

**OPTION 1 Adopt**

**THAT** proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be adopted.

**OPTION 2 Refer to EASC**

**THAT** proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* 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 for Electoral Area G Amendment Bylaw No. 1487, 2018* 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 Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* not be given any further readings and that the application be refused.

- 9.4 **FVRD Bylaw 1488, 2018 - Rezoning amendment application for 38447 Bell Road, Electoral Area "G" to facilitate a 2.0 ha (5 acre) truck parking and storage yard.**

134 - 137

***EAs/Unweighted***

- Refer to report in item 9.3
- Draft Bylaw 1488, 2018

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider the following options for the bylaw cited *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* as outlined in the corporate report dated February 26, 2019.

**OPTION 1 Adopt**

**THAT** proposed *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be adopted.

**OPTION 2 Refer to EASC**

**THAT** proposed *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* 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 Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* 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 Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the application be refused.

**9.5 FVRD Hope and District Recreation Centre Fees and Other Charges Amendment Bylaw No. 1515, 2019**

138 - 151

***First Reading - Hope and Area B/Weighted***

***Second and Third Reading - Hope and Area B/Weighted***

***Adoption - Hope and Area B/Weighted (2/3 Majority)***

- Corporate report dated January 22, 2019 from Mike Freimark, Assistant Manager
- Draft Bylaw No. 1515, 2019

**MOTION FOR CONSIDERATION**

**MOTION NO. 1: [RCAS-JAN 2019]** **THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional*

*District Hope and District Recreation Centre Fees and Other Charges  
Amendment Bylaw No. 1515, 2019.*

**MOTION FOR CONSIDERATION**

**MOTION NO. 2: [RCAS-JAN 2019]** THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Hope and District Recreation Centre Fees and Other Charges Amendment Bylaw No. 1515, 2019.*

**MOTION FOR CONSIDERATION**

**MOTION NO. 3: [RCAS-JAN 2019]** THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Hope and District Recreation Centre Fees and Other Charges Amendment Bylaw No. 1515, 2019.*

10. PERMITS

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

- 10.1 Application for Development Variance Permit 2019-02 to vary the rear setback requirement for an accessory structure at 47052 Snowmist Place, Electoral Area "C" 152 - 169

*EAs/Unweighted*

- Corporate report dated February 12, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-02

**MOTION FOR CONSIDERATION**

[EASC-FEB 2019] THAT the Fraser Valley Regional District issue Development Variance Permit 2019-02 to vary the rear setback for an accessory building at 47502 Snowmist Place in Electoral Area C from 5.0 metres to 1.5 metres, subject to consideration of any comments or concerns raised by the public.

- 10.2 Application for Development Variance Permit 2019-01 to vary the maximum height requirement for a garage at 45703 Elizabeth Drive, Electoral Area "H" 170 - 187

*EAs/Unweighted*

- Corporate report dated February 12, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-01
- Petition in Support

**MOTION FOR CONSIDERATION**

[EASC-FEB 2019] THAT the Fraser Valley Regional District issue Development Variance Permit 2019-01 to increase the maximum permitted height of an accessory building from 5.0 metres to 6.4 metres, for 45703 Elizabeth Drive in Electoral Area H, subject to consideration of any comment or concerns raised by the public.

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

No Items.

**12. OTHER MATTERS**

**12.1 Crown Land Tenure Application for Harrison Mills Transfer Station Relocation**

188 - 190

*All/Unweighted*

- Corporate report dated February 26, 2019 from Carolyn Lane, Engineering and Community Services Technologist
- Map of new Harrison Mills Transfer Station Location

**MOTION FOR CONSIDERATION**

THAT the Fraser Valley Regional District Board direct staff to apply for crown land tenure on a parcel of land for the new Harrison Mills Transfer Station.

**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 website.*

**MOTION FOR CONSIDERATION**

THAT the following Consent Agenda items 13.1.1 to 13.1.3 be endorsed:

**13.1.1 RACS-FEB 2019**

THAT the Fraser Valley Regional District Board authorize the Board Chair, Board Vice Chair and Chief Administrative Officer to attend the 2019 Union of British Columbia Municipalities Convention to be held in Vancouver, BC between September 23 and 27, 2019;

AND THAT registration fees, accommodations and travel costs be approved from Budget 101.

