

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 Scouler 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.

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

File No: B05594.000/2

Subject: Building Bylaw, and BC Building Code Contraventions at 31236 Mary Street, Electoral Area B, legally described as: 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

RECOMMENDATION

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).

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

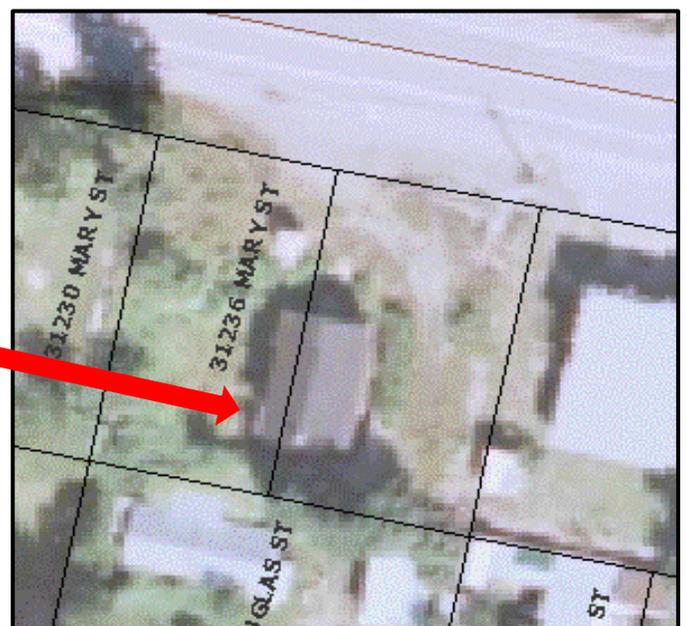
Provide Responsive & Effective Public Services

BACKGROUND

April 11, 2017

Bylaw Officer receives complaint of a very high and long retaining wall being constructed without permits.

Bylaw Officer and Planner perform site inspection. Large retaining wall around existing former school house / residential structure is mid-construction stage. Stop Work Notice is posted on the property. Bylaw Officer discusses the following with the owner on site: (1) permit requirements and application process; (2) asked if the wall was engineered; and (3) warned that no further work is to occur until a building permit is issued.



April 19, 2017 Bylaw letter mailed to owner, deadline for response to FVRD is May 15, 2017.

Sept. 7, 2017 Bylaw Officers perform site inspection – no change in condition of property, retaining wall is still intact and the stop work notice is lying on a concrete block.

Sept. 27, 2017 Second Bylaw letter mailed to owner, deadline for response to FVRD is Nov. 1, 2017.

Nov. 15, 2017 Bylaw Officer attempts to contact owner by telephone, no response. Third Bylaw letter mailed to owner with a bylaw ticket attached (No. 28673) for building without a permit. New deadline for response to FVRD is Dec. 18, 2017.

Dec 19, 2017 Officer attempts to contact owner by telephone, spoke to relative – left a message.

Jan 23, 2018 Bylaw Officer performs site inspection – fresh gravel is found on the site, the retaining wall remains, and stop work / no occupancy orders are re-posted.

Jan 24, 2018 Fourth Bylaw letter mailed to owner, with a bylaw ticket attached (No. 28678) for building without a permit. New deadline is Feb 26, 2018.

Feb 4, 2018 Bylaw Officer spoke with owner on telephone and discussed the following: (1) building permit requirements; (2) lack of response to enforcement; and (3) the issued bylaw ticket.

Feb 8, 2018 Fourth Bylaw letter is returned to the FVRD, marked as refused. Building Inspector speaks with owner on telephone discusses bylaw file and permit requirements.

Feb 15, 2018 Building Permit Application form and fee submitted to FVRD –no site plan or drawings.

Mar. 14, 2018 Building Inspector performs follow-up site inspection – no change.

March 16, 2018 Building Department mailed letter to owner listing outstanding required items to complete Permit Application. Drawings are still outstanding.

April 12, 2018 Bylaw Officer informed that \$250 has been paid towards outstanding bylaw fines.

July 3, 2018 Bylaw Officer informed that new gravel has been brought onto property in violation of posted stop work order.

July 4, 2018 Building Inspector performs site inspection – postings have been removed, retaining wall remains, and confirms additional gravel works has occurred in violation of posted stop work order.

July 6, 2018 Fifth Bylaw letter mailed to owner, with two bylaw tickets attached (No. 28618 & No. 28619), for disobeying stop work order and building without a permit.

July 13, 2018 Owner contacts Building Department – is concerned about the enforcement tickets.

Oct. 22, 2018 Bylaw Officer receives information from FVRD staff that someone appears to be moving rocks behind a retaining wall on weekends.

Oct 25, 2018 Bylaw Officer attempts to contact owner by telephone, no response.

Oct 30, 2018 Bylaw Officer performs site inspection – confirms significant gravel works, new mental fence posts are in the ground, retaining wall remains, large stop work and no occupancy orders are re-posted.

Building Department informs Bylaw Officer that Engineering report has been received, but it has the wrong address on it and needs to be revised.

Nov 7, 2018 Owner attends FVRD office and discussed the following with Building Inspector and Planning Staff: (1) retaining wall does not meet multiple setbacks; (2) intentions to move forward with a Development Variance Permit and a covenant to tie the two lots together for any future sale, as the retaining wall crosses both property lines.

Dec 3, 2018 Bylaw Officer again receives information that the owner is working on site – in violation of the posted orders.
Bylaw Officer performs site inspection – retaining wall remains, gravel and posts in place from previous inspection. There are several new concrete lock blocks on the left side of the area fronting the property indicating works on site have continued.

Bylaw Officer confirms that Development Variance Permit has not been applied for.

Dec 12, 2017 Bylaw Officer receives additional information from complainant that includes an image of a rear lock block that appears to be out of place indicating the rear portion of the retaining wall may be undermined.

Dec 13, 2018 Sixth Bylaw letter mailed to owner (cease and desist), with two bylaw tickets attached (No. 28894 & No. 28895), for disobeying stop work order and working without a permit.

Jan 22, 2019 Bylaw Officer confirms to date that a Development Variance Permit has not been applied for and that no further required documents have been provided for the building permit application.

Bylaw Officer confirms that the remaining amount (\$510) has been paid against the first issued Bylaw Ticket (No. 28678). The remaining five bylaw ticket fines remain outstanding totaling \$2,550 owing to the FVRD.

TOTAL TICKETS ISSUED

	Ticket No.	Date	Offence	Fine Amount	Disputed	Status
1.	BNE 28673	Nov. 15, 2017	Build without a Permit	\$500 + \$10 late fee	No	Collections
2.	BNE 28678	January 23, 2018	Build without a Permit	\$500 + \$10 late fee	No	Paid
3.	BNE 28618	July 4, 2018	Build without a Permit	\$500 + \$10 late fee	No	Final Notice
4.	BNE 28619	July 4, 2018	Disobey Stop Work Notice	\$500 + \$10 late fee	No	Final Notice
5.	BNE 28894	December 3, 2018	Build without a Permit	\$500 + \$10 late fee	No	Outstanding
6.	BNE 28895	December 3, 2018	Disobey Stop Work Notice	\$500 + \$10 late fee	No	Outstanding
TOTAL FINES OUTSTANDING				\$2,550		

Bylaw Notice Offence tickets that are issued by a Bylaw Enforcement Officer can be cancelled by a Bylaw Officer at his or her discretion at any time in favor of voluntary compliance on the part of the property owner. Bylaw tickets that remain undisputed and unpaid after a two week grace period are levied \$10 late fee per ticket. The property owner is then sent two separate follow-up letters – the first one serves as a reminder of the outstanding fines and the second one is a final notice to pay their outstanding fine owed to the FVRD. If after all the above avenues for payment have been exhausted and the property owner’s ticket fines remain outstanding then the tickets are referred to collections for payment.

Inspection Photos

April 2017



December 2017



March 2018



October 2018



December 2018



April 2017 – December 2018

Images below that depict the neighbouring property that is situated to the lower rear of the subject property. The structure/property to the rear would likely be impacted if the retaining wall had a failure or a slide.



DISCUSSION

Section 57 of the Community Charter allows a Building Inspector to recommend a resolution to place a Notice on the Title of a property if a contravention of a bylaw or another enactment that related to the construction or safety of a building is observed. A Notice on Title serves as notice to anyone searching the title that the property may be in breach of local government bylaws or other enactments; provide disclosure to future owners; and protects against potential claims with regard to the contraventions.

Staff would like you to consider the following information:

Building Bylaw

Staff is authorized to regulate minimum construction standards within electoral areas via the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Building Bylaw) for health, safety and the protection of persons and property. The bylaw provides that no person shall commence any construction, alternation, reconstruction, demolition, removal, relocation or change the occupancy of any building.

Section 5.4 (q) of the *FVRD Building Bylaw* states that a building permit is not required for retaining walls if they are below 1.2 meters or (47 inches) above finished graded measured at any point within 1.2m from the face of the wall or structure. Therefore retaining walls built above 1.2 meters (47 inches) in height are required to obtain a building permit prior to start of construction.

A retaining wall over the height of 1.2 m was constructed around the existing school house / residential structure without a required building permit.

The retaining wall is constructed over the property lines. The Building Permit is required to ensure the stability of the wall, and that there will not be a failure of the retaining wall resulting in impact on the property to the south.

A Building Permit is required for the construction works undertaken by the property owner.

Zoning Bylaw

This property is in Electoral Area B, and is zoned Core Commercial (C-1) under the *Zoning Bylaw No. 90, 1977 for the Electoral Area B of the Regional District of Fraser-Cheam* (Bylaw 90). The primary purpose of this zone is to provide locations for those retail and commercial establishments.

The subject property has two separate parcels under the same street address, and the existing former school house / residential structure was historically built across the center property line of the two parcels. The retaining wall was built around the exterior of the existing former school house / residential structure, so in its current location does not meet rear, east interior, or west interior property line setbacks for construction.

A Development Variance Permit (DVP) is an approval from the elected board that is required to be able to vary the regulations of the Zoning Bylaw. An approved DVP is required vary the rear, east interior and west interior property line setbacks for the retaining wall to be permitted in its current location. To date there has been no application for a development variance permit for the unpermitted construction works that have occurred on the subject property.

A Development Variance Permit is required for construction of the retaining wall that has taken place on the property.

COST

Land Titles Office filing fee of approximately \$55.

The owner will be required to pay a removal fee of \$500 for each registration in accordance with the *Fraser Valley Regional Building Bylaw 1188, 2013*, after the unauthorized construction works on the retaining wall structure is either:

1. Demolished with a Building Permit issued by the FVRD, with a successful final inspection; or
2. A fully completed Building Permit for the construction works to the retaining wall is issued by the FVRD and receives a successful final inspection. The application requires the application and approval of a Development Variance Permit to vary the rear, east interior and west interior property line setback regulations of the *Zoning Bylaw No. 90* for the retaining wall to remain in its current location.

CONCLUSION

It is the opinion of the Bylaw Compliance and Enforcement Officer/Appointed Building Inspector that the construction works on the retaining wall around the existing school house / residential structure without a Building Permit violates the Regional District *Building Bylaw*, and the *British Columbia Building Code*. Staff further notes that full compliance will only be achieved with the successful completion of a Building Permit for the works to construct the retaining wall above 1.2m in height or a Building Permit for demolition of the retaining wall, and the issuance of a Development Variance Permit.

Regrettably, but in the interest of full public disclosure and as incentive to achieving voluntary compliance, I, as an Appointed Building Inspector, believe that the filing of Notice is appropriate in this instance and submit the above recommendation in accordance with Section 57 of the *Community Charter*.

Electoral Area Services Committee (EASC) approval and Regional District Board resolution is required to assess Section 57 notices.

The process of filing a Section 57 notice on property title is conducted in accordance with the *Community Charter* and the *Local Government Act*.

Regional District requirements for Building Permit works are being administered in accordance with related Fraser Valley Regional District Building Bylaw, Policies, and the *BC Building Code*.

COMMENTS BY:

Margaret Thornton, Director of Planning & Development	Reviewed and supported.
Mike Veenbaas, Director of Financial Services	No further financial comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported.

February 15, 2019

REGISTERED MAIL

Mr. Don A. Schmidt
62040 Flood Hope Road
RR2
HOPE BC VOX 1L2

FILE: 4010-20- B05594.000/2
CIVIC: 31236 Mary Street

PID: 010-098-283
LEGAL: LOT 13 BLOCK 5 SECTION 14 TOWNSHIP 7 RANGE 26 WEST OF THE 6TH MERIDIAN
YALE DIVISION YALE DISTRICT TOWNSITE OF YALE

PID: 010-098-267
LEGAL: LOT 12 BLOCK 5 SECTION 14 TOWNSHIP 7 RANGE 26 WEST OF THE 6TH MERIDIAN
YALE DIVISION YALE DISTRICT TOWNSITE OF YALE

Dear Mr. Schmidt

**Re: SHOW CAUSE HEARING SCHEDULED – Section 57 Notice on Title
Contraventions of Building Bylaw No. 1188, 2013 - Construction without a Building
without a Permit – 31236 Mary Street Yale BC (Electoral Area: B)**

Further to our previous correspondence dated December 13, 2018 that was sent to you on the same day, please be advised you are hereby notified that your opportunity to be heard by the Regional District Electoral Area Services Committee is scheduled. The meeting is to show cause why the Regional District Board of Directors should not direct staff to file a Notice against the titles of both parcels on your property at 31236 Mary Street in relation to the outstanding contraventions of the *Fraser Valley Regional District Building Bylaw No. 1133, 2018* and *BC Building Code* pursuant to Section 57 of the *Community Charter*.

The **show cause** hearing is scheduled for **March 12, 2019 at 1:30pm**, in the Boardroom on the fourth floor of the Regional District Office at 45950 Cheam Avenue, Chilliwack, British Columbia.

The Electoral Area Services Committee will consider registration of the Section 57 Notice on the titles of both parcels on your property at 31236 Mary Street whether or not you are in attendance. For your convenience, I have attached relevant extracts from the *Community Charter* and a copy of the staff report which will be considered by the Committee.

If you require further information or clarification on this matter please contact the Louise

Hinton, with our Bylaw Enforcement Department at 604-702-5015 or lhinton@fvrd.ca in advance of this meeting.

Sincerely,



Digitally signed by
Paul Gipps
Date: 2019.02.13
13:35:02 -08'00'

Paul Gipps
Chief Administrative Officer

cc: Dennis Adamson, Electoral Area Director (B)
Margaret-Ann Thornton, Director of Planning & Development
Greg Price, Building Inspector / Bylaw Compliance Coordinator
Louise Hinton, Bylaw Compliant and Enforcement Officer
Review of Registered Property Title – Organizations with interest in property
Bank of Montreal (Application # KP70357)

Attach: March 12, 2019 Staff Report from Bylaw and Appointed Building Inspector
December 13, 2018, Copy of Bylaw Enforcement Letter to Property Owner
March 16, 2018, Copy of Building Department Incomplete Application letter to Owner
January 22, 2019 Land Title Search Results (PID: 010-098-283) (010-098-267)
January 22, 2019 Property Information Report
January 22, 2019 Property Information Map
Notice on Title Information Sheet Including Community Charter, Section 57 and 58

December 13, 2018

Mr. Don A. Schmidt
62040 Flood Hope Road
RR2
HOPE BC VOX 1L2

FILE: 4010-20-B05594.000/2
CIVIC: 31236 Mary Street
PID: 010-098-283
LEGAL: LOT 13 BLOCK 5 SECTION 14 TOWNSHIP 7 RANGE 26 WEST OF THE 6TH MERIDIAN
YALE DIVISION YALE DISTRICT TOWNSITE OF YALE

Dear Mr. Schmidt:

RE: BUILDING BYLAW No. 1188, 2013 – RETAINING WALL CONSTRUCTION WITHOUT PERMIT

Further to our most recent correspondence dated July 6, 2018 and the Regional District's most recent site inspection of your property at 31236 Mary Street (the "property") on December 3, 2018; the retaining wall that was previously discovered to have been erected on your property without obtaining a building permit still remains in place on the property despite our enforcement efforts and repeated requests for compliance (see enclosed photos).



The retaining wall was constructed at a height greater than 1.2 meters (47 inches) above finished grade and as required and detailed below in section 6.1 of the *Fraser Valley Regional District's Building Bylaw No. 1188, 2013*.

Section 6 Prohibition

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work

Our records indicate that you submitted a building permit application form to our office on February 15, 2018. Since that time you have submitted failed to fully complete any of the required documents for the building permit application as outlined in our March 16, 2018 correspondence. Our Building

Department cannot issue a Building Permit for the retaining wall works on your property until the remaining outstanding items are submitted.

As you are aware one of the items required to complete your building permit application is to obtain a development permit (DVP) because the retaining wall on our property has been built across property lines. Our records indicate that you consulted with the planning department at our Chilliwack Office on November 7, 2018, but to date we have not received an application for a development permit.

Our Regional District Building Inspectors have posted and re-posted Stop Work Notices on your property, and you have been repeatedly advised both in person and in previous correspondence that all work must cease until such time as a required and fully completed building permit was issued by the FVRD. Our most recent site inspection on December 3, 2018 revealed that you have once again continued works on the property despite the re-posted Stop Work Notice. You are required to **cease** and **desist** all works until such time as a building permit is issued and this matter is fully resolved.

In consideration of the above, please find attached two additional Bylaw Enforcement Offence Notice Tickets (No. 28894 and No. 28895); totaling the amount of \$1000 for the offences of building without a required building permit, and disobeying a Stop Work Notice.

The Regional District wishes to work with you to enable you to bring your property into compliance with the *BC Building Code* and Regional District bylaws. However if there continues to be works of any kind on the property without an issued building permit you may be subject to continued enforcement measures which may include additional fines of \$500 per occurrence and or other means of enforcement action on behalf of the Regional District including the registration of a section 57 notice on the title of your property.

We want to convey that we believe your property in its current condition creates a serious safety concern for yourself, your neighbours and or visitors to your property and hope you appreciate the seriousness of the situation. We encourage you to read the *Occupiers Liability Act*, regarding property safety and negligence, available online at: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96337_01

We look forward to your anticipated cooperation in the resolution of this matter. If you have any questions or wish to discuss this matter further, you may contact me by calling toll-free at 1-800-528-0061, directly at 604-702-5015 or by email at lhinton@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,

Digitally signed
by Louise Hinton
Date: 2018.12.12



Louise Hinton 15:49:47 -08'00'
Bylaw, Compliance and Enforcement Officer

Attach: Bylaw Offence Notice Tickets No. 28894 and No. 28895
Copy of Letter dated July 6, 2018
Section 57 Information Package

cc: Dennis Adamson, Director of Electoral Area B
Margaret Thornton, Director of Planning & Development
Greg Price, Building / Bylaw Compliance Coordinator
Andrea Antifaeff, Planner I



File Number: 3800-30-BP014223B

March 16 2018

SCHMIDT, DON A
62040 FLOOD HOPE RD
RR 2
HOPE BC V0X 1L2

Dear Applicant;

Re: Building Permit Application on property at 31236 MARY ST

Table with 2 columns: Field Name and Value. Fields include Building Permit Application Number (BP014223), Proposed works (Retaining Wall), Legally described as (LOT 13, BLOCK 2, SECTION 14, TOWNSHIP 7, RANGE 26, MERIDIAN 6, MERIDIAN W6, LOT 12, BLOCK 5, SECTION 14, TOWNSHIP 7, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT), and Parcel Identifier (PID) (010-098-283).

Thank you for submitting a building permit application on Feb 15, 2018 for the project referenced above. Building permits benefit you and your neighbours in many ways. They ensure buildings are safe for you, your family and visitors. They support higher market value for your property by increasing buyer confidence. They reduce your insurance costs because insurers know the building meets the BC Building Code, and building permits reduce lifecycle repair and maintenance costs by ensuring the building is efficient and well-built. Not only do building permits provide value to you, they also benefit your neighbours by enhancing the overall safety and quality of your neighbourhood.

Professional builders know the process inside and out, however, most people only experience building permitting a few times in their lives, so it can be challenging. We carefully reviewed your application and have prepared the checklist below to guide you. Whether you are a pro or a first-timer, this checklist will help you get your building permit quickly and efficiently.

