

FRASER VALLEY REGIONAL DISTRICT



ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING AGENDA

Tuesday, March 12, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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 March 12, 2019 be approved;

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

3. SHOW CAUSE HEARING(S)

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

- 3.1 Building Bylaw and BC Building Code Contraventions at 31236 Mary Street, Electoral Area "B" (PID:010-098-283)

9 - 26

- Presentation by Staff
- Corporate report dated March 12, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated February 15, 2019 to Property Owner
- Letter dated December 13, 2018 to Property Owner
- Letter dated March 16, 2018 to Property Owner
- Current Title Search
- Current Title Search
- Property Information Map
- Property Report

MOTION FOR CONSIDERATION

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 31236, Mary Street, Electoral Area B, Fraser Valley Regional District, British Columbia (Lot 13 Block 5 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District Townsite of Yale (PID: 010-098-283) and Lot 12 Block 5 Section 14 Township 7 Range 26 West of the 6th Meridian Yale Division Yale District Townsite of Yale (PID: 010-098-267).

3.2 Building Bylaw and BC Building Code Contraventions at 20568 Edelweiss Drive, Electoral Area "C" legally described as: Lot 19 Dist. Lot 3847 Group 1 New Westminster District Plan 55971 (PID: 005-426-103)

27 - 51

- Presentation by Staff
- Corporate report dated March 12, 2019 from Louise Hinton, Bylaw Compliance and Enforcement Officer
- Letter dated February 15, 2019 to Property Owner
- Letter dated June 28, 2018 to Property Owner
- Letter dated November 26, 2015 to Property Owner
- Title Search
- Property Information Map
- Property Report

MOTION FOR CONSIDERATION

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 20568 Edelweiss Drive, Fraser Valley Regional District, British Columbia, Electoral Area C, legally described as: Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971 (PID: 005-426-103).

4. DELEGATIONS AND PRESENTATIONS

4.1 Scott Hargrove, Nancy Gomerich, Heather Scoular and Nicole Glentworth - Fraser Valley Regional Library

Presentation regarding the benefits of being a Member of Fraser Valley Regional Library and FVRD library improvements.

4.2 Suzy Coulter, Edna Hobbs and Molly Armstrong - The Chilliwack River Valley Waterkeepers

Presentation - Summary of the CRV Community Opposition to the Larson

5. MINUTES/MATTERS ARISING

5.1 Minutes of the Electoral Area Services Committee Meeting - February 12, 2019 52 - 63

MOTION FOR CONSIDERATION

THAT the Minutes of the Electoral Area Services Committee Open Meeting of February 12, 2019 be adopted.

6. CORPORATE ADMINISTRATION

6.1 Letter of Agreement with Deroche Farmers Market Society 64 - 65

- Corporate report dated March 12, 2019 from Jaime Reilly, Manager of Corporate Administration

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into an agreement with the Deroche Farmers Market Society for the period June 1 to September 14, 2019, for rental of space at the FVRD Deroche Community Access at a total cost of \$400.

6.2 Deroche Community Christian Fellowship Rental of Deroche Community Access Centre 66 - 67

- Corporate report dated March 12, 2019 from Jaime Reilly, Manager of Corporate Administration

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a one year agreement, with the option of a one year renewal, with the Deroche Community Christian Fellowship, for rental space at the FVRD Deroche Community Access Centre at a cost of \$100 per month.

7. FINANCE

7.1 Fraser Valley Regional Library Service – Electoral Areas 68 - 70

FOR INFORMATION ONLY

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

7.2 Community Works Fund – Electoral Area Allocation Model for 2019 - 2022 71 - 74

- Corporate report dated March 12, 2019 from Mike Veenbaas, Director of Financial Services
- FVRD 2017 Voting Table

- 2019 - Community Works Fund - Electoral Area Apportionment Options

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve the allocation of the 2019-2022 Electoral Area Community Works Funds based on the following formula:

1. Each Electoral Area receives a base allocation of \$5,000, and
2. The remainder to be allocated on a pro-rata basis, based on the 2016 census populations as certified by the Minister of Municipal Affairs and Housing.

7.3 Grant-In-Aid Request – Read Right Society, Electoral Area “B” 75 - 79

- Corporate report dated March 12, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Read Right Society

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Read Right Society, funded from the 2019 Electoral Area “B” grant-in-aid budget to help offset the costs of books and materials to provide literacy programs.

7.4 Grant-in-Aid Request - Sunshine Valley Volunteer Fire Department, Electoral Area "B" 80 - 82

- Corporate report dated March 12, 2019 from Mike Veenbaas, Director of Financial Services
- GIA Application - Sunshine Valley VFD

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Sunshine Valley Volunteer Fire Department, funded from the Electoral Area “B” grant-in-aid budget, to help purchase wildfire structure sprinkler protection equipment.