*Reference item 5.1 of February 12, 2019 RACS Agenda.*



**13.1.2 RACS-FEB 2019**

**THAT** the Fraser Valley Regional District Board approve the closure of the FVRD Corporate Offices to the public on December 27, 30 and 31, 2019.

*Reference item 5.2 of February 12, 2019 RACS Agenda.*

**13.1.3 RACS-FEB 2019**

**THAT** the Fraser Valley Regional District Board direct staff to submit a grant application of up to \$2 million to the Investing in Canada Infrastructure Program for the Hope and Area Recreation Centre Geothermal Heat Recovery Project;

**AND THAT** the Fraser Valley Regional District Board commit up to \$1.5 million in funding towards the project from Hope and Area Recreation Centre Service Area reserves.

*Reference item 7.1.1 of February 12, 2019 RACS Agenda.*

**13.2 CONSENT AGENDA - ELECTORAL AREAS**

*EAs/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda items 13.2.1 to 13.2.5 be endorsed:

**13.2.1 EASC-FEB 2019**

**THAT** the Fraser Valley Regional District Board authorize Electoral Area Directors to attend the 2019 Union of British Columbia Municipalities Annual Convention to be held in Vancouver, BC between September 23 and 27, 2019,

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

*Reference item 6.1 of February 12, 2019 EASC Agenda.*

**13.2.2 EASC-FEB 2019**

**THAT** the Electoral Area Services Committee direct Staff to include the presented EA Area Wide Services Financial Plans, along with feedback received by EASC, in the 2019-2023 Financial Plan Bylaw that the Regional Board will consider at its March 2019 meeting.

*Reference item 7.1 of February 12, 2019 EASC Agenda.*

**13.2.3 EASC-FEB 2019**

**THAT** the Fraser Valley Regional District Board forward the Non-Farm Use application for a cannabis production facility at 59710 Lougheed Highway, Electoral Area “B” to the Agricultural Land Commission with support subject to: 1) the two storey 25,000 square foot facility being located entirely within the portion of the parcel zoned Industrial (I-1); and 2) an offer and commitment from the landowner to register a covenant in favour of FVRD regarding outdoor lighting and odours controls as described in the Report dated 2019-02-12;

**AND THAT** the Agricultural Land Commission refer the application to the Skawahlook and Chawathil First Nations prior to making a decision.

*Reference item 9.1 of February 12, 2019 EASC Agenda.*

**13.2.4 EASC-FEB 2019]**

**THAT** the Electoral Area Services Committee formally request Community Living BC participate in a discussion with EASC about their process and protocols for the care and management of clients in their care.

*Reference item 11.1 of February 12, 2019 EASC Agenda.*

**13.2.5 EASC-FEB 2019**

**THAT**, in accordance with Covenants CA6199207 and CA5744615, the Fraser Valley Regional District Board authorize staff to issue additional building permits for new single family homes between subdivision files 3320-20-2016-04061 and 3320-20-2015-04298 to support the operation of the Waste Water Treatment Plant at 9980 Llanberis Way. The total number of additional building permits to be issued shall be determined by the Director of Engineering and Community Services.

*Reference item 12.1 of February 12, 2019 EASC Agenda.*

**13.3 CONSENT AGENDA - ELECTORAL AREAS A, B AND HOPE**

*Areas A, B and Hope/Weighted*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda items 13.3.1 to 13.3.5 be endorsed:

**13.3.1 RCASC-JAN 22, 2019**

**THAT** the Dan Sharrers Aquatic Centre, Conference Centre and Arena be closed to the public on Sunday, August 25, 2019 for the purpose of hosting the Ride to Conquer Cancer Finish Line event.

*Reference item 6.8 of January 22, 2019 RCASC Agenda.*

**13.3.2 RCASC-JAN 22, 2019**

**THAT** the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$179.50 to Area B, funded from the community facility use grant program, for the purposes of hosting a volunteer recognition dinner in the Conference Centre.