PLANNING REQUIREMENTS Check When Complete

- 1. Development Variance Permit - The proposed retaining wall does not comply with Area B Zoning Bylaw No. 90 due to building across property lines. Please contact Regional District Planning staff to discuss the possibility of a Development Variance Permit; call 604-702-5487 or email planning@fvrd.bc.ca. [Empty box]

BUILDING REQUIREMENTS

- 2. Engineering Design - BC Building Code - Please submit the following information prepared by a Registered Professional of Record: a) Schedule B and 3 sets of sealed drawings for the lock block retaining wall [Empty box]

A Registered Professional of Record is a person who is registered or licensed to practise as an Architect under the Architects Act, or a person who is registered or licensed to practise as a Professional Engineer under the Engineers and Geoscientists Act.

3. Location Survey by BC Land Surveyor - Please provide a Location Survey by a BC Land Surveyor to confirm setbacks to each property line.



BYLAW ENFORCEMENT REQUIREMENTS

4. Open / Active Bylaw Enforcement File No. <#> - B05594.000/2



Once you have submitted all of the items identified in the checklist above, we will review your building plans and move on to the next steps of the permitting process. This may require additional information or clarification. Our goal is to issue your permit within three weeks of receiving a complete application. If you provide complete and timely information we can often do it more quickly.

We know that the building permit process can be difficult and costly. The FVRD will help you through the process quickly and smoothly. Please contact me at 604-702-5020 or toll free 1-800-528-0061 if you need more information or clarification of any of the items in this checklist.

Yours truly,

Greg Price,
Building Official

Enc.

- cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
Louise Hinton, Bylaw, Compliance & Enforcement Officer

TITLE SEARCH PRINT

2019-01-22, 11:32:58

File Reference:

Requestor: Louise Hinton

Declared Value \$SECTION 155

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	X266719
From Title Number	X242303
Application Received	1988-06-23
Application Entered	1988-06-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DON ALLEN SCHMIDT, BUSINESSMAN R. R. #2, FLOOD ROAD HOPE, BC VOX 1L0
Taxation Authority	Chilliwack Assessment Area
Description of Land	
Parcel Identifier:	010-098-283
Legal Description:	LOT 13 BLOCK 5 SECTION 14 TOWNSHIP 7 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT TOWNSITE OF YALE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2019-01-22, 11:43:27

File Reference:

Requestor: Louise Hinton

Declared Value \$8,750.00

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

KAMLOOPS

Land Title Office

KAMLOOPS

Title Number

X266718

From Title Number

X242302

Application Received

1988-06-23

Application Entered

1988-06-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DON ALLEN SCHMIDT, BUSINESSMAN
R. R. #2, FLOOD ROAD
HOPE, BC
VOX 1L0

Taxation Authority

Chilliwack Assessment Area

Description of Land

Parcel Identifier:

010-098-267

Legal Description:

LOT 12 BLOCK 5 SECTION 14 TOWNSHIP 7 RANGE 26 WEST OF THE 6TH MERIDIAN
YALE DIVISION YALE DISTRICT TOWNSITE OF YALE

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

To:

ISSUED 2000-08-02
BANK OF MONTREAL
46115 YALE ROAD
CHILLAWACK, BRITISH COLUMBIA
V2P 2P1

Application Number:

KP70357

Transfers

NONE

Pending Applications

NONE



FRASER VALLEY REGIONAL DISTRICT

22 January 2019

45950 Cheam Ave, Chilliwack, British Columbia V2P 1N6
 Phone: 604 702-5000 Toll free: 1-800-528-0061 Fax: 604 792-9684
 Web: www.fvrd.bc.ca E-Mail: info@fvrd.bc.ca

Property Information Report

Civic Address:	31236 MARY ST	Lot Size:	.331 ACRES
Folio Number:	732.05594.000	Electoral Area:	B
PID:	010-098-283	Map Scale:	1:906
Legal Description:	LOT 13, BLOCK 2, SECTION 14, TOWNSHIP 7, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT		



Land-use Information

Zoning Designation:	Contact Planning Department	Zoning Bylaw:	Contact Planning Department
OCP Designation:	Contact Planning Department	OCP Bylaw:	Contact Planning Department
DPA Designation:	Contact Planning Department	ALR:	Contact Planning Department
In Mapped Floodplain:	Contact Planning Department	Watercourse:	Contact Planning Department

Utility Information

Local Service Area:	Contact Planning Department
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This information is provided as a public resource for general information purposes only. The information shown is compiled from various sources and the Fraser Valley Regional District makes no warranties, expressed or implied, as to the accuracy or completeness of the information. This report is not a legal document and is published for information and convenience only. The Fraser Valley Regional District is not responsible for any errors or omissions that may appear on this report.

Folio: 732.05594.000
Civic: 31236 MARY ST
Size: .331 ACRES

Pid: 010-098-283
Legal: LOT 13, BLOCK 2, SECTION 14, TOWNSHIP 7, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT

Owner: SCHMIDT, DON A
 62040 FLOOD HOPE RD
 RR 2
 HOPE BC V0X 1L2
 (X266718)

<u>Lto Number</u>	<u>Sales Price</u>	<u>Date</u>	<u>Description</u>
X266719	8,750.00	Jun 23, 1988	MULTIPLE PROPERTY TRANSACTION
X266718	8,750.00	Jun 23, 1988	MULTIPLE PROPERTY TRANSACTION
X242303	0.00	Feb 23, 1988	REJECT - NOT SUITABLE FOR SALES ANALYSIS
X242302	8,000.00	Feb 23, 1988	MULTIPLE PROPERTY TRANSACTION

<u>Attribute</u>	<u>Value</u>	<u>Description</u>
ACTUAL USE	000	SINGLE FAMILY DWELLING
ELECTORAL AREA	B	
ELECTORAL AREAS	B	
LAND TENURE	01	
LAND TENURE	01	CROWN-GRANTED
MANUAL CLASS	0050	1 STY SFD-BEFORE 1930-FAIR
NEIGHBOURHOOD	110	
SCHOOL DISTRICT	78	
SERVICE AREA	245BCTV	
SERVICE AREAS	0245BCTV	
SPECIFIED REGIONAL	C	

<u>Classification</u>	<u>Start Date</u>	<u>Stop Date</u>	<u>Comment</u>
BYLAW ENFORCEM	Jan 1, 2002	Mar 19, 2012	See bylaw enforcement staff for details.B.05594.000
BYLAW ENFORCEM	Apr 11, 2017		See BE staff and File B05594.000/2 for further information

<u>Prop.Charge</u>	<u>Type</u>	<u>Sub Type</u>	<u>Project</u>	<u>Discharged</u>	<u>Text</u>
O/653	GEOTECH REPORTS	OVERVIEW			Preliminary Watershed Assessmnet
S/654	GEOTECH REPORTS	SECONDARY			1)Terrain Hazard Assessment Surface Soil Erosion Potential Assessment Windthrow Hazard Assessment Block YA203 - Yale Amendment to Terrain Stability Assesment Road Construction Assessment - Yale Creek Mainline YA1000
S/655	GEOTECH REPORTS	SECONDARY			

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

File No: C01406.219

Subject: Building Bylaw, and BC Building Code Contraventions at 20568 Edelweiss Drive, Electoral Area C, legally described as: Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971.

RECOMMENDATION

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).

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

- | | |
|---------------|--|
| Sept 10, 2008 | Bylaw Officer receives complaint that the dwelling house is only partially built – there was a building permit, but not much work has been completed and the house is sagging in the middle. |
| Sept.11, 2008 | Bylaw Officer and Building Inspector conduct site inspection. There was a large incomplete renovation to the main dwelling which is in a state of disrepair. Main roof line is sagging, broken windows, rotting materials. |
| May 28, 2009 | Bylaw Officers conduct site inspection – no change. |
| June 5, 2012 | Building Inspector conducts follow-up inspection – there is no change in condition of the renovation. The main dwelling roof is now steeply sagging in the middle. |
| Oct 24, 2013 | Bylaw Officer receives information that there has been recent construction works done to the building. |

Oct 25, 2013	Building Inspector conducts follow-up inspection – Construction works to the roof and upper floor of dwelling. Stop Work and No Occupancy Orders are posted.
Oct 29, 2013	File review completed – Historical permit (BP4083) for single family dwelling expired without any inspections in 1981. Bylaw letter mailed to owner, deadline for response to FVRD is Dec. 2, 2013.
Nov 28, 2013	Bylaw Officer receives phone call from owner and the following was discussed: (1) Owner doesn't think he needs a permit to renovate; (2) Bylaw Officer explained expiry of original permit without inspections – needs new permit; and (3) Owner has financial restraints, unable to apply for permit. Bylaw Officer located and faxes property plans and application package to Owner.
Dec 4, 2013	Second Bylaw letter mailed to owner, deadline for response to FVRD is Jan. 3, 2014.
Jan 16, 2014	Bylaw Officer phones the Owner and the following was discussed: (1) no permit application received yet; (2) letter was returned to sender; (3) warning of a ticket; (4) extension granted to submit application; and (5) owner states he will retain legal counsel as he doesn't think he needs a permit.
Feb 5, 2014	Owner came into FVRD Office – the following was discussed with Bylaw Officer: (1) Owner did not apply for a permit - paid for a copy of the 1981 house plans; (2) possibility of issuing a fine; (3) Owner says he is going to the Ombudsman as he doesn't believe FVRD has authority to make him get a permit; and (4) Owner states financial restraints.
Mar. 5, 2014	Third Bylaw letter mailed to Owner outlines recommendation of property for a Notice on title. Financial Stakeholders are copied on letter.
March 26, 2014	Owner makes Building Permit Application (BPA) to FVRD.
April 1, 2014	Financial Institution contacts FVRD Officer – Outstanding building permit is discussed.
June 25, 2014	Building Inspector conducts site inspection – A large amount of structural alternations observed, new plumbing, framing, drywall and mold present.
July 9, 2014	Building Department mailed letter to Owner listing outstanding required items to complete Building Permit Application (BPA).
May 15, 2015	Owner contacted Bylaw Officer, enquired if structure was still posted with orders – Bylaw Officer confirms still posted and permit is still in application stage only - not complete.

May 27, 2015	Second letter mailed to Owner by Building Department listing outstanding permit items.
July 14, 2015	Financial Institution contacts FVRD Bylaw Officer – Informed that Permit remains at application stage – requirements not fulfilled.
July 20, 2015	Bylaw Officer phones Owner and the following was discussed: (1) doesn't believe he is legally required to submit the items the Building Inspector as requested to complete application; (2) Bylaw Officer suggested owner speak to Building Inspector directly; and (3) Bylaw Officer reiterated that permit remains in application stage and structure remains posted with stop work and no occupancy orders.
Sept. 24, 2015	Financial Institution contacts FVRD Bylaw Officer – Informed that Permit remains at application stage – unissued.
Oct. 7, 2015	Third letter mailed to owner by Building Department listing outstanding permit items.
Nov. 23, 2015	Letter mailed to Owner by Building Department - closure of application due to inactivity.
Nov. 25, 2015	Financial Institution contacts FVRD Bylaw Officer – Informed that Permit application has been closed and referred back to Bylaw Enforcement Department for follow-up.
Nov. 26, 2015	Fourth Bylaw Letter mailed to Owner with Bylaw Ticket No. 22180 attached for construction without a permit. New deadline to complete BPA is January 5, 2016.
Jan 5, 2016	Bylaw Officer receives voicemail from Owner, attempts to re-contact, no answer.
Mar. 2, 2016	Financial Institution contacts FVRD Bylaw Officer – Informed of building permit closure and recommendation of property for a Notice on title.
April 12, 2016	Fourth Bylaw Letter mailed to owner with Ticket No. 2288g attached for construction without a permit. New deadline to fulfil requirements is May 13, 2016. First ticket remains unpaid and outstanding.
May 17, 2016	Owner had meeting with Chief Administrative Officer (CAO) and Bylaw Staff, the following is discussed: (1) first step is to get a structural engineer to prepare a report on the house; (2) mold specialist needed to access the house and clean up for air quality safety; (3) make house weather tight to prevent further damage; and (4) Owner requires letter from FVRD to renew his financing. Owner and FVRD agree to the action items discussed.
June 27, 2016	Owner provides photos of subject property to FVRD Staff.

- June 28, 2016 Fifth letter mailed to Owner, this letter is from the Chief Administrative Officer.
- Aug. 26, 2016 Bylaw Tickets are cancelled as good faith in response to action items discussed at May 17, 2016 meeting.
- March 20, 2017 Financial Institution contacts FVRD Bylaw Officer – Staff forwarded information of no further action, but provided an open time line for action; and that next step is a Notice to Title.
- Oct. 15, 2018 Bylaw Officer speaks with Owner and the following is discussed: (1) confirmed structure is unoccupied; (2) will attempt to waterproof as suggested by CAO; (3) intends to re-start building permit in the spring; and (4) explained Notice on Title process.
- Feb 12, 2018 Bylaw Officer confirms no building permit application received for this project.

Bylaw Notice Offence tickets that are issued by a Bylaw Enforcement Officer can be cancelled by a FVRD Bylaw Officer at his or her discretion at any time in favor of voluntary compliance on the part of the property owner.

TOTAL TICKETS ISSUED					
	Ticket No.	Date	Offence	Fine Amount	Status
1.	BNE 22180	Nov. 26, 2015	Build without Permit	\$500	Cancelled
2.	BNE 22889	April 12, 2016	Build without Permit	\$500	Cancelled

INSPECTION PHOTOS OF SUBJECT PROPERTY:



September 2013



June 2014



June 2016



DISCUSSION

Section 57 of the *Community Charter* allows a Building Inspector to recommend a resolution to place a Notice on the Title of a property if a contravention of a bylaw or another enactment that related to the construction or safety of a building is observed. A Notice on Title serves as notice to anyone searching the title that the property may be in breach of local government bylaws or other enactments; provide disclosure to future owners; and protects against potential claims with regard to the contraventions.

Staff requests that the Electoral Services Committee consider the following information:

Building Bylaw

Staff is authorized to regulate minimum construction standards within Electoral Areas via the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Building Bylaw) for health, safety and the protection of persons and property. The bylaw provides that no person shall commence any construction, alternation, reconstruction, demolition, removal, relocation or change the occupancy of any building.

The two story renovation works to the single family dwelling, including unsafe conditions within the structure were initially discovered in September 2008.

The unpermitted construction project remains incomplete. The Building Permit Application was cancelled in November of 2015 due to inactivity because building permit application requirements items were never submitted.

A Building Permit is required for the two story renovation works undertaken by the property owner; or a demolition Building Permit is required to remove the two story renovation works.

Official Community Plan

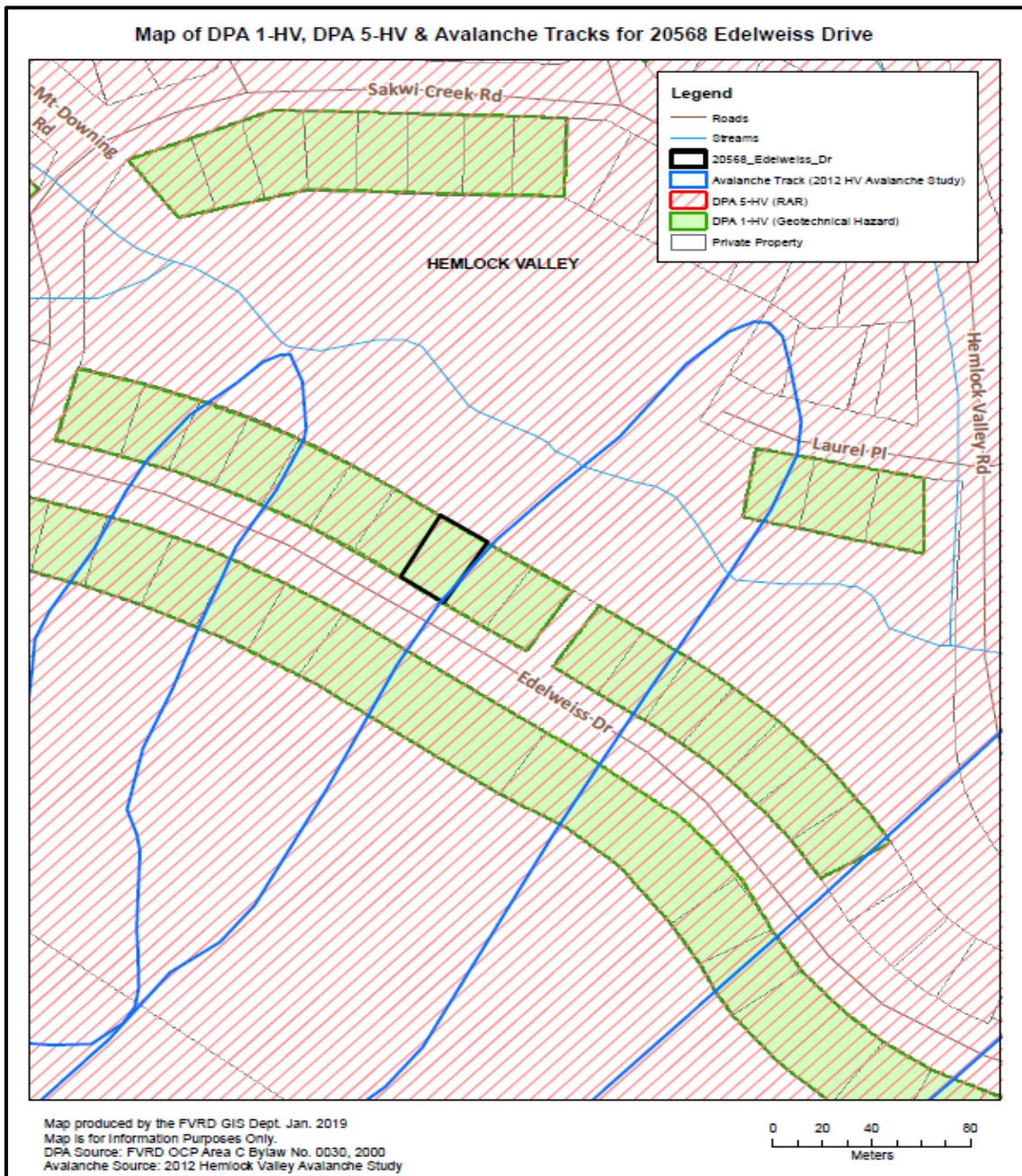
1. The subject property is within Area 1-M of the *Development Permit Area 1-HV* (DPA 1-HV) under the *Fraser Valley Regional District Official Community Plan for Hemlock Valley Bylaw No. 0030, 2000* (Bylaw 0030). This Development Permit area is subject to review for the protection of development from: debris flow, rock fall, landslides, creek floods, creek erosion and deposition, and gullyng. Safe line details are: 8 metre setback from top of the lower erosional or road cut slope. A Development Permit must be obtained prior to alteration of land or construction of, addition to, or alteration of a building or structure.
2. The subject property is within the *Riparian Areas Development Permit Area 5-HV* (DPA 5-HV) under the *Fraser Valley Regional District Official Community Plan for Hemlock Valley Bylaw No. 0030, 2000* (Bylaw 0030). This Development Permit area is designated for the protection of the natural environment, its ecosystems and biological diversity. A Development Permit must be obtained prior to alteration of land or construction of, addition to, or alteration of a building or structure.

- The Hemlock Valley Avalanche Study written by David McClung, P. Eng. identifies the subject property as being outside of an avalanche site. Properties outside the avalanche site have a reduced risk of being affected by an avalanche event.

A Development Permit must be obtained prior to the alteration of land the disturbance of soil or vegetation; or construction of or addition to a building or structure within a Development Permit or riparian assessment area. To date there has been no completed application for a Development Permit for any of the construction works that have occurred on the subject property.

A completed Development Permit is required for the construction works that have taken place on the property.

DEVELOPMENT PERMIT MAP



COST

Land Titles Office filing fee of approximately \$55.

The Owner will be required to pay a removal fee of \$500 in accordance with the *Fraser Valley Regional Building Bylaw 1188, 2013*, after the unpermitted construction works to the single family dwelling is either:

1. Demolished with Building Permits issued by the FVRD with successful final inspections;
or
2. A fully completed Building Permit for the construction works to the single family dwelling structure is issued by the FVRD and all receives a successful final inspection. The application requires the application and issuance of a Development Permit for the construction works.

CONCLUSION

It is the opinion of the Bylaw Compliance and Enforcement Officer/Appointed Building Inspector that the unauthorized construction works to the Single Family Dwelling, that were done without a Building Permit and the construction works that were done without a Development Permit violate multiple *Regional District Bylaws*, and the *British Columbia Building Code*. Staff further notes that full compliance will only be achieved with the successful completion of a fully completed Building Permit for the construction works to the single family dwelling structure and the issuance of a Development Permit.