7.5 Grant-In-Aid Request – District of Hope Ratepayers Association, Electoral Area “B” 83 - 85

- Corporate report dated March 12, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - District of Hope Ratepayers Association

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,000 to the District of Hope Ratepayers Association, funded from

the 2019 Electoral Area “B” grant-in-aid budget, to help purchase items for their annual Lego Expo. All funds earned at this event will go towards Silver Creek Elementary’ s music and library programs as well as making essential repairs to Park St. Manor Senior’s residence.

7.6 Grant-In-Aid Request – Fraser Canyon Hospice Society, Electoral Area “B” 86 - 99

- Corporate report dated March 12, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Fraser Canyon Hospice Society

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Fraser Canyon Hospice Society, funded from the 2019 Electoral Area “B” grant-in-aid budget, to offset costs of their 15th annual Camp Skylark.

7.7 Grant-In-Aid Request – Deroche Farmers Market, Electoral Areas “C” and “G” 100 - 103

- Corporate report dated March 12, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Deroche Farmers Market

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Deroche Farmers Market Society in the amount of \$2,450, to be funded from the 2019 Electoral Area “C” grant-in-aid budget in the amount of \$1,450 and the 2019 Electoral Area “G” grant-in-aid budget in the amount of \$1,000 to help offset the costs associated with advertising, signage repairs, and supplies.

7.8 Grant-In-Aid Request – Sasquatch Lions Club, Electoral Area “G” 104 - 106

- Corporate report dated March 12, 2019 from Kristy Hodson, Manager of Financial Operations
- GIA Application - Sasquatch Lions Club

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Sasquatch Lions Club in the amount of \$1,500, to be funded from the 2019 Electoral Area “G” grant-in-aid budget to help offset the costs associated with a “Play Pass” to the Mission Leisure Centre to help low-income persons and or those not eligible for subsidized pass programs.

8. ENGINEERING & UTILITIES

No Items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 **Non-Farm Use Application - Bulk Water Filling Station, 56555 Chilliwack Lk Rd, Area "E" (Larson Farm)** 107 - 278

- Corporate report dated March 12, 2019 from Graham Daneluz, Deputy Director of Planning and Development
- Appendix 1 - Application
- Appendix 2 - Technical Reports
- Appendix 3 - Meeting Notes (February 21, 2019)
- Appendix 4 - Public Submissions

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board decline to forward to the Agricultural Land Commission Non-Farm Use Application 3015-20-2016-05 by Larson Farms Inc. for a bulk water filling station at 56555 Chilliwack Lake Road, Electoral Area "E";

AND THAT the Corporate Report dated 2019-03-12 regarding the proposed bulk water filling station at 56555 Chilliwack Lake Road be forwarded to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development for consideration in conjunction with the application by Larson Farms Inc. for a groundwater license.

9.2 **Site-Specific Exemption Application 2019-02 for the construction of two cabins at Camp Luther Retreat Centre, 9311 Shook Road, Area "G"** 279 - 311

- Corporate report dated March 12, 2019 from Andrea Antifaeff, Planner I
- Site Specific Exemption Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board refuse the Site Specific Exemption application to allow the construction of two cabins at an elevation 1.95 m (6.4 feet) lower than the 9.3m flood construction level (FCL) required at Camp Luther Retreat Centre, 9311 Shook Road, Electoral Area "G".

9.3 **Form and Character and Development Variance Permit amendments to accommodate double garages on 5 lots of the final phase of the 'Cottages at Cultus Lake' development, Electoral Area "H".** 312 - 349

- Corporate report dated March 12, 2019 from David Bennett, Planner II
- DP Application
- DP Application
- Development Permit 2019-01
- Development Variance Permit 2019-04

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Permit 2019-01 regarding the form and character of detached garages within the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H”;

AND THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-04 regarding the siting and height of detached garages within the final phase of the “Cottages” development at PID 029-380-839 off Columbia Valley Road, Electoral Area “H” subject to consideration of any concerns raised from neighbourhood notification.

9.4 Application for Development Variance Permit 2019-05 to vary the maximum height and area requirements for a garage at 10191 Caryks Road, Electoral Area "D"

350 - 373

- Corporate report dated March 12, 2019 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2019-05

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-05 to increase the maximum permitted height of an accessory building from 5.0 metres to 7.3 metres and to increase the maximum permitted area of an accessory building from 45 square metres to 53.5 square metres, subject to consideration of any comment or concerns raised by the public.

10. ELECTORAL AREA EMERGENCY SERVICES

No Items.

11. OTHER MATTERS

11.1 Board Remuneration - Impact of Municipal Officer's Expense Allowance Exemption

374 - 376

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

12. ADDENDA ITEMS/LATE ITEMS

13. REPORTS BY STAFF

14. REPORTS BY ELECTORAL AREA DIRECTORS

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

16. ADJOURNMENT

MOTION FOR CONSIDERATION

THAT the Electoral Area Services Committee Open Meeting of March 12, 2019 be adjourned.