*Reference item 6.9 of January 22, 2019 RCASC Agenda.*

**13.3.3 RCASC-JAN 22, 2019**

**THAT** the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$2,756.00 to the RiverMonsters Swim Club, funded from the community facility use grant program, for the purposes of renting the Dan Sharrers Aquatic Centre pool and conference centre to host a two day swim meet on June 8 and 9, 2019;

**AND THAT** the Recreation, Culture and Airpark Services Commission support the District of Hope special event application for the use of the 6th Avenue Park field to enable overnight camping for the swim meet.

*Reference item 6.10 of January 22, 2019 RCASC Agenda.*

**13.3.4 RCASC-JAN 22, 2019**

**THAT** the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$129.50 to the Friends of Hope Library, funded from the community facility use grant program, for the purposes of hosting a fundraiser in the Conference Centre.

*Reference item 6.11 of January 22, 2019 RCASC Agenda.*

**13.3.5 RCASC-JAN 22, 2019**

**THAT** the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$444.00 to the Hope and District Skating Club, funded from the community facility use grant program, for the purposes of hosting the annual ice show scheduled for March 9, 2019.

*Reference item 6.12 of January 22, 2019 RCASC Agenda.*

13.4 CONSENT AGENDA - ELECTORAL AREA B AND HOPE

*Areas B and Hope/Weighted*

MOTION FOR CONSIDERATION

THAT the following Consent Agenda items 13.4.1 to 13.4.3 be endorsed:

13.4.1 RCASC-JAN 22, 2019

THAT the arena ice surface be painted green for the period March 13-18, 2019 in recognition of St. Patrick's Day activities taking place at the Recreation Centre.

*Reference item 6.5 of January 22, 2019 RCASC Agenda.*

13.4.2 RCASC-JAN 22, 2019

THAT the annual Dan Sharrers Aquatic Centre maintenance shutdown period be scheduled from August 18 through September 8, 2019.

*Reference item 6.6. of January 22, 2019 RCASC Agenda.*

13.4.3 RCASC-JAN 22, 2019

THAT the ice be prepared for use on August 12, 2019 to accommodate a youth hockey camp with Hockey Ministries International.

*Reference item 6.7 of November 22, 2019 RCASC Agenda.*

14. ADDENDA ITEMS/LATE ITEMS

15. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION (15.1 to 15.5)

15.1	<u>Corporate report dated February 12, 2019 from Environmental Services Coordinator regarding 'Electric Vehicle Chargers at the FVRD Main Office Building'. [Feb 2019 -RACS]</u>	191 - 193
15.2	<u>Grant-in-Aid Summary Report - 2018 [Feb 2019 -EASC]</u>	194 - 256
15.3	<u>Report - Comprehensive Zoning Bylaw Consolidation for the Electoral Areas. [Feb 2019 - EASC]</u>	257 - 259
15.4	<u>Report - Development Permits Issued in 2018 by the Director of Planning and Development [Feb 2019 -EASC]</u>	260 - 263
15.5	<u>Electoral Area Planning and Development: 2018 Year End Report [Feb 2019-EASC]</u>	264 - 278

16. ITEMS FOR INFORMATION AND CORRESPONDENCE

16.1 Fraser Basin Council Fraser Valley Update - February 2019 279 - 280

16.2 Letter dated November 29, 2018 from Peace River Regional District regarding 'Caribou Recovery Update to UBCM resolution B116'. 281 - 281

17. REPORTS BY STAFF

18. REPORTS BY BOARD DIRECTORS

19. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

20. RESOLUTION TO CLOSE MEETING

*All/Unweighted*

MOTION FOR CONSIDERATION

THAT the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the Regional District;
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interest of the regional district if they were held in public: and
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**R E C E S S**

21. RECONVENE OPEN MEETING

22. RISE AND REPORT OUT OF CLOSED MEETING

23. ADJOURNMENT

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board Open Meeting of February 26, 2019 be adjourned.