Regrettably, but in the interest of full public disclosure and as an incentive to achieving voluntary compliance, I, as an Appointed Building Inspector, believe that the filing of Notice is appropriate in this instance and submit the above recommendation in accordance with Section 57 of the *Community Charter*.

Electoral Area Services Committee (EASC) approval and Regional District Board resolution is required to assess Section 57 notices.

The process of filing a Section 57 notice on property title is conducted in accordance with the *Community Charter* and the *Local Government Act*.

Regional District requirements for Building Permit works are being administered in accordance with related *Fraser Valley Regional District Bylaws*, Policies, and the *BC Building Code*.

COMMENTS BY:

Margaret Thornton, Director of Planning & Development	Reviewed and supported.
Mike Veenbaas, Director of Financial Services	No further financial comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported.

February 15, 2019

REGISTERED MAIL

Mr. John Retallick
10989 Greenwood Drive
Mission BC V4S 1A9

FILE: 4010-20- C01406.219
CIVIC: 20568 Edelweiss Drive
PID: 005-426-103
LEGAL: LOT 19, DISTRICT LOT 3847, NEW WESTMINSTER DISTRICT, PLAN NWP55971 GROUP 1.

Dear Mr. Retallick:

**Re: SHOW CAUSE HEARING SCHEDULED – Section 57 Notice on Title
Contraventions of Building Bylaw No. 1188, 2013 - Construction without a Building without a
Permit – 20568 Edelweiss Drive**

Further to our previous correspondence dated June 28, 2016 that was sent to you on the same day, please be advised you are hereby notified that your opportunity to be heard by the Regional District Electoral Area Services Committee is scheduled. The meeting is to show cause why the Regional District Board of Directors should not direct staff to file a Notice against the title of your property at 20568 Edelweiss Drive in relation to the outstanding contraventions of the *Fraser Valley Regional District Building Bylaw No. 1133, 2018* and *BC Building Code* pursuant to Section 57 of the *Community Charter*.

The **show cause** hearing is scheduled for **March 12, 2019 at 1:30pm**, in the Boardroom on the fourth floor of the Regional District Office at 45950 Cheam Avenue, Chilliwack, British Columbia.

The Electoral Area Services Committee will consider registration of the Section 57 Notice on the title of your property at 20568 Edelweiss Drive whether or not you are in attendance. For your convenience, I have attached relevant extracts from the *Community Charter* and a copy of the staff report which will be considered by the Committee.

If you require further information or clarification on this matter please contact the Louise Hinton, with our Bylaw Enforcement Department at 604-702-5015 or lhinton@fvrd.ca in advance of this meeting.

Sincerely,

Paul Gipps
Chief Administrative Officer

cc: Wendy Bales, Electoral Area Director (C)
Margaret-Ann Thornton, Director of Planning & Development
Greg Price, Building Inspector / Bylaw Compliance Coordinator
Louise Hinton, Bylaw Compliant and Enforcement Officer
Review of Registered Property Title – Organizations with interest in property
Prospera Credit Union (Mortgage #CA5768022)

Attach: March 12, 2019 Staff Report from Bylaw and Appointed Building Inspector
June 28, 2016, Copy of Administration letter to Property Owner
November 26, 2015, Copy of Bylaw Enforcement Letter to Property Owner
January 22, 2019 Land Title Search Results
January 22, 2019 Property Information Report
January 22, 2019 Property Information Map
Notice on Title Information Sheet Including Community Charter, Section 57 and 58

June 28, 2016

John Retallick
10989 Greenwood Drive
Mission, BC V4S 1A9

FOLIO: 776.01406.219
CIVIC: 20568 Edelweiss Drive
PID: 005-426-103
LEGAL: Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971

Dear Mr. Retallick,

RE: Rebuilding the house at 20568 Edelweiss Drive

Further to our meeting on site at 20568 Edelweiss Drive, the Regional District is looking forward to working with you to renew your building permit to complete the reconstruction of your house.

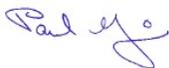
As discussed at our meeting, our most pressing concern is for the health and safety of anyone occupying the house and therefore I would request the following items be dealt with at your earliest convenience.

1. Please provide the FVRD with a report from a Professional Engineer on the structural adequacy of the building. This will include the reconstructed roof and the other structural aspects such as the floor and supporting members. The report should reflect the structure is adequate for the anticipated climatic loading of $S_s=24.2$ kpa & $S_r=0.9$ kpa.
2. Please complete the ridge cap on the roof and make the house weather tight to prevent further deterioration of the structure.
3. Please provide the FVRD with a report from an occupational industrial hygienist that shows remedial measures have been undertaken to ensure the residence is free from any toxic chemicals, moulds and fungi.

Once these key items have been received I am certain we can move forward with your plans to have the building finished and renew your permit.

Should you have any questions or wish to discuss this matter further, you are welcome to contact me by calling toll free at 1-800-528-0061, directly at 604-702-5033, or by email at pgipps@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm. Thank you once again for your co-operation.

Yours truly,



Paul Gipps
CAO and Chief Building Inspector

November 26, 2015

John Retallick
10989 Greenwood Drive
Mission, BC V4S 1A9

FILE: 4010-20- C01406.219 (REF BE001384)
CIVIC: 20568 Edelweiss Drive
LEGAL: Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971 & PID 005-426-103

Dear Mr. Retallick;

RE: CONSTRUCTION WITHOUT A BUILDING PERMIT & ISSUANCE OF BYLAW OFFENCE NOTICE

As you are aware from our letter dated November 23, 2015 the following application has been closed:

Permit Type	Permit No.	Purpose
Building Permit Application	BP01322	Reconstruction of a Single Family Dwelling

Your project remains incomplete and is not covered by a valid building permit as required by the *Fraser Valley Regional District Building Bylaw No.1188, 2013* (Bylaw No. 1188, 2013). Therefore, your file has been referred back to Bylaw Enforcement.

Please find the enclosed Bylaw Offence Notice No. 22180 (BNE) issued to you for failing to comply with Bylaw No. 1188, 2013. On the reverse side of the BNE you will find the methods available to you to pay or dispute the penalty. Payment made by cheque or money order (payable to Upper Fraser Valley Bylaw Adjudication System), credit card or cash by way of:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4 (do not mail cash)
 Phone: 604-793-2743 or 1-888-793-2744
 In Person: At any of the following Registries:

Registries: City of Chilliwack, 8550 Young Road, Chilliwack
 District of Hope, 325 Wallace Street, Hope
 District of Kent, 7170 Cheam Ave, Agassiz
 FVRD, 45950 Cheam Ave, Chilliwack
 Village of Harrison Hot Springs, 495 Hot Springs Road

The Regional District remains committed to work with you to enable you to bring your property into compliance with all current bylaws. In order to accomplish this, we ask that you contact the undersigned immediately and advise us of your intentions with respect to this matter. Further, we request that you re-apply for a building permit or remove the illegal construction no later than **January 5, 2016**.

Regrettably, but in the interest of public disclosure, I am providing you NOTICE that I intend to recommend your file to be presented to the *Regional District Electoral Area Services Committee* to SHOW CAUSE why the *Regional District Board of Directors* should file Notice pursuant to Section 57 of the *Community Charter*. For your

convenience, I have attached relevant extracts from the Community Charter. Further information regarding the date and time of the SHOW CAUSE HEARING will be provided by mail to the above address. Please contact me if you would want the information to go to a different address. I would encourage you to seek legal counsel for a full explanation of how your interests in the subject property could be affected by this proposed action.

You may contact me directly at 604-702-5015 or by email at jwells@fvrd.bc.ca.

Respectfully,



Jennifer Wells
Bylaw, Permits & Licences Technician
and Appointed Building Inspector

encl: Bylaw Offence Notice No. 22180
Community Charter Extracts
Letter dated November 23, 2015
Letter dated March 5, 2015

cc: Alec Niemi, Director of Electoral Area C
Margaret-Ann Thornton, Director of Planning & Development
Registered Interest of Title (Mortgage) Prospera Credit Union BX405364



File Number: 3800-30-BP013122C

November 23, 2015

RETALLICK, JOHN
10989 GREENWOOD DRIVE
MISSION, B.C. V4S 1A9

Dear Mr. Retallick:

Re: Building Permit Application No. BP013122 for the purpose of constructing a reconstruction of single family dwelling on property legally described as LOT 19, DISTRICT LOT 3847, NEW WESTMINSTER DISTRICT, PLAN NWP55971 GROUP 1. known as 20568 EDELWEISS DR.

Further to the attached final letter of requirements sent on October 7, 2015, please be advised that the required items to fulfill the building permit application process remain outstanding and the above noted building permit application has now been closed. Your project remains incomplete and is not covered by a valid building permit as required by "Fraser Valley Regional District Building Bylaw No.1188, 2013". Therefore, your file has been referred back to Bylaw Enforcement.

The Regional District is becoming increasingly aware of difficulties encountered by owners of property when they do not avail themselves of the full service offered by the Building Department. Apart from matters of law and safety, Occupancy Permits have value to property owners because they are frequently requested by prospective purchasers, mortgage lenders and others.

Should you wish to bring your property into compliance with all current bylaws, it will be necessary for you to contact Jennifer Wells, Bylaw and Permits & Licences Technician, with reference to your Bylaw Enforcement file BE001384 to review your options.

In the interim, you are reminded that any construction undertaken in contravention of the Building Bylaw is unauthorized and is an offence contrary to the provisions of the Bylaw.

Please feel free to contact me at 604-702-5016 should you require any further information or assistance.

Yours sincerely,

Christine Cookson
Building & Bylaw Clerk

cc: Alec Niemi, Director of Electoral Area C
Margaret-Ann Thornton, Director of Planning & Development
Bylaw Enforcement File BE001384



FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684
website: www.fvrd.bc.ca e-mail: info@fvrd.bc.ca

March 5, 2014

File Number: 4010-20-C01406.219

John Retallick
10989 Greenwood Drive
Mission, BC V4S 1A9

Dear Mr. Retallick;

Re: Construction Without a Building Permit at 20568 Edelweiss Drive; legally described as Lot 19 District Lot 3847 Group 1 New Westminster District Plan 55971 (Parcel Identifier: 005-426-103).

I am writing to you in connection with the above noted matter. As recently as February 5, 2014, the Regional District has repeatedly tried to work with you to apply for a building permit in the amount of \$150.00 for the construction that has occurred without the benefit of a building permit (see enclosed). Please be advised that our records indicate that your property remains in breach of Regional District bylaws.

Regrettably, but in the interest of public disclosure, I am providing you **NOTICE** that I intend to recommend this file to be presented to the next meeting of the Regional District Electoral Area Services Committee to **SHOW CAUSE** why the Regional District Board of Directors should not file Notice against the title of the above referenced property pursuant to Section 57 of the *Community Charter*.

For your convenience, I have attached relevant extracts from the Community Charter. I would encourage you to seek legal counsel for a full explanation of how your interests in the subject property could be affected by this proposed action.

Yours truly,

Jennifer Wells
Bylaw, Permits, and Licenses Technician

encl: FVRD letter dated January 16, 2014
Community Charter excerpts

cc: Wendy Bales, Director of Electoral Area C
Margaret Thornton, Director of Planning and Development
Registered Interest of Title (Mortgage) Prospera Credit Union BX405364

NOTICE ON TITLE INFORMATION SHEET

WHAT IS A NOTICE ON TITLE?

A *Notice on Title*, note against land title, or section 57 of the *Community Charter*, was provided to local governments by the province of British Columbia as a tool to administer and enforce the *BC Building Code* and local building bylaws. It involves the registration of a Notice on a property title at the Land Title Office, which, once in place, is documented on the title search under the “Legal Notations” section.

A *Notice on Title* serves as notification to anyone searching a property title that the property may be in breach of bylaws or regulations. The *Notice* itself does not disclose details of the breach but specifies that further information may be obtained from the local government office.

WHAT IS THE PURPOSE OF A NOTICE ON TITLE?

The purpose of a *Notice on Title* is to provide information to potential owners and stakeholders of a breach of bylaws or regulations. It also encourages voluntary compliance to reduce risk to the local government. The filing of a notice is not intended to be a punitive action; rather, it is a method to protect future owners and others with an interest in the property.

WHEN CAN A NOTICE ON TITLE BE FILED?

A *Notice on Title* may be filed by a local government where there is a breach of bylaws or regulations in respect to a property. Specifically, a *Notice on Title* may be filed where a Building Inspector is made aware of any of the following:

- a) construction has occurred without a valid building permit;
- b) construction deficiencies noted have not been corrected;
- c) covering construction without required inspections;
- d) a permit has expired and the owner refuses to reapply for a new permit;
- e) construction that is in contravention of the *BC Building Code* or Building Bylaw; or
- f) any such circumstances as the Building Inspector may deem necessary.

HOW IS A NOTICE ON TITLE FILED?

Step 1 When the Building Inspector is made aware of a breach, a letter is mailed to the registered owner of the property advising of the breach and the required remedial action. The owner is provided approximately thirty (30) days to contact staff and take the necessary steps to resolve the breach. This timeframe may be reduced where there appears to be a serious safety concern.

Step 2 If no action to contact staff and resolve the issue, a second letter is mailed to the owner advising of the breach and the required remedial action. The owner is provided approximately fourteen (14) days to contact staff and take the necessary steps to resolve the breach. This timeframe may be reduced where there appears to be a serious safety concern.

Step 3 If no action to contact staff and resolve the issue, the Building Inspector may forward a report to the Corporate Officer and a "Show Cause Hearing" is scheduled. A Show Cause Hearing is held during an Electoral Area Services Committee (EASC) meeting. An invitation is mailed to the registered owner of the property advising the specific date and time they are to attend the Show Cause Hearing. A copy of the report produced by the Building Inspector will be included.

Step 4 On the day of the EASC meeting, the Show Cause Hearing will be announced. The owner of the property, or their agent, will be asked if they would like to make representation to the Committee. The Committee shall listen objectively to the owner as well as the Building Inspector. Please note that **attendance is not required** if the owner does not wish to challenge the recommendation.

Step 5 After hearing from the registered owner of the property and Building Inspector, the committee will then resolve to:

- a) direct the staff to file a *Notice* in the Land Title Office;
- b) direct staff not to file a *Notice* in the Land Title Office; or
- c) defer filing a *Notice* to allow the registered owner more time to comply.

HOW IS A NOTICE ON TITLE CANCELLED?

Once a *Notice on Title* is filed, it may be cancelled from the title of a property by way of:

- a) the local government after a Building Inspector has provided a report confirming that the condition which caused the notice to be filed has been rectified; or
- b) an Order obtained by the registered owner from the *British Columbia Supreme Court*.

WHAT IS THE COST OF PLACING OR CANCELLING THE NOTICE ON TITLE?

At this time, the Fraser Valley Regional District does not charge the registered owner of the property when a *Notice on Title* is placed or cancelled at the Land Title Office. The fees associated with the registration or removing of the Notices are remunerated by the Fraser Valley Regional District.

Properties with a *Notice on Title* may be sold at any time; however, the presence of the *Notice* may negatively affect a property's potential sale, perceived property value, access to a mortgage, and/or (re)financing. If a Notice is registered or is recommended to be registered upon the title of your property, you are advised to undertake inquiries with your lenders, insurance companies, and any other relevant parties to determine how it may impact you now and in the future.

If you have any questions regarding this process, please email staff at enforcement@fvrd.bc.ca or phone directly at 1-800-528-0061.

This document is provided for informational purposes and does not constitute legal advice. The Fraser Valley Regional District makes no representations or warranties about the accuracy of the information contained in this document. If you have any questions or concerns as to the nature and effect of Notices on Title, please refer to the actual text of sections 57 and 58 of the Community Charter and seek your own independent legal advice.

EXCERPTS FROM COMMUNITY CHARTER

NOTE AGAINST LAND TITLE THAT BUILDING REGULATIONS CONTRAVENED

- 57 (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector
- (a) observes a condition, with respect to land or a building or other structure, that the inspector considers
 - (i) results from the contravention of, or is in contravention of,
 - (A) a municipal bylaw,
 - (B) a Provincial building regulation, or
 - (C) any other enactmentthat relates to the construction or safety of buildings or other structures, and
 - (ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or
 - (b) discovers that
 - (i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and
 - (ii) the permit was not obtained or the inspection not satisfactorily completed.
- (2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must
- (a) give notice to the registered owner of the land to which recommendation relates, and
 - (b) after notice under paragraph (a), place the matter before the council.
- (3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that
- (a) a resolution relating to that land has been made under this section, and
 - (b) further information about it may be inspected at the municipal hall.
- (4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).
- (5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.
- (6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.
- (7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

- (a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,
- (a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the Land Title Act, and
- (b) the assurance fund or the minister charged with the administration of the Land Title Act as a nominal defendant is not liable under Part 20 of the Land Title Act.

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

CANCELLATION OF NOTE AGAINST LAND TITLE

- 58 (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
- (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.

UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM

- City of Chilliwack District of Hope
 District of Kent Fraser Valley Regional District
 Village of Harrison Hot Springs

BNE No 22180

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO:

SURNAME OR CORPORATE NAME RETALICK		<input type="checkbox"/> YOUNG PERSON
GIVEN NAMES (OR CORPORATE NAME CONTINUED) JOHN	GENDER (M / F)	BIRTHDATE (YY MM DD)
ADDRESS 10989 Greenwood Drive		
CITY MISSION	PROVINCE BC	POSTAL CODE V4S 1A9

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

CLOUR _____ LICENCE NO. _____ PROVINCE _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT

DATE OF OFFENCE
YY MM DD
15 11 06

 AT THE TIME OF

(24hr Clock)
09:47

AT OR NEAR **20568 EDELWEISS AGASSIZ**
STREET ADDRESS, CITY, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

BUILDING BYLAW # 1188

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
Construction without a permit	6.1	\$ 200
		\$
		\$

EARLY PAYMENT TERMS

THE PENALTY WILL BE REDUCED BY \$10.00 IF PAYMENT IS RECEIVED WITHIN 14 DAYS. A SURCHARGE OF \$10.00 WILL BE APPLIED IF PAYMENT IS NOT RECEIVED WITHIN 28 DAYS.

IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS TICKET, YOU MAY APPEAR AT THE FOLLOWING LOCATION TO FILE AN ADJUDICATION REQUEST:

Upper Fraser Valley Bylaw Adjudication Registry
8550 Young Road, Chilliwack, BC, V2P 8A4

OR DELIVER, HAVE DELIVERED OR MAIL AN ADJUDICATION REQUEST TO THE ADDRESS ON THE REVERSE.

IF YOU WISH TO PAY THE PENALTY, THE PENALTY AMOUNT MAY BE PAID AT THE ABOVE ADDRESS IN ACCORDANCE WITH THE PRESCRIBED INSTRUCTIONS (SEE REVERSE).

DATE SERVED **15/11/06**
 BY MAIL/COURIER HAND DELIVERED POSTED ON PROPERTY

ISSUING OFFICER **J Wells**
SIGNATURE _____

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

ALLEGED OFFENDER'S COPY

1. ENQUIRIES

ENQUIRIES MAY BE DIRECTED TO THE UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM REGISTRY OFFICE AT 8550 YOUNG ROAD, CHILLIWACK, BC, BETWEEN 0830 AND 1630 HOURS, MONDAY TO FRIDAY, 604-793-2743 OR 1-888-793-2744 OR WWW.FVBYLAW.CA.

2. HOW TO PAY OR DISPUTE

IF YOU WISH TO PAY THE PENALTY, YOU MAY PAY BY CASH, CHEQUE, MONEY ORDER, DEBIT OR CREDIT CARD.

IN PERSON - AT ANY LOCATION OF THE REGISTRY:

CITY OF CHILLIWACK 8550 YOUNG ROAD, CHILLIWACK, BC

DISTRICT OF HOPE 325 WALLACE STREET, HOPE, BC

DISTRICT OF KENT 7170 CHEAM AVENUE, AGASSIZ, BC

FVRD 45950 CHEAM AVENUE, CHILLIWACK, BC;

VILLAGE OF HARRISON

HOT SPRINGS 495 HOT SPRINGS ROAD, HARRISON HOT SPRINGS, BC.

BY MAIL 8550 YOUNG ROAD, CHILLIWACK, BC, V2P 8A4

BY PHONE 604-793-2743 OR 1-888-793-2744

BY FAX 604-793-2715

A COPY OF THIS NOTICE MUST ACCOMPANY PAYMENT. **DO NOT MAIL CASH.** MAKE CHEQUE OR MONEY ORDER PAYABLE TO "UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM."

FAILURE TO PAY OR DISPUTE WITHIN 14 DAYS WILL RESULT IN THE CORRESPONDING PENALTY BECOMING DUE AND PAYABLE. A CHARGE WILL BE ADDED FOR DISHONOURED CHEQUES. DISHONOURED CHEQUES INVALIDATE ANY RECEIPT. UNPAID PENALTIES MAY BE REFERRED TO OUR COLLECTION AGENT. RECEIPTS MAILED ONLY ON REQUEST.

3. HOW TO DISPUTE

IF YOU WISH TO DISPUTE THIS NOTICE, YOU MUST COMPLETE THE FORM BELOW, AND DELIVER IT TO THE REGISTRY OFFICE, 8550 YOUNG ROAD, CHILLIWACK, BC, V2P 8A4 WITHIN 14 DAYS OF RECEIVING THIS NOTICE. PLEASE PRINT:

BYLAW NOTICE NO. _____

DATE TICKET RECEIVED _____

LICENCE PLATE NO. (if applicable) _____

NAME _____

ADDRESS _____

CITY _____

POSTAL CODE _____

DAYTIME PHONE NUMBER _____

SIGNATURE

4. POSSIBLE CONSEQUENCES OF DISPUTING

A \$25 FEE IS ADDED TO THE PENALTY IF AN ADJUDICATOR FINDS THAT THE CONTRAVENTION DID OCCUR.

TITLE SEARCH PRINT

2019-01-22, 11:46:39

File Reference:

Requestor: Louise Hinton

Declared Value \$85800

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

BW208891

S114394E

Application Received

2004-05-17

Application Entered

2004-06-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JOHN DIGHTON RETALLICK, SELF-EMPLOYED

10989 GREENWOOD DRIVE

MISSION, BC

V4S 1A9

Taxation Authority

New Westminister Assessment District

Description of Land

Parcel Identifier:

005-426-103

Legal Description:

LOT 19 DISTRICT LOT 3847 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55971

Legal Notations

NONE

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

P115409

Registration Date and Time:

1978-11-28 10:14

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH

COLUMBIA

Remarks:

INTER ALIA

LAND TITLE ACT SECTION 215

Nature:

STATUTORY BUILDING SCHEME

Registration Number:

P115422

Registration Date and Time:

1978-11-28 10:20

Remarks:

INTER ALIA

LAND TITLE ACT SECTION 216

TITLE SEARCH PRINT

2019-01-22, 11:46:39
Requestor: Louise Hinton

File Reference:

Declared Value \$85800

Nature:	MORTGAGE
Registration Number:	CA5768022
Registration Date and Time:	2017-01-16 14:22
Registered Owner:	PROSPERA CREDIT UNION
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



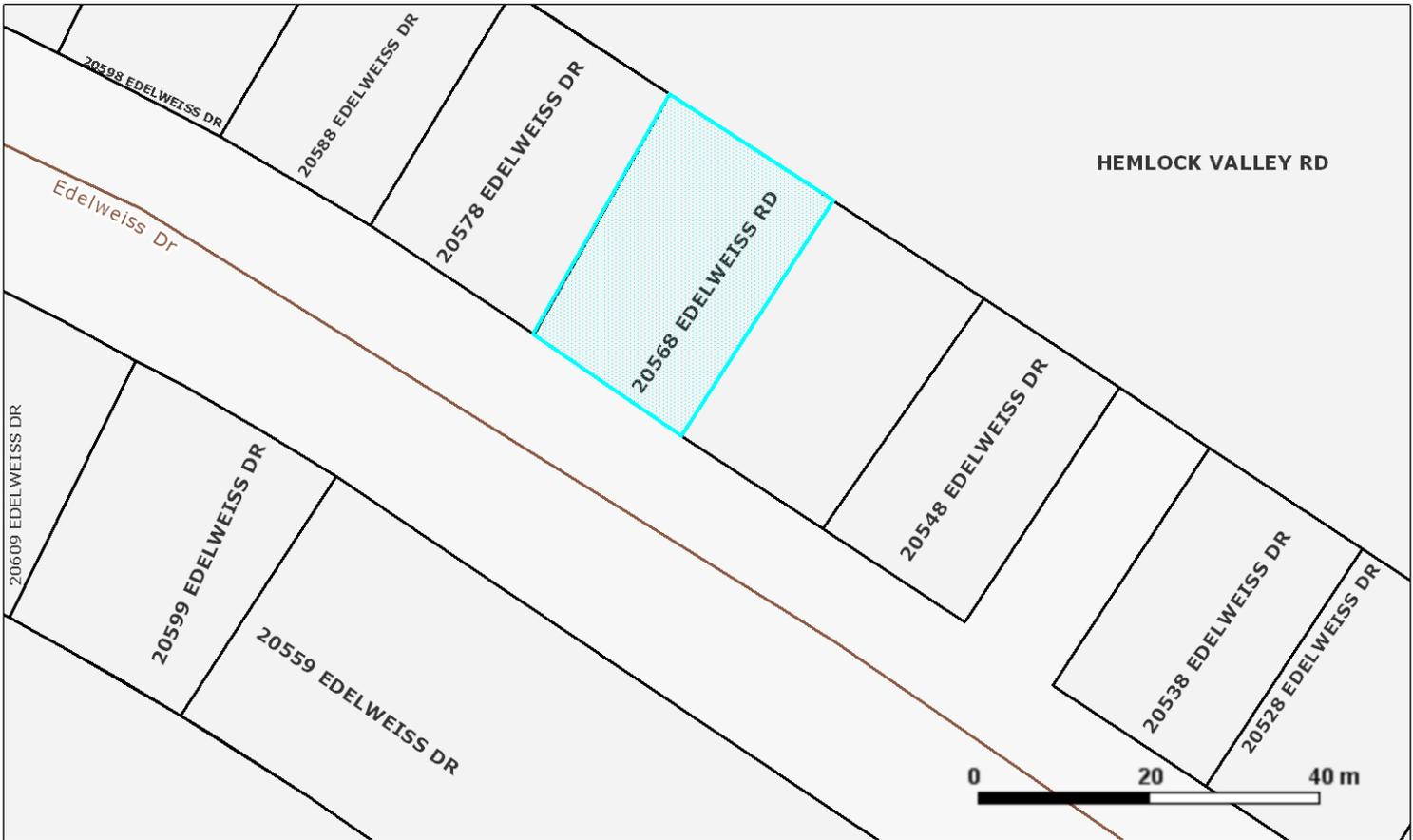
FRASER VALLEY REGIONAL DISTRICT

22 January 2019

45950 Cheam Ave, Chilliwack, British Columbia V2P 1N6
 Phone: 604 702-5000 Toll free: 1-800-528-0061 Fax: 604 792-9684
 Web: www.fvrd.bc.ca E-Mail: info@fvrd.bc.ca

Property Information Report

Civic Address:	20568 EDELWEISS DR	Lot Size:	0.17 ACRES
Folio Number:	776.01406.219	Electoral Area:	C
PID:	005-426-103	Map Scale:	1:814
Legal Description:	LOT 19, DISTRICT LOT 3847, NEW WESTMINSTER DISTRICT, PLAN NWP55971 GROUP 1.		



Land-use Information

Zoning Designation:	Contact Planning Department	Zoning Bylaw:	Contact Planning Department
OCP Designation:	Contact Planning Department	OCP Bylaw:	Contact Planning Department
DPA Designation:	Contact Planning Department	ALR:	Contact Planning Department
In Mapped Floodplain:	Contact Planning Department	Watercourse:	Contact Planning Department

Utility Information

Local Service Area:	Contact Planning Department
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This information is provided as a public resource for general information purposes only. The information shown is compiled from various sources and the Fraser Valley Regional District makes no warranties, expressed or implied, as to the accuracy or completeness of the information. This report is not a legal document and is published for information and convenience only. The Fraser Valley Regional District is not responsible for any errors or omissions that may appear on this report.

Folio: 776.01406.219
Civic: 20568 EDELWEISS DR
Size: 0.17 ACRES

Pid: 005-426-103
Legal: LOT 19, DISTRICT LOT 3847, NEW WESTMINSTER DISTRICT, PLAN NWP55971 GROUP 1.

Owner: RETALLICK, JOHN
 10989 GREENWOOD DR
 MISSION BC V4S 1A9
 (BW208891)

<u>Lto Number</u>	<u>Sales Price</u>	<u>Date</u>	<u>Description</u>
BW208891	85,800.00	May 17, 2004	IMPROVED SINGLE PROPERTY CASH TRANSACTI
S114394E	29,500.00	Oct 15, 1980	VACANT SINGLE PROPERTY CASH TRANSACTION
P115405E	0.00	Nov 15, 1978	REJECT - NOT SUITABLE FOR SALES ANALYSIS

<u>Attribute</u>	<u>Value</u>	<u>Description</u>
ACTUAL USE	000	SINGLE FAMILY DWELLING
DEFINED AREA	A	
ELECTORAL AREA	C	
LAND TENURE	01	CROWN-GRANTED
MANUAL CLASS	8000	NON-MANUALIZED STRUCTURES
NEIGHBOURHOOD	920	
SCHOOL DISTRICT	78	
SERVICE AREA	45A	
SERVICE AREAS	045A	
SUBDIVISION	HEMLOCK V	

<u>Classification</u>	<u>Start Date</u>	<u>Stop Date</u>	<u>Comment</u>
BYLAW ENFORCEM	Dec 9, 2008		See BE staff for details BE001384

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

Tuesday, February 12, 2019
1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, 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 Al Stobbart, Electoral Area G
Alternate Director Dave Clyne, Electoral Area H

Also Present: Chair Jason Lum, Chair (*part*)

Regrets: 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
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Jennifer Kinneman, Director of Corporate Affairs
Graham Daneluz, Deputy Director of Planning & Development
Stacey Barker, Deputy Director of Regional Programs
Trina Douglas, Animal Control Supervisor
Milly Marshall, Director of Electoral Area Special Projects
Barry Penner
Reg Dyck, Manager of Electoral Area Emergency Services
Kristy Hodson, Manager of Financial Operations
Beth Klein, Accountant
Sterling Chan, Manager of Engineering & Infrastructure
Greg Price, Building Inspector
Louise Hinton, Bylaw Compliance and Enforcement Officer
Julie Mundy, Planning Technician
Matthew Fang, Network Analyst I

Maggie Mazurkewich, Executive Assistant to CAO
Chris Lee, Executive Assistant (Recording Secretary)

Also Present; Three members of the public
Three staff members of the Auditor General for Local Government

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m. and acknowledged that Chair Lum was present at the meeting.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND
Seconded By STOBART

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of February 12, 2019 be amended as follows:

- Addition of on-table item for item 9.2 – Petition received in favour of DVP 2019-01
- Addition of item 12.1 – Building Covenant for Stonewood Place Subdivision (Thompson Road), Electoral Area D
- That the agenda be varied to consider item 9.1 after item 3.2
- That item 4.1 – Delegation from the Fraser Valley Regional Library be postponed to the March EASC Meeting

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

AND THAT the Agenda, as amended, be approved.

CARRIED

3. SHOW CAUSE HEARING(S)

3.1 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.

Louise Hinton, Bylaw Compliance and Enforcement Officer reported that Section 57 of the *Community Charter* provides a tool to local governments to deal with complex bylaw enforcement files and allows a building inspector to recommend that a notice on title be placed on a property.

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 31260 Mary Street, Electoral Area B, and the efforts of staff to encourage voluntary compliance by the property owner.

No comments were offered from the public.

Moved By ADAMSON
Seconded By ENGAR

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.

CARRIED

3.2 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

Louise Hinton, Bylaw Compliance and Enforcement Officer provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 48752 Chilliwack Lake Road, Electoral Area E, and the efforts of staff to encourage voluntary compliance by the property owner.

No comments were offered from the public.

Moved By ENGAR
Seconded By ADAMSON

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).

CARRIED

Item 9.1 was considered at this time.

9.1 Non-Farm Use Application for a Cannabis Facility at 59710 Lougheed Hwy, Electoral Area “B”

Graham Daneluz, Deputy Director of Planning and Development reported that the non-farm use application is for the construction of a facility in the agricultural land reserve for the growing and production of medical marihuana (cannabis) at 59710 Lougheed Highway in Electoral Area “B”.

In response to a question regarding the proposed development of a regional district policy to provide guidance around Board and Committee decisions with respect to the production of cannabis, staff reported that a policy will be brought forward to EASC meeting in March for consideration.

Moved By ADAMSON
Seconded By STOBART

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.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

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

Due to inclement weather, Item 4.1 was postponed to the March EASC Meeting.

5. MINUTES/MATTERS ARISING

5.1 Draft Amended Minutes of the Electoral Area Services Committee - December 11, 2018

Moved By RAYMOND

Seconded By BALES

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

CARRIED

5.2 Draft Minutes of the Electoral Area Services Committee Meeting - January 9, 2019

Moved By STOBART

Seconded By ENGAR

THAT the Minutes of the Electoral Area Services Committee Open Meeting of January 9, 2019 be adopted.

CARRIED

6. CORPORATE ADMINISTRATION

6.1 Electoral Area Director Attendance at UBCM Annual Convention: Vancouver, BC: September 23 to 27, 2019

Moved By RAYMOND

Seconded By CLYNE

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.

CARRIED

7. FINANCE

7.1 EA Area Wide Services Proposed Financial Plans for 2019-2023

Mike Veenbaas, Director of Financial Services provided a presentation on the EA Wide Services Financial Plans, covering the following services:

- Electoral Area Administration
- Regional Library
- Electoral Area Utility Management
- Emergency Management
- Animal Control (Electoral Areas D, E, G and H)
- Building Inspection
- Bylaw Enforcement
- Planning Services
- Soil Deposit and Removal

Some highlights of the presentation were:

- Proposal for a 3% increase for all area wide services;
- Tax Increase cost drivers: Employer Health Tax – 2% benefits increase and increasing cost for administrative support function required to support each service;
- \$33,300 increase on \$3.12 million total EA Wide Services budget = 1%;
- Residential impact of \$0.68 per \$100,000 of assessment;
- Proposal for a new position - Emergency Management Specialist;
- Soil Deposit and Removal – proposal to reduce tax requisition by 100% (\$60,000); it was noted that fees collected annually will be utilized to cover overall costs of the service.

Staff members from various services also provided brief updates on the services.

It was noted that members from the Auditor General for Local Government, who are presently carrying out an audit of the Regional District's Emergency Management Plan, were present at the meeting. Staff are proposing a new position, Emergency Management Specialist, to address the workload challenges being faced in Emergency Management.

Discussion ensued regarding the Electoral Area Wide Services proposed Financial Plans for 2019-2023 and staff responded to questions/comments raised by Committee members regarding animal control, building permit costs and revenue, bylaw enforcement staffing and revenue from gravel.

Moved By STOBART
Seconded By RAYMOND

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.

CARRIED
Director Bales Opposed

Staff was commended on the work done on the proposed Electoral Area Wide Services proposed Financial Plans for 2019-2013.

7.2 Impact of Municipal Officer's Expense Allowance Exemption Elimination

A brief discussion ensued regarding the impact of the elimination of the Municipal Officer's Expense Allowance Exemption. A proposal for a modest or fair increase to offset the loss was raised. It was noted that the impact of this exemption on individuals will vary.

It was noted that this matter will be discussed further at the February Board meeting.

7.3 Grant-In-Aid Summary Report – 2018

The Grant-in-Aid Summary report for 2018 was provided for information. In response to a question regarding a wider coverage on our website on projects or events undertaken in Electoral Areas, it was noted that this is in the work plan.

8. ENGINEERING & UTILITIES

No Items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

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

Moved By CLYNE
Seconded By RAYMOND

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.

CARRIED

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

Moved By BALES
Seconded By STOBART

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.

CARRIED

9.4 Comprehensive Zoning Bylaw Consolidation for the Electoral Areas

The report dated February 12, 2019 pertaining to the project to consolidate the nine existing Electoral Area Zoning Bylaws into one comprehensive and streamlined Zoning Bylaw was provided for information.

9.5 Development Permits Issued in 2018 by the Director of Planning & Development

The report dated February 12, 2019 regarding the Development Permits issued in 2018 was provided for information.

9.6 Electoral Area Planning and Development: 2018 Year End Report

The Electoral Area Planning and Department 2018 Year End Report was circulated for information.

Planning staff was commended for the great work.

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 Fraser River Flood Risk Assessment, Mapping and Mitigation Planning - Community Emergency Preparedness Fund (CEPF) Application

CAO Paul Gipps advised that due to this item being time sensitive, a Board Special Vote will be conducted soon if there is support for this.

Moved By STOBART

Seconded By CLYNE

THAT the Fraser Valley Regional District Board direct staff to submit a grant application under the Community Emergency Preparedness Fund (CEPF) administered by the Union of BC Municipalities (UBCM) for the Fraser River Flood Risk Assessment, Mapping & Mitigation Planning project.

CARRIED

11. OTHER MATTERS

11.1 Community Living BC Client Management Process and Protocols

Mr. Gipps reported that as a result of a recent incident that occurred in the North Shore, staff are recommending that Community Living BC be invited to an EASC meeting to discuss about their process and protocols for the care and management of clients in their supervision.

Moved By RAYMOND

Seconded By ENGAR

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.

CARRIED

12. ADDENDA ITEMS/LATE ITEMS

12.1 Building Covenant for Stonewood Place Subdivision (Thompson Road), Electoral Area D

Mr. Gipps reported that additional building permits are required to ensure that the minimum number of homes are built and occupied in order to commence operation of the sewage treatment plant.

Moved by RAYMOND
Seconded by CLYNE

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.

13. REPORTS BY STAFF

Mr. Gipps reported that he will be bringing a report and presentation to EASC in the near future regarding rural policing levels.

14. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on the homeless issues in his area and on his attendance at the Residents' Association AGM.

Director Clyne reported on the public consultation on the new driveway at the Cultus Lake Golf Club, the results of milfoil mass experiments done in conjunction with the DFO and aquatic stewards and the two phase economic environmental evaluation of Cultus Lake. Also, working with a consultant to manage the geese population at Cultus Lake.

Director Adamson reported a few meetings that were recently held on the topic of crime, as well as a public skating organized by the Sunshine Valley Ratepayers, and also noted that a Lego show fundraiser at Silver Creek School will be held this weekend.

Director Stobbart thanked the North Fraser Fire Department volunteers for attending to calls during the cold snap.

Director Raymond reported on his attendance at the Boston Bar Fire Department annual dinner which was well attended and Family Day at the Bowling Centre. He thanked BC Hydro crews for working in cold weather conditions to restore power to the community.

Director Bales reported on the cold snap, and noted she lost power and that there were calls made to emergency services. People in the area were without power or water, and it was a good reminder for people in the community, including seniors, to be better prepared. She thanked emergency services.

Director Dickey reported on the Popkum-Bridal Falls Ratepayers Association AGM meeting and the OCP process.

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

16. RESOLUTION TO CLOSE MEETING

Moved By RAYMOND
Seconded By ADAMSON

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 with Section 90 of the *Community Charter* and to consider matters pursuant to:

- 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 Committee, could reasonably be expected to harm the interests 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 regional district and a provincial government or the federal government or both, or between the provincial government or the federal government or both and a third party.

CARRIED

The Open Meeting recessed at 3:26 p.m.

17. RECONVENE OPEN MEETING

The Open Meeting reconvened at 3:40 p.m.

18. RISE AND REPORT OUT OF CLOSED MEETING

None

19. ADJOURNMENT

Moved By RAYMOND
Seconded By STOBART

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

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:40 p.m.

MINUTES CERTIFIED CORRECT:

.....
Director Bill Dickey, Chair

DRAFT

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

Date: 2019-03-12
File No: 0870-20-Deroche

Subject: Letter of Agreement with Deroche Farmers Market Society

RECOMMENDATION

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 Centre at a total cost of \$400.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community

PRIORITIES

Priority #4 Tourism

BACKGROUND

The FVRD holds property and operates a satellite office located in Deroche, BC. In 2015, the Board approved the use of the Deroche Community Access Centre by the Deroche Farmers Market Society on a trial basis. The Deroche Office is an ideal location for the farmers market, as it is at the crossroads of the Lougheed Highway and North Deroche Road.

The Deroche Farmers Market has held their markets on Friday nights at the Deroche Office for a number of years, and in 2018 found great success in changing their markets to Saturday mornings. Following the success of these markets, the Society has approached the FVRD requesting the use of the Deroche Office parking lot

The Deroche Community Access Centre Rentals Policy and Procedure sets a flat rental fee of \$25 per day for rentals of the Deroche Office.

DISCUSSION

The farmers markets have been held in the parking lot and grounds of the Deroche Office on Saturday mornings between 8am and 3pm. The Society would be allowed use of the parking lot, grounds, community meeting room, kitchen and common area washrooms of the Deroche Office, and would be responsible for the clean-up of these areas.

COST

No additional cost to the FVRD. This agreement will generate revenue of \$400.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported.

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

Date: 2019-03-12
File No: 0870-25-Deroche

Subject: Deroche Community Christian Fellowship Rental of Deroche Community Access Centre

RECOMMENDATION

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 of space at the FVRD Deroche Community Access Centre at a cost of \$100 per month.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services
Support Healthy & Sustainable Community

BACKGROUND

In November 2017, the Board approved the use of the community meeting room at the Deroche Community Access Centre ("Deroche Office") by the Deroche Community Christian Fellowship (the "Fellowship") on a three month trial basis. Following a successful trial, the Board approved a one year agreement for use between April 1, 2018 and April 1, 2019.

The Deroche Community Access Centre Rentals Policy and Procedure establishes guidelines regarding the requests for rentals for the Deroche Office. A flat rate rental fee of \$25 per day, plus taxes, has been established for the use of the Deroche Office.

DISCUSSION

The Fellowship has been successfully holding their Sunday services in the Deroche office since November 2017. The Fellowship has a small congregation, with members residing in the Deroche and Lake Errock Communities, as well as the rest of the Fraser Valley. Services are held between 9am and 11:30am each Sunday morning.

The Fellowship has expressed interest in continued use of the space at the Deroche Office. The Fellowship would be allowed access to the community meeting room, kitchen and washrooms, and is responsible for the clean-up of those areas.

COST

No additional cost to the FVRD. This agreement will generate revenue of \$1,200 per year.

CONCLUSION

The Deroche Community Christian Fellowship would like to continue holding their Sunday services at the Deroche Community Access Centre. Staff are recommending a one year agreement, with the option of a one year renewal, at a cost of \$100 per month.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported. The revenue generated helps to offset the operational costs for the Deroche Sub-office.

Paul Gipps, Chief Administrative Officer

Unavailable for comment.

To: CAO for the Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2019-03-12
File No: 7960-02

Subject: Fraser Valley Regional Library Service – Electoral Areas

INTENT

This report is intended to advise the Electoral Area Services Committee of information pertaining to the Fraser Valley Regional Library Service Area. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

As a follow up to the budget discussion held at the February EASC meeting, Staff were requested to bring forward a report to provide further information regarding the Fraser Valley Regional Library (FVRL) service that Electoral Areas participate in.

DISCUSSION

Established in 1930, FVRL was the first of its kind in North America. Today it is the largest public library system in British Columbia, with 25 community libraries serving over 700,000 people in its service area. Within the Regional District there are branches in Abbotsford (3), Mission, Chilliwack (3), Agassiz, Hope, Yale and Boston Bar. The Board of FVRL is comprised of 15 elected officials appointed annually from all the member municipalities and regional districts. FVRD's representative is Director Adamson.

The FVRL funding model is based on two ideologies:

- the local government is directly responsible for the library location – capital replacement, utilities, building maintenance.
- FVRL is responsible for the location's operating costs which includes staffing, administration, IT and the library collection.

The local government's costs are directly funded by the specific local government and do not form part of the FVRL budget. As such, FVRD Electoral Areas do not pay into the capital costs of the branches in Abbotsford, Mission, Chilliwack or Hope.

The FVRL operating costs are allocated to members based on a number of methods including direct and indirect costs using formulas as set by their Board. Direct costs include location specific staffing costs whereas indirect costs include administration centre costs and overhead type items. The FVRL requisition for FVRD comprises of the direct staffing costs for operating the Yale and Boston Bar library branches, a share of the administration type costs (admin, HR, payroll, IT, finance, marketing, communications, etc.) and support services (library materials, inter-library loans, etc).

To some extent, the model accounts for electoral area library membership using branches funded by a municipal government (Hope, Agassiz, Mission & Chilliwack). It should be noted that this is only the operating cost of the branches, representing a good financial arrangement for electoral areas.

COST

The requisition received from FVRL is funded via the Electoral Area Wide Regional Library service area. The service area has a legacy capital reserve with a balance of \$144,000 and an operating surplus balance of \$61,000.

CONCLUSION

The purpose of this report is to provide some background information on the Electoral Area Fraser Valley Regional Library service area in an effort to help inform the Electoral Area Services Committee.

COMMENT BY:

Paul Gipps, Chief Administrative Officer

Not available for comment.

To: CAO for the Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2019-03-12
File No: 1855-30

Subject: Community Works Fund – Electoral Area Allocation Model for 2019 - 2022

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

BACKGROUND

The annual Community Works Fund (CWF) allotment received by the Regional District represents the share belonging to Electoral Areas as the Municipalities receive their share directly. The Regional District has historically allocated CWF monies to each Electoral Area based on a model where each area receives a base amount of \$5,000 with the remainder allocated on a pro-rata basis, based on Statistics Canada census population.

In 2014 the Electoral Area Services Committee supported a motion to use this model for CWF monies received in 2014 to 2018.

DISCUSSION

Staff are bringing forward the CWF allocation model for review by EASC for consideration of how to allocate monies received for 2019 to 2022. There are a number of allocation models that could be considered:

1. Allocate funds based on population, using the most recent Census
2. Allocate funds based on the converted assessments
3. Allocate funds based on:
 - a. 50% of funds allocated based on census, and
 - b. 50% of funds allocated based on converted assessments
4. Allocate funds equally to each Electoral Area, regardless of population
5. Allocate funds based on:
 - a. Provide a basic allocation of \$5,000 to each Electoral Area, and
 - b. Allocate the remaining funds based on population.

Attached is an analysis of each of the allocation options for 2018's funding of \$790,069. The allocation amount for 2019 has not yet been released.

COST

There are no costs associated with this report as it pertains to the allocation of CWF monies to be used for future community improvement projects.

CONCLUSION

The Electoral Area Services Committee is being asked to confirm the allocation model for Community Works Funds received on behalf of all Electoral Areas.

COMMENTS BY:

Paul Gipps, Chief Administrative Officer

Not available for comment.

Fraser Valley Regional District
(incorporated December 12, 1995)

Voting Unit: 5,000 population

	2016 Census including subsequent population changes certified by the Minister ¹	Number of Directors (voting strength/5)	Voting Strength (population/ voting unit)
City:			
Abbotsford	141,685	6	29
Chilliwack	87,802	4	18
District:			
Hope	6,181	1	2
Kent	6,867	1	2
Mission	38,833	2	8
Village:			
Harrison Hot Springs	1,468	1	1
Electoral Area:			
A	551	1	1
B	1,495	1	1
C	2,218	1	1
D	1,741	1	1
E	1,540	1	1
F	1,293	1	1
G	2,166	1	1
H*	2,094	1	1
Totals:	295,934	23	68

Populations certified as necessary by the Minister of Municipal Affairs and Housing under sections 196 and 197 of the *Local Government Act* as per the definition in the Schedule to the Community Charter.

Effective November 1, 2017.

These population figures are to be used only in the determination of voting strength and Director representation.

1. Population includes people residing on Indian Reserves and boundary extensions to December 31, 2016.

*Electoral Area H w as created in 2015

COMMUNITY WORKS FUND
Electoral Area Apportionment Options

Option Allocation Information

2019 Estimated Funding		\$ 790,069	
2016 Canada Census Data	A	551	4.21%
	B	1,495	11.41%
	C	2,218	16.93%
	D	1,741	13.29%
	E	1,540	11.76%
	F	1,293	9.87%
	G	2,166	16.54%
	H	2,094	15.99%
		13,098	100.00%
2019 Converted Assessments	A	\$ 13,400,489	2.61%
	B	68,611,295	13.39%
	C	116,197,071	22.67%
	D	57,511,410	11.22%
	E	36,928,743	7.20%
	F	71,649,619	13.98%
	G	39,139,073	7.64%
	H	109,137,186	21.29%
		\$ 512,574,886	100.00%

Summary of Funding Options

	Option 1	Option 2	Option 3	Option 4	Option 5	Actual 2018
A	\$ 33,236	\$ 20,655	\$ 26,946	\$ 98,759	\$ 36,554	\$ 36,553
B	90,178	105,756	97,967	98,759	90,613	90,613
C	133,789	179,103	156,446	98,759	132,016	132,016
D	105,017	88,647	96,832	98,759	104,700	104,700
E	92,893	56,921	74,907	98,759	93,190	93,189
F	77,994	110,439	94,216	98,759	79,045	79,045
G	130,653	60,328	95,490	98,759	129,038	129,038
H	126,310	168,221	147,265	98,759	124,915	124,915
	\$ 790,069	\$ 790,069	\$ 790,069	\$ 790,069	\$ 790,069	\$ 790,069

- Option 1 Based on 2016 census
- Option 2 Based on 2019 converted assessments
- Option 3 Based on 50% 2016 census, 50% 2019 converted assessments
- Option 4 Based on equal share per electoral area
- Option 5 Base \$5,000, balance on 2016 census

Note: Option 5 has been the allocation method for 2005 - 2018.

To: CAO for the Electoral Area Services Committee
From: Kristy Hodson, Manager of Financial Operations

Date: 2019-03-12
File No: 1850-20 / 003

Subject: Grant-In-Aid Request – Read Right Society, Electoral Area “B”

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

This request for funding is eligible under the EA Grant-in-Aid policy under the “Activities/ programs which are accessible to a large portion of the electoral area” option.

DISCUSSION

The Read Right Society is a registered charity located in Hope, and their mission is to develop and deliver literacy programs to the community, to establish, maintain and operate an educational training centre that delivers literacy training to the community and to operate a drop-in centre that offers life skills, literacy training and referrals to community services. They serve clients in Hope, Sunshine Valley, Dogwood, Yale, Spuzzum, and Boston Bar.

The Read Right Society is requesting a grant-in-aid of \$2,500 to help with the costs of books and materials for literacy programs. Each year, they organize and implement programs and activities which increase access to books for all ages.

Director Adamson is in support of providing a grant-in-aid of \$2,500 to the Read Right Society for this project.

COST

The \$2,500 cost will be funded from the Electoral Area "B" grant-in-aid budget which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from Read Right Society seeking support for their literacy programs.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported.



GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: Read Right Society

Mailing Address: P.O. Box 1299, Hope BC V0X 1L0

Email Address: jodi@readrightsociety.com

Contact: Jodi McBride [REDACTED]
Name Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):
See attached

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):
See attached

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):
See attached

Amount of Grant Requested: \$ 2,500

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Jodi McBride
Executive Director
Signature of Authorized Signatory and Title

Amount Approved:	_____
Date:	_____
Signature of Electoral Area Director	_____

Electoral Area Grant in Aid Guidelines and Application

Statement as to eligibility to apply for Grant-in-Aid Funds

Read Right Society is a registered charity in Hope, BC with a mission to:

- Develop and deliver literacy programs to the community
- Establish, maintain and operate an educational training centre that delivers literacy training to the community
- Operate a drop-in centre that offers life skills and literacy training and referrals to community services

Programs are free of charge and we serve clients to all community members including to those from Hope, Sunshine Valley, Dogwood, Yale, Spuzzum, and Boston Bar. Programs include:

- ESL & Settlement
- Community Adult Literacy
- Hope & Area Volunteer Program
- iHomework (after school drop in and tutoring for grade 7-12)
- Swetexel Daycare and Preschool
- One-to-one tutoring for grades 1-6
- Legal Services Society Community Partner
- Service Canada outreach site
- Legal Advocate outreach site
- Meadow Rose Society Community Partner (emergency baby supplies)

APPLICATION SUMMARY: Project or purpose for which you require assistance (Please attach a separate sheet if required):

We respectfully request \$2,500 for books and materials for literacy programs. Each year we organize and implement programs and activities, helping increase access to books for all ages to residents of Hope, Sunshine Valley, Yale, Spuzzum, Dogwood and Boston Bar. For example:

- Literacy Advent Project: a program which gives away 25 books to families to wrap like presents and number 1-25. Each day of December, children open the book number corresponding with the date and read the book with their family.
- Family Literacy Book Swaps: To celebrate Family Literacy Day, we host annual book swaps at Silver Creek and Coquihalla Elementary Schools. We set up tables with new, free books and kids bring used ones from home to trade. Every child receives at least one new book.
- Brigade Days: pass out over 200 new books to children

- Free Library: Read Right has a year-round free library where people can come and choose new and used books
- Sunshine Valley Rate Payers events: provide free books at special events such as community lunches, Canada Day celebrations, and Canada 150 events

We receive funding for adult literacy programs from Ministry of Advanced Education. Children's literacy programs are funded by private donors and grants, such as Telus Community Foundation. We also accept direct and in-kind contributions from individuals.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

Funds will benefit the community by increasing access to books and improving literacy. Studies are clear that access to books has profound impact on literacy and language acquisition. For example:

- The single most significant factor influencing a child's early educational success is an introduction to books and being read to at home prior to beginning school. National Commission on Reading, 1985
- Having books in the home is twice as important as the father's education level. Research in Social Stratification and Mobility, 2010
- The only behavior measure that correlates significantly with reading scores is the number of books in the home. The Literacy Crisis: False Claims, Real Solutions, 1998
- The most successful way to improve the reading achievement of low-income children is to increase their access to print. Newman, Sanford, et al. "American's Child Care Crisis: A Crime Prevention Tragedy"; Fight Crime: Invest in Kids, 2000.
- Creating a steady stream of new, age-appropriate books has been shown to nearly triple interest in reading within months. Harris, Louis. An Assessment of the Impact of First Book's Northeast Program. January 2003.

To: CAO for the Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2019-03-12
File No: 1850-20 / 003

Subject: GIA – Sunshine Valley Volunteer Fire Department (Electoral Area B)

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

This request for funding is eligible under the EA Grant-in-Aid Policy under the “use of new approaches/techniques in solving community challenges” and “start-up costs for new programs”.

DISCUSSION

The Sunshine Valley Volunteer Fire Department (SVVFD) is a non-profit public safety society that provides structural and interface firefighting services, as well as rescue and education services, to the community of Sunshine Valley and a portion of Highway 3 within the boundaries of Electoral Area B.

The SVVFD is requesting a grant-in –aid to assist with the cost of acquiring sprinkler system equipment to aid in the challenges with urban interface fires in the community.

Director Adamson is in support of providing a grant-in-aid of \$3,000.

COST

The \$3,000 cost will be funded from the Electoral Area "B" grant-in-aid budget which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from the SVVFD seeking support to help pay for the costs of acquiring wildfire structure sprinkler protection equipment.

COMMENTS BY:

Paul Gipps, Chief Administrative Officer: Not available for comment.



GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: CHRIS TERRY SVVFD.
 Mailing Address: 71731 MEADOW ROAD.
HOPE BC V0X1L5
 Email Address: SVVFD FIRECHIEF @ GMAIL . COM.

Contact:

CHRIS TERRY. [REDACTED]
 Name Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):

SOCIETY FIRE DEPARTMENT

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

To buy SPRINKLER SYSTEMS for FUNDRAISER

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

FIRE PROTECTION

Amount of Grant Requested: \$ 3000.00.

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

CH [Signature]

 Signature of Authorized Signatory and Title

Amount Approved: _____
Date: _____
Signature of Electoral Area Director _____

Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: info@fvrd.bc.ca; or to your Electoral Area Director.

To: CAO for the Electoral Area Services Committee
From: Kristy Hodson, Manager of Financial Operations

Date: 2019-03-12
File No: 1850-20 / 003

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

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

This request for funding is eligible under the Electoral Area Grant-In-Aid Policy under the “Activities/programs which are accessible to a large portion of the electoral area” options.

DISCUSSION

The District of Hope Ratepayers Association is a volunteer run organization that is highly involved in the community.

The District of Hope Ratepayers Association is requesting a \$1,000 grant-in-aid to help pay for items to run their annual Lego Expo at Silver Creek Elementary School. Previous Lego Expo events were attended by children and families from Hope, Dogwood, Sunshine Valley, Yale, Spuzzum. The proceeds from this event will be put toward music and library programs at Silver Creek Elementary as well as making essential repairs to Park St. Manor Seniors Residence.

Director Adamson is in support of providing a grant-in-aid of \$1,000 to the District of Hope Ratepayers Association for this event.

COST

The \$1,000 cost will be funded from the Electoral Area "B" grant-in-aid budget which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from the District of Hope Ratepayers Association seeking funds to help host a Lego Expo at Silver Creek Elementary with any proceeds being put toward school programs and repairs to the Park St. Manor Seniors Residence.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Not available for comment.



GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: DISTRICT OF HOPE RATEPAYERS ASSOC.
 Mailing Address: 63740 OLD YALE ROAD.
HOPE BC V0X1L2
 Email Address: noir2@telus.net

Contact:
SHIRLEY CORBEIL _____
 Name Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):
DISTRICT OF HOPE RATEPAYERS ARE STRICTLY NONPROFIT AND ARE DEDICATED TO BE OF SERVICE ESPECIALLY TO SENIORS AND CHILDREN.

APPLICATION SUMMARY:
 Project or purpose for which you require assistance (Please attach a separate sheet if required):
TO AID US IN THE PRESENTATION OF LEGO EXPOS, THIS VERY POPULAR EVENT IS WELL ATTENDED BY MANY CHILDREN FROM AREA B AS WELL AS HOPE.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):
THIS YEAR'S EVENT PROCEED WILL BE FOR SILVER CRK. ELEM.'S MUSIC + LIBRARY PROGRAMS AS WELL AS TO MAKE ESSENTIAL REPAIRS TO PARK ST. MANOR SENIORS RESIDENCE

Amount of Grant Requested: \$ 1,000

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

[Signature]
[Signature]
 Signature of Authorized Signatory and Title

Amount Approved:	_____
Date:	_____
Signature of Electoral Area Director	_____

To: CAO for the Electoral Area Services Committee
From: Kristy Hodson, Manager of Financial Operations

Date: 2019-03-12
File No: 1850-20 / 003

Subject: Grant-In-Aid Request – Fraser Canyon Hospice Society, Electoral Area “B”

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

This request for funding is eligible under the Electoral Area Grant-In-Aid Policy under the “Activities/ programs which are accessible to a large portion of the electoral area” option.

DISCUSSION

The Fraser Canyon Hospice Society is located in Hope, and their mission is to provide quality support and end of life services to their clients and their loved ones, care givers and the bereaved. They serve clients in Agassiz, Hope, Yale, Boston Bar, North Bend, Sunshine Valley and all First Nations Communities in these areas.

The Fraser Canyon Hospice Society is requesting a grant-in-aid of \$4,000 to help with the costs of providing a retreat for children ages 7-12 who have lost a loved one. This retreat provides many ways to assist in the grieving process for its participants resulting in many of the participants and volunteers seeing tremendous benefits from this program.

Director Adamson is in support of providing a grant-in-aid of \$2,500 which would fund approximately 7 children. In the previous year, Area B contributed an extra \$1,300 as a one-time contribution to help offset funding shortages from other partner organizations.

COST

The \$2,500 cost will be funded from the Electoral Area "B" grant-in-aid budget which has sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from Fraser Canyon Hospice Society seeking support for their 15th annual Camp Skylark program that helps support children through their grief journey of losing a loved one.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Not available for comment.



GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: FRASER CANYON HOSPICE SOCIETY
 Mailing Address: 1275 - 7th AVENUE HOPE, BC, V0X 1L4
hi202day@telus.net (Pat Besse - chair person)
 Email Address: Mary.Norman@fraserhealth.ca (Mary Norman Hospice Coordinator)

Contact:
 { PAT BESSE - CHAIR BOARD [Redacted] (Pat's Home #)
 Name Telephone/Fax Number
MARY NORMAN - HOSPICE COORDINATOR 604-860-7713 (OFFICE)

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):

SEE ATTACHMENTS

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

SEE ATTACHMENTS

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

SEE ATTACHMENTS

Amount of Grant Requested: \$ 4,000.⁰⁰

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

MARY NORMAN (HOSPICE COORDINATOR)
M. Norman

Signature of Authorized Signatory and Title
Pat Besse - Chairperson
Fraser Canyon Hospice Society

Amount Approved: _____
 Date: _____
 Signature of Electoral Area Director _____



Fraser Canyon Hospice Society

1275 - 7th Avenue, Hope, B.C. V0X 1L4

Phone: 604-860-7713 Fax: 604-860-7719

February 11, 2019

Dennis Adamson
Fraser Valley Regional District
Director – 'Area B'
45950 Cheam Avenue
Chilliwack, BC
V2P 1N6

Dear Dennis,

**Re 2019 – Grant in Aid Application Request – Re Fraser Canyon Hospice Society -
Camp Skylark 2019 – Bereavement Camp for Children Ages 7-12 years.**

Please find enclosed a completed application form for your consideration to assist us in raising funds for our upcoming Camp Skylark, to be held on September 13-15 - 2019 weekend.

I have also included a DVD from our 2018 camp for your review; there is also a YouTube link is <http://www.frasercanyonhospice.org/camp-skylark.html>

We are extremely grateful for your consideration to the application request and very much appreciate your support over the years.

Kindest Regards,

Mary Norman - FCHS Coordinator

Pat Besse– Board of Directors Chair

Fraser Canyon Hospice Society

Grant-In-Aid Application

Submitted to Fraser Valley Regional District

By Fraser Canyon Hospice Society

February 2019

**Fraser Valley Regional District
Grant in Aid Application 2019**

Statement as to eligibility to apply for Grant-In-Aid Funds

Fraser Canyon Hospice Society was incorporated in February 1995 as a Registered Canadian Charity. (Registration number 899344584 RR 0001). We are located in Hope, BC at the Fraser Canyon Hospital. Our Mission is to provide quality support and end of life services to our clients and their loved ones, care givers and the bereaved in Hope and its surrounding areas. This includes clients in Agassiz, Hope, Yale, Boston Bar, North Bend, Sunshine Valley and all First Nations Communities within these areas.

Project or purpose for which you require assistance

The program for which we are seeking funding will be our 15th annual Camp Skylark for children ages 7-12 who have lost a loved one. The aspect of our Mission which this program addresses is grief and loss experienced by children in our community. Long before we realize it, children become aware of death. But, when the loss of a loved one occurs, children are often overlooked during the grieving process.

If their grief is unresolved, children can be impacted in the following number of ways:

- Affects how children form and hold relationships
- Causes higher levels of depression in adulthood
- Insecurely attached children are at greater risk of continuing to form poor attachments to others and have low self-esteem
- Children continue to grieve at each developmental stage
- If grief is not dealt with, children can regress to previous behaviours such as wetting their pants/beds, acting out, having difficulty sleeping, withdrawal from usual activities and anxiety and panic attacks.
- Children sometimes make up stories in their head of how their loved one died, which are usually more severe than the real story
- Children often develop fears of others they love being taken from them, or that they too will die. Sometimes they even believe that they caused the death
- Masking emotions can result in isolation and/or behaviour problems at home and school which can continue into adulthood

In 2018, 25 children between the ages of 7-12 attended Fraser Canyon Hospice Society's 14th Annual Camp Skylark program for children who had lost a loved one. The types of losses have been parents, Grandparents, sibling, Uncle/Aunt and Cousin.

The organizations goal is to provide a safe and caring atmosphere for children aged 7-12 years, who have lost a love one in their lives. There are no other bereavement camps in Hope. The program is open to all cultures in our community; many participants in the past have been from First Nation. Campers were from First Nations, Caucasian, Asian, East Indian, and African American children.

Over the years we have had campers reside in Yale, Boston Bar, Hope, Chilliwack, Langley, Abbotsford, Kelowna and Penticton. Majority of campers who attended 2018camp, resided in Hope and surrounding area.

During the weekend-long camp, the children partake in traditional activities such as rock climbing, archery, hiking, swimming, ropes courses, art, etc., which allow them to set their worries aside.

What makes Skylark unique is that, in addition to these activities, we offer bereavement activities specialized for children in the respective developmental age groups. Such activities include lantern making in honour of their loved one, a lantern ceremony, memory circles, sharing circles and music therapy.

We also have a memory tree that children, parents and caregivers decorate. Paper skylarks are made and hung on the memory tree at the closing ceremony.

Statement as to how these funds will benefit the community or an aspect of the community

The children learned that it is good to express their feelings through activities such as art, music, play, writing, sports and talking. After bonding with other children and volunteers who had also experienced losses, many feelings of loneliness were reported to have decreased. Many of the children had significantly decreased anger issues after attending Camp and many of the children's fears and anxieties had subsided as a result of Camp.

Campers themselves have identified as helpful":

Talking - Memory Circles - Music - Video Making - Swimming - Crafts - arts - Rock Climbing

How Camp Skylark helped:

During camp, the children were reassured that it is healthy to continue a relationship with their loved one by writing to them, including memories in their conversations and cherishing memory items that remind them of their loved one.

The children learned that it is good to express their feelings through activities such as art, music, play, sports and talking.

After bonding with other children and volunteers who have also experienced losses, many feelings of loneliness were reported to have decreased.

Many of the children had significantly decreased anger issues after attending Camp.

Many of the children's fears and anxieties had subsided as a result of Camp.

Some quotes from previous campers and families:

"Camp Skylark was one of the best experiences that our family has ever had!"

"I wish camp lasted forever"

How YOU Can Help:

Camp Squeah has been the venue of this annual camp since it started and along with the children, it is necessary to have the assistance of about 30 caring volunteers. Raising sufficient funds to pay for camp is a year-long effort each year, and along with the fundraisers, we also submit applications for corporate funding. There is no charge to children to attend camp, and cost per child is approximately \$350.00, plus meals and housing for the volunteers. As well we have to hire a Camp Director who has the responsibility of finding campers, interviewing families, putting together daily activities etc. This person works an 18 hours week for about 4 months. Budgets for Skylark are carefully prepared, but does amount to approximately \$23,000.00 for rentals, wages and supplies.

Raising funds for this camp allows us to continue to provide this valuable service in our community.

Thank you for considering this application request.

**FRASER CANYON
HOSPICE SOCIETY**
1275 - 7th Avenue
Hope, BC V0X 1L4

Fraser Canyon Hospice Society
Camp Skylark 2019 Projected Budget MN

Expenditure		Description	Projected 2019	Actual 2019	Projected 2020	<i>Notes</i>
Professional Fees	Total Professional Fees Budget		\$10,405.00	\$0.00	\$0.00	
Salaries/benefits	Camp Director Wages and Remittance		\$8,550.00			
Additional Fees	Camp Director Criminal Records Check		\$135.00			
Mileage	Camp Director		\$750.00			
Professional Fees	Music Therapist		\$450.00			
Auditor Fees	McConnell Voelkl		\$420.00			
Additional Fees	Volunteer Criminal Record Checks		\$100.00			
Program Support	Total Program Support					
Rent/Utilities/ and Insurance	Total Rent/Utilities Budget		\$8,550.00	\$0.00	\$0.00	
	Camp Squeah facilities, cabins, food, etc.		\$8,000.00			
	Camp Director Phone Bill		\$100.00			
	Marsh' Insurance for Camp Skylark		\$450.00			
Committee Expenses			\$30.00	\$0.00	\$30.00	
	Meeting Refreshments		\$30.00			
Equipment/Office Supplies	Total Equipment Budget		\$720.00	\$0.00	\$0.00	
	Walkie-talkies/radios		\$0.00			
	Pety Cash		\$500.00			
	Envelopes for DVD		\$45.00			
	Postage of DVD		\$125.00			
	DVD and DVD Cases for each camper and volunteer		\$50.00			
	Total Advertising Budget		\$810.00	\$0.00	\$0.00	
	Brochures		\$100.00			
	Hope Standard Ads for Director position		\$300.00			
	Hope Standard Ads for Campers		\$110.00			
	Thank You Ad for Hope Standard		\$300.00			

Fraser Canyon Hospice Society
Camp Skylark 2019 Projected Budget MN

Expenditure	Description	Projected 2019	Actual 2019	Projected 2020	Notes
<i>Camp Supplies include snack and Juices, Registration Supplies lanterns, Tee Shirts, Art Supplies</i>					
	Total Supplies Budget	\$1,075.00	\$0.00	\$0.00	
	Bamboo Lanterns and clamps	\$75.00			
	Registration Supplies	\$20.00			
	Snacks and Juices	\$150.00			
	Art Supplies (cabin flags/lantern supplies/etc)	\$180.00			
	T-Shirts for Campers and Volunteers	\$600.00			
	DVD cases for Camp DVD to each camper	\$50.00			
Total Expenditure		\$21,590.00	\$0.00	\$30.00	

Revenue	SPONSORS/FUNDRAISING	Projected 2019	Actual 2019	Projected 2020
<i>Tentative</i>	Total of Tentative Amounts	\$6,250.00	\$0.00	\$0.00
	District of Hope Grant In Aid	\$1,500.00		
	Beta Sigma Phi	\$300.00		
	Hope Foresters Holding Society	\$700.00		
	Kent-Harrison Foundation Grant	\$1,750.00		
TBA	Envision Financial	\$2,000.00		
TENTATIVE	TOTAL TENTATIVE AMOUNTS	\$14,650.00	\$0.00	\$0.00
	Fraternal Order of Eagles #2690 (mens)	\$700.00		
	Columbia Cabinet Countertops	\$1,050.00		
	FCHS Fundraising	\$7,000.00		
	Royal Canadian Legion #228	\$500.00		
	Fraser Valley Regional District Area B	\$2,500.00		

Fraser Canyon Hospice Society
Camp Skylark 2019 Projected Budget MN

	FraternaL Oder of Eagles #2690		
	(Ladies)	\$450.00	
	Nestle Waters Canada	\$1,400.00	
	EAC Inc.	\$525.00	
	EAM Co. Ltd.	\$525.00	
Total Revenue	TOTAL TENTATIVE AMOUNTS	\$21,425.00	\$0.00

FRASER CANYON HOSPICE SOCIETY - CAMP SKYLARK PROJECT
STATEMENT OF FUNDING SOURCES AND PROJECT COSTS
SIX MONTH PERIOD ENDED SEPTEMBER 30, 2018



F.W. Voelkl, CPA, CA
 C.M. Kelley, CPA, CA (incorporated professional)



P.O. Box 819
 228 Wallace St.
 Hope, B.C. V0X 1L0

Office 604-869-5634
 Fax 604-869-2381

INDEPENDENT AUDITOR'S REPORT

To the Executive of the
FRASER CANYON HOSPICE SOCIETY:

We have audited the following Statement of Funding Sources and Project Costs of the **FRASER CANYON HOSPICE SOCIETY - CAMP SKYLARK PROJECT** for the six month period ended **SEPTEMBER 30, 2018**. The purpose of the project was to to provide a camp for children whom require bereavement support and counseling.

Management is responsible for the preparation and fair presentation of this Statement of Funding Sources and Project Costs in accordance with Canadian accounting standards applicable to not-for-profit organizations, and for such internal controls as management determines is necessary to enable the preparation of the statement that is free from material misstatement, whether due to fraud or error.

Our audit was made in accordance with Canadian generally accepted standards for audit engagements. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statement is free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. Our audit procedures consisted primarily of inquiry, examining, on a test basis, evidence supporting the amounts and disclosures in this financial statement, and discussions related to the information supplied to us by the society.

In our opinion, the Statement of Funding Sources and Project Costs of the **FRASER CANYON HOSPICE SOCIETY - CAMP SKYLARK PROJECT** for the six month period ended **SEPTEMBER 30, 2018**, in all material respects, fully discloses the funding sources for the project and the costs incurred to complete the project.

McConnell, Voelkl

CHARTERED PROFESSIONAL ACCOUNTANTS

November 7, 2018
 Hope, BC
 Canada

FRASER CANYON HOSPICE SOCIETY - CAMP SKYLARK PROJECT
AUDITED STATEMENT OF FUNDING SOURCES AND PROJECT COSTS
FOR THE SIX MONTH PERIOD ENDED SEPTEMBER 30, 2018

	<u>Mar - Sep 2018</u>	<u>Mar - Sep 2017</u>
FUNDING SOURCES		
Donations and fundraising		
Camp Skylark designated donations	\$ 2,484	\$ 4,628
Grant - Fraser Valley Regional District	3,800	2,500
Grant - Kent Harrison Foundation	1,750	0
Grant - Nestle Canada inc.	1,400	0
Grant - Fraternal Order of Eagles - Hope Branch	1,150	1,400
Grant - Emil Anderson Maintenance Company	1,050	1,050
Grant - Foresters (Hope Branch)	1,050	0
Grant - Columbia Kitchen Cabinets Ltd	1,050	1,050
Grant - Envision Financial	350	350
Grant - First West Foundation	0	7,000
Grant - District of Hope	1,200	2,000
	<hr/>	<hr/>
Total Funding Sources	\$ 15,284	\$ 19,978
	<hr/>	<hr/>
PROJECT COSTS		
Advertising	\$ 270	\$ 258
Facility rental	7,821	7,603
Mileage and travel	303	473
Professional fees	893	720
Supplies	1,711	1,929
Wages and benefits - Camp Coordinator	7,645	8,638
	<hr/>	<hr/>
Total Project Costs	\$ 18,643	\$ 19,621
	<hr/>	<hr/>
(DEFICIT) EXCESS OF FUNDING OVER COSTS	\$ (3,359)	\$ 357
	<hr/>	<hr/>
SURPLUS, beginning of year	4,957	4,600
	<hr/>	<hr/>
SURPLUS, end of year	<u>\$ 1,598</u>	<u>\$ 4,957</u>

To: CAO for the Electoral Area Services Committee
From: Kristy Hodson, Manager of Financial Operations

Date: 2019-03-12
File No: 1850-20 / 007

Subject: Grant-In-Aid Request – Deroche Farmers Market, Electoral Areas “C” and “G”

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

This request for funding is eligible under the “promotion of volunteer participation and citizen involvement” and “activities/ programs which are accessible to a large portion of the electoral area” options.

DISCUSSION

The Deroche Farmers Market Society is a non-profit community group that hosts a weekly farmer’s market at the FVRD Deroche Office. Their aim is to address the lack of fresh food available locally and to provide economic opportunities to showcase and/or purchase local “make, bake and grow” items.

The Society is requesting a \$2,450 grant to help offset the costs associated with expanding the market’s advertising efforts to attract more vendors with a larger variety of products as well as purchasing reusable bags to be sold.

Director Bales is in support of providing a grant-in-aid of \$1,450 towards their grant request and Director Stobbart is in support of providing an additional \$1,000.

COST

The \$2,450 cost will be funded from the Electoral Area "C" grant-in-aid budget (\$1,450) and the Electoral Area "G" grant-in-aid budget (\$1,000). Both of these budgets have sufficient funds to support this request.

CONCLUSION

A grant-in-aid application has been received from the Deroche Farmers Market Society seeking funds to help purchase advertising, signage, and promotional items.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Not available for comment.



GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: Deroche Farmers Market

Mailing Address: PO Box 178 Lake Errock, BC V0M 1N0

Email Address: derochefarmersmarket@gmail.com

Contact:

Alisha Trottier
Name

[REDACTED]
Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):

The Deroche Farmers Market Society is a non-profit organization, managed and operated by volunteers.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

please see attached letter

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

The Market has been a great success in bringing our community together. We feel all efforts put towards advertising and fundraising is beneficial to keep the Market going.

Amount of Grant Requested: \$ 2450

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Alisha Trottier
DFM Coordinator
Signature of Authorized Signatory and Title

Amount Approved: _____
Date: _____
_____ Signature of Electoral Area Director

February 20th, 2019

FVRD Grant-in-Aid Application for: Deroche Farmers Market

The Deroche Farmers Market Society is a non-profit organization managed and operated by volunteers. We have retained our Board membership of 5 executives.

We want to expand the markets advertising efforts again with new business cards, new posters to be handed and mailed out. We have a plan to make new and bigger signage that will expand further towards the communities of Mission and Agassiz, we will also have to replace damaged signage from last year. We would also like to have reusable shopping bags made with our logo and if permitted we would like to include the FVRDs logo as well. The bags will be sold as a fundraiser to further support the Markets weekly supply needs. Next on the list is to purchase 2 more tents, 4 tables and chairs to enlarge our Kids Zone.

We wish to provide our local communities of Deroche, Dewdney, Lake Errock and Harrison Mills with the opportunity to showcase and/or purchase local “make, bake and grow” items. We are launching a Junior Entrepreneur program this year to encourage the kids of the community to showcase their creativity and hard work. With this we also want to provide a community gathering place for all ages. There are very few local events that can bring our community together. Being the small and unique community that we are, we feel that having this weekly market event will provide an opportunity to develop both economically and socially.

The Deroche Farmers Market will run every Saturday from June 1st to Sept 14th, 2019. Our first fundraiser will take place on May 11th.

We would like to request aid in the amount of \$2450. This amount will also help to cover the new rental policy of a \$25 fee per use of the FVRD parking lot in Deroche.

Your consideration is greatly appreciated.

Alisha Trottier
Market Coordinator
Deroche Farmers Market

Ph: 604-556-4930
Email: derochefarmersmarket@gmail.com

Mail: PO Box 178 , Lake Errock, BC V0M 1N0

To: CAO for the Electoral Area Services Committee
From: Kristy Hodson, Manager of Financial Operations

Date: 2019-03-12
File No: 1850-20 / 007

Subject: Grant-In-Aid Request – Sasquatch Lions Club, Electoral Area “G”

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

BACKGROUND

This request for funding is eligible under the “promotion of volunteer participation and citizen involvement” and “activities/ programs which are accessible to a large portion of the electoral area” options.

DISCUSSION

The Sasquatch Lions Club is a registered non-profit society. Since 1980 their Club has supported individuals and community endeavours throughout Hatzic Prairie to Sts’ailes, covering areas within Fraser Valley Regional District Electoral Areas C, F & G.

The Sasquatch Lions Club wishes to assist low-income persons from Areas C, F & G who cannot afford a “Play Pass” to Mission Leisure Centre. Due to living outside the Mission District Municipal boundary, these persons are not eligible for the subsidized pass program available to Mission residents. This contribution would be able to assist 3 individuals purchase a “Play Pass”.

An application procedure will be worked out to determine who could benefit from this contribution that will be mutually acceptable by both the Leisure Centre and the Sasquatch Lions Club.

Director Stobbart is in support of providing a grant-in-aid of \$1,500 to the Sasquatch Lions Club for this program.

COST

The \$1,500 cost will be funded from the Electoral Area "G" grant-in-aid budget which has sufficient funds to support this request.

CONCLUSION

The Sasquatch Lions Club has submitted a grant in aid application seeking funds to help with the costs toward a "Play Pass" for up to 3 individuals who do not qualify for subsidized pass programs in effect for Mission residents at the Mission Leisure Centre.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Not available for comment.

Applicant Name: Sasquatch Lions Club

Mailing Address: P.O. Box 17
Deroche, BC V0M1G0

Email Address: sasquatchlionsclub@shaw.ca

Contact:

Lloyd McKimmon [REDACTED]

Name Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):

The Sasquatch Lions Club is a registered non-profit society in good standing with Lions Clubs International, the world's largest service organization.
Since 1980 our Club has supported individuals and community endeavours throughout our service area (from Hatzic Prairie to Sts'ailes) in FVRD Areas C,F& G.

APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

The club wishes to assist low-income persons with disabilities from Areas C, F & G who cannot afford a "Play Pass" to Mission Leisure Center. Residing outside the Mission District Municipal boundary, these persons are not eligible for the subsidized pass program in effect for Mission residents. The current cost of an annual "Play Pass" is ~\$500 and is out of the reach of most on an income disability pension etc.

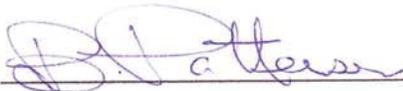
Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

The \$1,500 requested will allow the club to administer up to 3 Play Pass purchases per year to benefit low-income persons with disabilities and allow these individuals a better chance at good health taking part in activities which are not currently available in the Electoral Areas C, F & G.
Respecting privacy concerns etc. of those who may wish to access this new opportunity, Area G Director Stobbart has reported that he has been in contact with the Director of the Mission Leisure Center to work out a application procedure which will be acceptable to the center and the Lions Club.

Amount of Grant Requested: \$ 1,500

**Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.


Brad Pattersen, President, Sasquatch Lions Club
 Signature of Authorized Signatory and Title

Amount Approved: _____ Date: _____ _____ Signature of Electoral Area Director

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Graham Daneluz, Deputy Director of Planning & Development File No: 3015-20-2016-05

Subject: Non-Farm Use Application - Bulk Water Filling Station, 56555 Chilliwack Lk Rd, Area "E" (Larson Farm)

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality

BACKGROUND

Larson Farms Inc. (Wilf Krickhan) is proposing to establish a bulk water filling station at 56555 Chilliwack Lake Road, Electoral Area E. The land is within the Agricultural Land Reserve (ALR) and bulk water filling stations are not considered to be a farm use by the Agricultural Land Commission (ALC). As a result, Larson Farms Inc. has applied for a Non-Farm Use within the ALR to facilitate the development.

The application was initially made in August 2016 for a water bottling facility. The FVRD Board considered the application in October 2016 and passed the following resolution:

THAT the Fraser Valley Regional District Board require that a public information meeting be held prior to consideration for Agricultural Land Reserve (ALR) Non-Farm use application 2016-05 for a proposed water bottling plant at 56555 Chilliwack Lake Road, Electoral Area E;

AND THAT the cost for the public information meeting be paid by the applicant;

AND FINALLY THAT the Fraser Valley Regional District Board reconsider ALR Non-Farm Use application 2016-05 after the completion of a public information meeting.

In August 2018, the applicant decided not to pursue a water bottling facility and revised the application to address a bulk water filling station only. The revised application was presented by the proponent at the January 2019 meeting of the Electoral Area Services Committee. The

application and the presentation slides shown to the Committee in January are included here as Appendix 1.

The subject property is 66.70 hectares. Formally there was a tree farm nursery on the subject property. The direct adjacent lands to the subject property are Crown land.

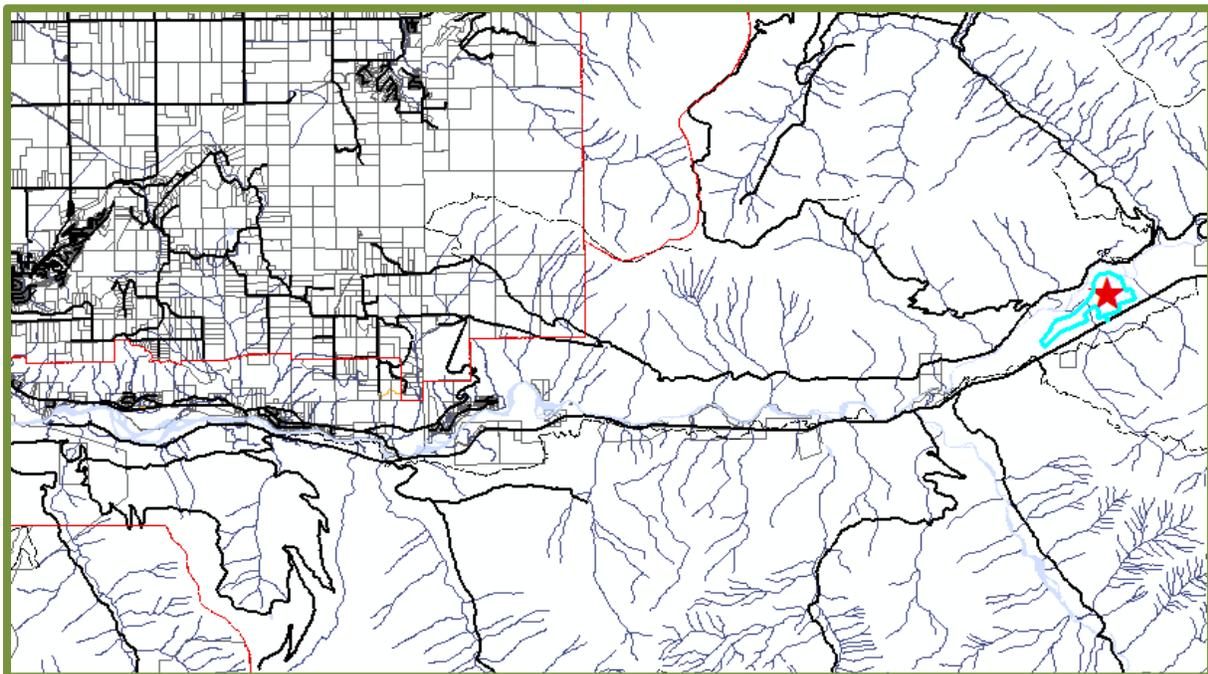
PROPERTY DETAILS

Electoral Area	E		
Address	56555 Chilliwack Lake Road		
PID	012-626-953		
Folio	733-09806.000		
Lot Size	66.7 hectares		
Owner	Larson Farms Inc. (Wilf Krickhan)	Agent:	Wilf Krickhan
Current Zoning	Limited Use (L-2)	Proposed Zoning:	No change
Current OCP	Agricultural (AG)	Proposed OCP:	No change
Current Use	Residential & forage crop	Proposed Use:	Bulk Water Filling Station
Agricultural Land Reserve:	Yes		

ADJACENT ZONING & LAND USES

North	^	Chilliwack River & vacant crown land
East	>	Vacant crown land
West	<	Chilliwack Lake Road
South	v	Vacant crown land

NEIGHBOURHOOD MAP



PROPERTY MAP (2004 photo)



The proposed development involves supplementing the existing well and on-site roads with a fill station to facilitate the loading of bulk water into tanker trucks for shipment to market.

The applicant proposes to extract 180,000 m³ of groundwater per year which would require about 12 trucks per day over 250 days/ year. As a comparison, a 3 person household in British Columbia uses about 342m³ of water per year.¹ Accordingly, the applicant proposes to annually

Honey-Roses, Gill & Pareja. ¹ BC Municipal Water Survey 2016. March, 2016.

extract about same amount of water that 527 households would use. In 2016, there were 650 occupied private dwellings in Electoral Area "E".²

Technical Reports

To support the application, the proponent has submitted:

- *Ground Water Supply Evaluation, Larson's Bench, Chilliwack BC* by Active Earth Engineering LTD, September 2018 and a report amendment dated January 7, 2019.
- *Agrologist Report, 56555 Chilliwack Valley Road, Chilliwack* by Dave Melnychuk, P. Ag. dated July 16, 2018.

The Ground Water Supply Evaluation report concludes that:

- The estimated future groundwater withdrawal rate at 180,000 m³/year represents:
 - 0.4% of the estimated annual volume of groundwater flowing across the site;
 - 0.04% of the mean annual discharge in the River above Slesse Creek; and,
 - 0.07% of low flow of the Chilliwack River.
- Groundwater pumping at recommended flow rate is not expected to have any significant impact on aquifer water levels or Chilliwack River water levels and existing diversion licenses

Both reports are included here as Appendix 2.

Public Information Meeting

The applicant held a public information meeting on February 21, 2018 at the Chilliwack Fish & Game Club. The purpose of the meeting was to present the proposed development to the community and receive feedback from the public. About 100 people attend. Meeting notes taken by FVRD staff are included as Appendix 3.

Other Approvals Required

If the proposed development proceeds, it would require: 1) approval of the Non-Farm Use by the Agricultural Land Commission; and, 2) issuance of a Groundwater License issued by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act.

DISCUSSION

² Statistics Canada. Census Profile, 2016 Census, Fraser Valley E, Regional district electoral area [Census subdivision], British Columbia and Fraser Valley, Regional District [Census division, British Columbia.

Land Use

The subject property is designated in the Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011 as Agricultural (AG) in keeping with its location within the ALR. The OCP generally supports farming and associated uses within the Agricultural designation.

The Zoning Bylaw for Electoral Area "E" Bylaw No. 66 zones the property as Limited Use (L-1). The extraction of raw materials – defined as the pulling out or drawing out of primary forest, mineral, and other natural resource materials on a lot - is permitted in the L-1 zone. The extraction of groundwater, and a truck filling station to facilitate shipment of the water, fall under the "extraction of raw materials" permitted in the L-1 zone.

Official Community Plan Policies

The zoning bylaw, adopted in 1976, predates the development of a bulk water and water bottling in the region. Although water is a raw material, the definition of "extraction" in the zoning bylaw mentions forest and mineral resources, but not water. While the zoning bylaw seems to predate a considered position on bulk water extraction, the official community plan (OCP) presents explicit policies about it.

Section 13.3 of the OCP directly addresses water extraction. Policy 13.3.3 states that, "applications for commercial large volume extraction generally will not be supported by the Regional Board except in cases where a comprehensive water study was been undertaken and demonstrates:

- a. existing and domestic uses will not be negatively impacted;
- b. local ecosystems and habitat will not be impacted by the reduced water flows and volume;
- c. alternative strategies which consider instances of water scarcity;
- d. consultation will be undertaken with the community; and,
- e. water quality and quantity will not be negatively impacted.

The plan also include relevant policies on groundwater in Section 12.1 which state:

- 12.1.2 *Activities or developments that may result in potentially significant inputs to groundwater or significant groundwater withdraws, or which could otherwise negatively affect the groundwater system, will require hydrological assessment to identify and mitigate impacts.*
- 12.1.3 *The Regional District will participate in efforts of senior governments, community groups and industry representatives to collect data and develop strategies to protect groundwater for the long term.*

Public Concerns

During the February 21, 2019 information meeting, about 40 residents spoke in opposition to the proposed bulk water filling station. Since then, FVRD has received over 40 written submissions also opposed.³ Concerns generally relate to:

- Potential impacts to the Chilliwack River Valley aquifer and surface flows and the need for further comprehensive technical studies to demonstrate that the proposed development will not have a negative impact
- The proposal does not address future low flow conditions associated with climate change forecast in 2015 and 2017 studies by Northwest Hydraulic Consultants
- Cumulative effects of water extraction, for this and possible future proposals
- Concern that area domestic wells will be impacted, and/or face additional maintenance costs due to siltation or the need to drill deeper as water levels drop
- Lack of benefits to the Chilliwack River Valley while all residents face increased risks
- Need clear data and mapping. What are the volume numbers by area and season.
- Concern that this application will be a precedent for future water extraction proposals in the Chilliwack River Valley.
- Ambiguity in the business plan and details of the proposed operation
- Opposition to the commoditization of water and bottling water
- Lack of trust in the capacity of the Province to regulate and enforce the water licence if granted

Public submissions are included here in Appendix 4.

Recommendation

Policy 13.3.3 in the Official Community Plan for Electoral Area "E" states that applications for commercial large volume water extraction generally will not be supported by the Regional Board except in cases where a comprehensive water study was been undertaken and demonstrates:

- existing and domestic uses will not be negatively impacted;
- local ecosystems and habitat will not be impacted by the reduced water flows and volume;
- alternative strategies which consider instances of water scarcity;
- consultation will be undertaken with the community; and,
- water quality and quantity will not be negatively impacted.

The applicant has not provided a comprehensive water study that addresses water scarcity and the potential for reduced flows.

Sophisticated modeling reports commissioned by the City of Chilliwack and undertaken by Northwest Hydraulic Consultants in 2015 and 2017 estimate that, "by the middle of this

³ As of 6:00 PM March 3, 2019.

century, combined declines in snowmelt and glacier melt contributions may lower Chilliwack River minimum summer flows at Vedder Crossing by about 50 on the driest years.”⁴

Although staff advised the applicant to directly address the NHC reports, the ground water study submitted in support of the application does not address future low flow conditions associated with climate change. As a result, it does not demonstrate that the bulk water extraction will not negatively impact existing water users or the environment. No strategies were presented to address future changes in groundwater and surface water levels. Accordingly, the conditions required to gain the support of the FVRD Board for the proposed bulk water facility – as set out in OCP Policy 13.3.3 - have not be satisfied.

Staff recommend that the FVRD Board decline to forward the Non-farm Use application to the Agricultural Land Commission. If the Board does not forward the application to the ALC, the application cannot be approved by the Commission.

Options

As alternatives to the staff recommendation, the Board may wish to consider:

1. **Forwarding the Non-farm Use application to the ALC** for their consideration, in which case the following resolution would be appropriate:

THAT the FVRD Board forward to the Agricultural Land Commission the Non-Farm Use Application by Larson Farms Inc. for a bulk water filling station at 56555 Chilliwack Lake Road, Electoral Area “E”;

2. **Referring the application to staff** to work with the applicant to address issues identified at the public information meeting and in written submissions, in which case the following resolution would be appropriate:

THAT the FVRD Board refer the Agricultural Land Commission the Non-Farm Use Application by Larson Farms Inc. for a bulk water filling station at 56555 Chilliwack Lake Road, Electoral Area “E” to staff for further work with the applicant on issues identified the community.

COST

The applicant has paid the application fee of \$1,500. Of this, \$1,200 will be forwarded to the Agricultural Land Commission (ALC) and FVRD will retain \$300. Fees for Non-Farm Use applications, including the portion that may be retained by the local government, are set by the ALC.

⁴ Northwest Hydraulic Consultants. Vedder/Chilliwack River Glacial Flow Assessment. March 2017.
Northwest Hydraulic Consultants. Assessment of Potential Climate Change Impacts on Vedder River Low Flows. December 2015.

COMMENTS BY:

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

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

Paul Gipps, Chief Administrative Officer Not available for comment.

Provincial Agricultural Land Commission

Application Re-submission

Application ID: 55653

Applicant: Larson Farms Inc

Application Type: non-farm use

Amended Proposal: The original proposal (i.e., establishment of a water bottling plant) submitted in 2016, has been amended to establish only a water filling station using an existing well, an existing 500 sq. foot building and for the most part existing road access. The proposed water filling station would be located on a site which was used previously for the “hub” of a tree nursery.

The new proposed use would be consistent with the Regional District zoning which allows resource extraction.

Parcel information:

- Ownership type: fee simple
- Parcel identifier: 012-626-953
- Legal description: block A, Sec.2&3, & sec.34. Twp.1, Rge 28, W6M YDYD Plan 79917
- Parcel area: 164.8 acres
- Civic Address: 56555 Chilliwack Lake Road
- Date of purchase: 12/06/199

Owners:

- Larson Farms Inc., Inc.#593815
- Address: 56555 Chilliwack Lake Road, Chilliwack, V4Z 1A7
- Phone: 604 824-6463, cell: 604 250-7122
- Email: laronsholdings@uniserve.com

Current use of Parcels under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s):
This property was formerly used for provincial tree seedling production, but in recent years has been used for minimal forage production. The owner lives on the property and keeps the former nursery production fields open from forest encroachment.
2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
As a former provincial tree seedling nursery, the site has a great deal of infrastructure (water reservoir, in-ground irrigation system, wells, coolers, residence, machine sheds, access roadways, fencing)
3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
The parcels do not support any non-agricultural uses.

Adjacent Land Uses:

- **North:**
 - Land use type: Unused
 - Specify Activity: Chilliwack River and Forested Crown land
- **East:**
 - Land use type: Unused
 - Specify Activity :Forested Crown land
- **South**
 - Land use type: Transportation/Utilities
 - Specify Activity: Chilliwack Lake Road
- **West**
 - Land use type: Unused
 - Specify Activity: Forested Crown land

Proposal

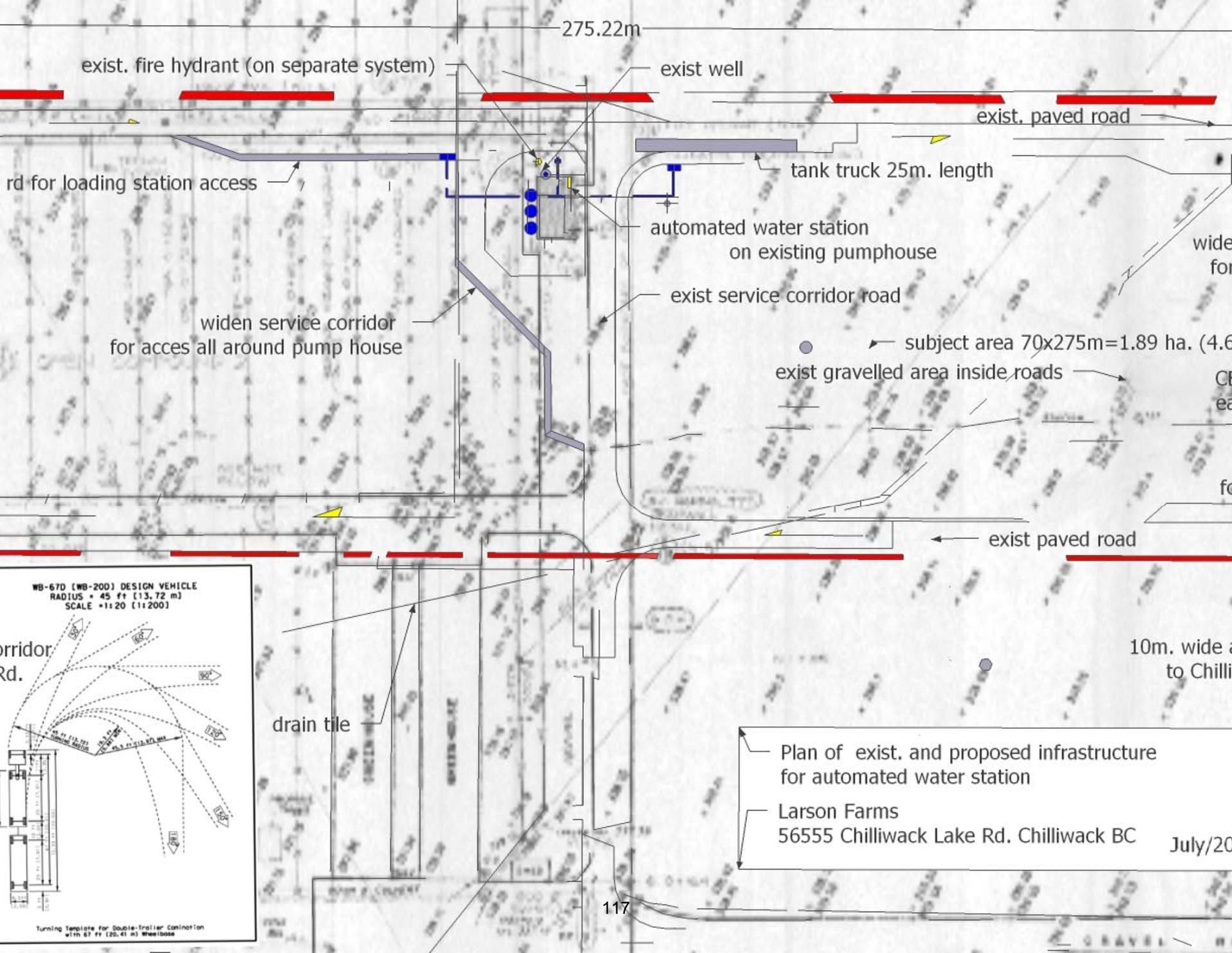
- **How many hectares are proposed for non-farm use**

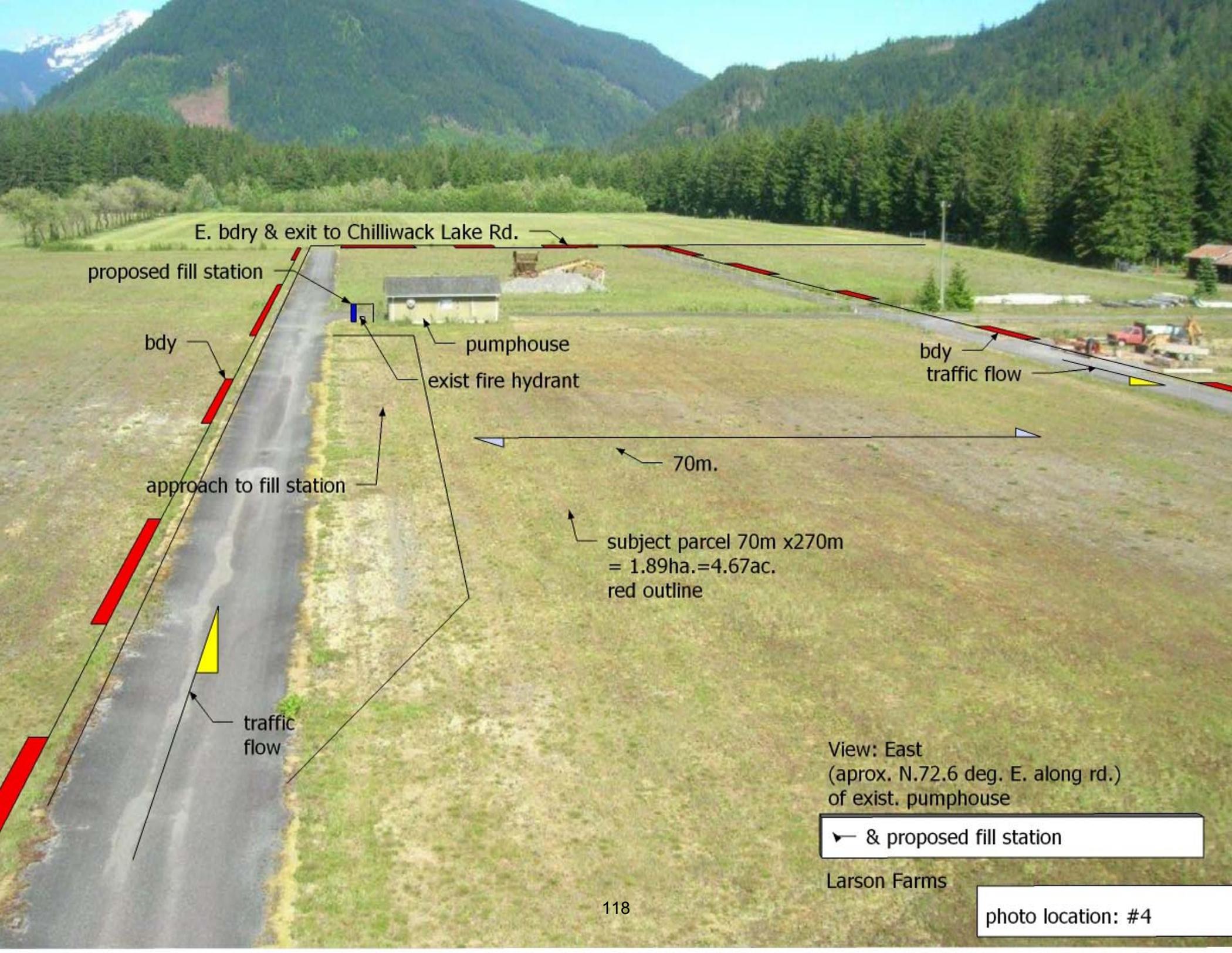
The water filling station will use an existing 500 foot square building and the existing road network, therefore only a small amount of land (about 0.4 hectares) will be required to widen the road approaches to the filling station and construct another road exit. None of the property's cultivated land is required for the proposed water filling station
- **What is the purpose of the proposal?**

The applicant would like to establish a water filling station on the site which was formerly used for the "hub" of the tree nursery and which also already contains the well, well house and access road, required for the water filling station.
- **Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR?**

The owner has an excellent source of water and is in the process of obtaining a permit from the Province for use of the well water to supply the water filling station. The site for the water filling station is adjacent to the primary access to the property and is gated, secure and is located on the "hub" for the former provincial tree nursery operation. The revenue generated by the water filling station will assist in re-vitalizing the agricultural productivity of the former field nursery production areas. The attached Agrologist provides additional information pertaining to the long term agricultural development plan for the overall property.
- **Does the proposal support agriculture in the short or long term? Please explain.**

With this proposed water filling station on site, it would allow the owner the opportunity to expand his agricultural operation by including a hop operation as well as establishing lease arrangements with a couple of existing horticultural farmers from the Fraser valley who has expressed interest in renting a couple of parcels for intensive cropping. For intensive vegetable and berry production to succeed in this area it is critical that the field irrigation system and the off-farm irrigation intake system on Pierce Creek be upgraded.





E. bdry & exit to Chilliwack Lake Rd.

proposed fill station

bdy

pumphouse

exist fire hydrant

bdy

traffic flow

approach to fill station

70m.

subject parcel 70m x 270m
= 1.89ha. = 4.67ac.
red outline

traffic
flow

View: East
(aprox. N.72.6 deg. E. along rd.)
of exist. pumphouse

▼ & proposed fill station

Larson Farms

photo location: #4



View Westerly
along rd. south of irrigation pond
Larson Farms



↑ entrance gate

View South to entrance gate from Chilliwack Lake Rd.



View North West over irrigation pond

Larson Farms



view North
along entrance to Larson Farms
from Chilliwack Lake Rd.



view North
along entrance to Larson Farms
from Chilliwack Lake Rd.



distance across field aprox. 210 m.

ew North East along field west of main bldgs.

arson Farms

Larson Farms Water project – Public Information mtg – Feb 21, 2019

Meeting Results

1. **Community Consultation:** – Based on the numerous (700) meeting notices sent to all of the residents of the Valley; the invitation to visit the farm and site for the water filling station; and the actual attendance (80+ people) at the public meeting, these efforts directed towards community outreach and consultation should fulfill the requirements as directed by the FVRD.
2. **Presentations at the public meeting**
 - a. Project background and efforts at consultation by Wilf Krickhan
 - b. Hydrology by David Kneale
 - c. Agricultural implications by Dave Melnychuk
3. **Statements of concerns expressed by attendees:**
 - a. Most people expressed concerns that their own water supply might be negatively impacted.
 - b. Several comments were related to the lack of confidence in the science related to hydrology
 - c. Several people indicated a lack of trust in Government to look after the community's need for water
 - d. A few people stated water should not be for sale
 - e. Water should not be placed in plastic bottles.
 - f. A few people were worried that the project would set a precedent and open up the Valley to more urbanization and industrialization
4. **The following is a summary of the questions received by the presenters.**
 - a. Question: What is number of truck movements and volumes of water shipped?
 - i. Answer by Wilf (12 loads per day)
 - b. Question: Who will do road maintenance?
 - i. Answer by Wilf (The Province)
 - c. Question: Where is the water going?
 - i. Answer by Wilf (To be determined)
 - d. Question: What does the province charge for the water?
 - i. Answer by Wilf (\$ 2.25 per M litres)

- e. Question: What are the benefits to the community?
 - i. Answer by Wilf (numerous voluntary undertakings by Larson Farms)
- f. Question: Is the project a done deal?
 - i. Answer: NO
- g. Question: Do the Valley residents have a vote on the project
 - i. Answer : NO
- h. Question: What is the business plan for the project?
 - i. Answer by Wilf (Work in progress)
- i. Question : How and who will monitor the water withdrawals
 - i. Answer by David (monitored by the Province)
- j. Questions: What will be the affect be on people's wells
 - i. Answer by David (reference to Davids study)
- k. Questions: What will be the affect on supply of water to hatchery and overall health of the river
 - i. Answer by David (reference to Davids study)

5. Over all impression:

- a. Most of the peopled who attended the meeting, expressed a lack of confidence in the governance and science surrounding water issues
- b. The majority of the attendees do not support the project, were not in a mood to accept much of the information provided by the presenters, and challenged the presenters on just about every aspect of the project.
- c. A couple of speakers, although raising concerns, were appreciative of the owner arranging the public meeting.
- d. Two speakers spoke positively about the project and owner.
- e.

Note:

76 signatures were collected on the attendance list.

14 comment cards were collected mostly reflecting comments above.

Numerous queries were raised about lack of document availability on FVRD server



ACTIVE EARTH

ENGINEERING LTD

Ground Water Supply Evaluation Larson's Bench, Chilliwack, BC

Prepared For:

Larson Holdings Inc.
56555 Chilliwack Lake Road,
Chilliwack, BC
V4Z 1A7

Prepared By:

David Kneale, P.Geo.
Senior Hydrogeologist

Reviewed By:

Matt Pye, P.Eng.
Senior Hydrogeologist

Project Number: 1274
September 2018

BURNABY
160 – 2250 Boundary Road
Burnaby, BC V5M 3Z3
Tel. 778-737-3488

LANGLEY
4510 Saddlehorn Crescent
Langley, BC V2Z 1J6
Tel. 604-856-5119

ABBOTSFORD
304 – 2600 Gladys Avenue
Abbotsford, BC V2S 0E9
Tel. 778-752-2222

VICTORIA
105 – 4343 Tyndall Avenue
Victoria, BC V8N 3R9
Tel. 778-430-5475

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DRAWINGS

Figure 1	Location Plan
Figure 2	Site Plan

APPENDICES

Appendix A	Well Logs
Appendix B	Drawdown/Recovery Curves, Well Yield
Appendix C	BC Water Resources Atlas Results
Appendix D	Laboratory Analytical Reports

1.0 INTRODUCTION

Active Earth Engineering Ltd. was retained by Larson Holdings Ltd. to coordinate and supervise a pumping test for an existing well located in the Chilliwack River Valley, Chilliwack BC (see Figure 1 – Location Plan).

The purpose of this work is to monitor the pumping test results and determine the long-term sustainable yield. This report presents the technical assessment for the subject well in support of its use to supply a bulk water dispensing facility, utilizing existing infrastructure (existing pumphouse building and existing roads).

2.0 SITE DESCRIPTION

The site is located on Chilliwack Lake Road in the Fraser Valley Regional District, BC as shown on the attached Location Plan – Figure 1. The Site consists of a single property totaling almost 165 acres in size. The following table presents a summary of the property descriptions:

Table A – Property Summary

Current Civic Address	<i>56555 Chilliwack Lake Road</i>
Legal Description	<i>Block A, Section 2, Township 2, Range 28, Meridian 6, New Westminster District, Plan NWP79917, Meridian W6, & Sec 3, 34; &TP 1</i>
PID	<i>012-626-953</i>
Area	<i>164.81 Acres</i>
Cartographic Coordinates	<i>49° 05' 46.8" North 121° 39' 35.55" West</i>
Surface Coverage	<i>90% cleared 10% outbuildings and access yard</i>

The property is located south of the Chilliwack River and north of Chilliwack Lake Road. The ground surface generally occurs at elevation 340masl. There is a residence, office and several equipment storage buildings and a detention pond on-Site. The property is generally cleared as pasture at present.

Regionally, the ground surface slopes to the west, along the Chilliwack River Valley at approximately 7% along the valley floor.

The property has two groundwater wells; the subject well, which was drilled in 2014 (Well ID #38139) and a domestic well, which was drilled in 1971 (No Well ID). The subject well is currently not in use. The domestic well is in use. The locations of the wells are shown on the Site Plan – Figure 2.

3.0 PROPOSED DEVELOPMENT

It is proposed to construct an automated bulk water dispensing facility, utilizing existing infrastructure (existing pumphouse building and existing roads) as shown on Figure 2.

To estimate the future groundwater withdrawal rate for water bottling, we have assumed that approximately eight (8) tanker trucks will be used for 252 working days per year which corresponds to an estimated annual groundwater withdrawal rate of 0.13 Mm³/year.

4.0 SCOPE OF WORK

The scope of work for this project included the following:

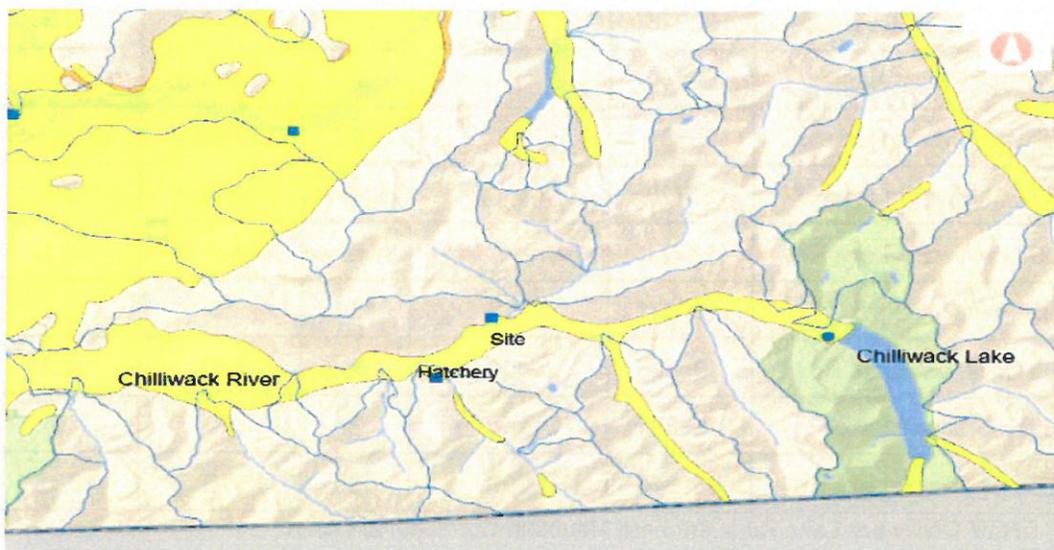
1. Conduct a site visit to review the well configuration and discuss the pumping test procedure with the client representatives and pumping test contractor;
2. Review of the well logs;
3. Review of Surficial Geology Map 1485a;
4. Search of the IMAPBC interface and Water Resources Atlas;
5. Review of *Assessment of Potential Climate Change Impacts on Vedder River Flows, Northwest Hydraulic Consultants Ltd, December 2015*;
6. Review of *Water Source Options, 2012 Public Consultation Guide Booklet: A Starting Point for Discussions, Abbotsford Mission Water & Sewer Services, May 2012*;
7. Conduct a 72 hour pumping test on the subject well, monitoring piezometric level response in the pumping well and the domestic well using Solinst data loggers;
8. Carry out well hydraulic analyses of pumping test and assess well influence to determine the recommended well yield;
9. Complete an annual water balance; and
10. Review of groundwater quality.

5.0 HYDROGEOLOGY

5.1 Aquifer Description

The aquifer is unconfined at the Site and is comprised of glaciofluvial (sand and gravel) sediments that line the bottom of the Chilliwack River Valley. It is not classified in the Ministry of Environment's aquifer database but would be considered a Type 1b. Its areal footprint is interpreted to be the same as the quaternary geology (in yellow) layer accessed on iMapBC as shown below.

Figure 1 - Aquifer Map



The yellow highlighted deposits which extend from Chilliwack Lake to the west are known as Sumas Drift consisting of Mountain channel and floodplain deposits up to 10m thick. The aquifer is assumed to be approximately 180m wide with a saturated thickness of at least 30m at the well site.

5.2 Groundwater Resources

A total 10 wells were identified in the Study Area on the Ministry of Environment's WELLS database. The hydrostratigraphy reported in the well records varies from Chilliwack Lake westward along the valley axis:

- a. A thick, dry, bouldery deposit abuts the east side of Chilliwack Lake. At the Chilliwack Lake Provincial Park campground, two wells were dry to 36.6 m (120 ft) and 49.4 (162 ft) and groundwater was encountered at 73.2 (240 ft) at a third well.
- b. A productive mixture of sand, gravel and boulders to depths of at least 89 ft border the River approximately 7 km west of the lake. Here, static water levels of 10' and 42' bgl were reported at wells supplying the Ford Mountain Correctional Centre.

- c. Further west on Larson's Bench, deeper wells reveal three distinct stratigraphic horizons: gravel and boulders above sand and gravel, which in turn overlie silt and sand. At the subject well, the valley fill sediments are at least 89.9 (295 ft) thick, and groundwater is encountered at elevations very close to the River level.

The following presents a well summary; well details are shown in Appendix 1.

Table B - Well Summary

Address	Well Tag Number	Driller Estimate Yield (USgpm)	Well Depth (ft)	Depth to Water (ft)	Distance to Production Well (km)
Chilliwack River & Slesse Creek	23325	300	394	Flowing	4.0
Chilliwack River & Slesse Creek	23326	120	237	Flowing	3.5
Chilliwack Forest Nursery	26649	0	34	Unknown	Unknown
Chilliwack Forest Nursery	26835	0	295	Unknown	Unknown
57657 Chilliwack Lake Rd	86770	Unknown	Unknown	Unknown	2.1
57657 Chilliwack Lake Rd	86771	Unknown	Unknown	Unknown	2.1
Chilliwack Lake Rd	105661	350	136	50	0.5
55198 Chilliwack Lake Road	109536	800	88	8.67	4.4
56555 Chilliwack Lake Rd	109681	Unknown	135	70	0
56555 Chilliwack Lake Rd	109810	300	135	70	0.19

- 57657 Chilliwack Lake Rd is the Ford Mountain Correctional Centre

The two major groundwater users in the area consist of the Ford Mountain Correctional Centre and Slesse Creek Fish Hatchery. The Ford Mountain wells are located approximately 2 km up-gradient of the subject well and are assumed to be completed within the same unconfined aquifer as the subject well.

The hatchery wells are completed in a confined overburden aquifer located approximately 3.5km down-gradient of the subject well. We interpret that the River begins as an uncoupled stream at the outlet of Chilliwack Lake, then becomes hydraulically connected with the aquifer further downstream. Down-gradient (west) of the Site, the aquifer becomes confined at the hatchery, where connectivity to the river decreases substantially.

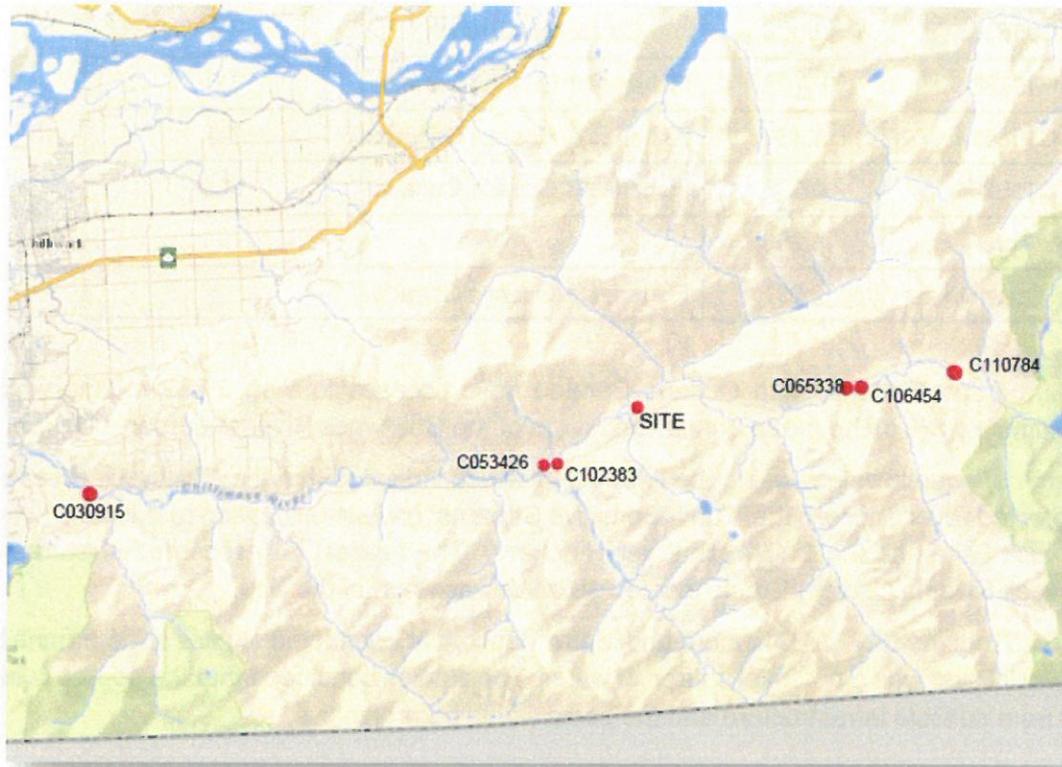
Three groundwater wells are mapped adjacent to the Site. WTN 15661 is located in an abandoned gravel pit. WTNs 26835 and 26649 are shown north of the site adjacent to the Chilliwack River. This area was ground-truthed and no wells are located as shown on the WRA map nor were they located on the property. The well records indicate they were drilled in 1972. The wells may have been used for nursery operations in the past and are no longer in use.

The closest operational wells within the same aquifer are located approximately 2 km northwest at the Ford Mountain Correctional Centre.

5.3 Surface Water Licenses

A search of IMAPBC was also carried out for licensed Points of Diversion on the Chilliwack River as shown below:

Figure B – Chilliwack River Water Licenses



The following table summarizes the water licenses on the Chilliwack River.

Table C – Water License Summary

Licence No.	Quantity (m ³ /s)	Licensee	Distance to Production Well (km)
C030915	0	Soowahlie First Nation	19
C053426	2.124	Fisheries & Oceans Canada	3.8
C065338	0.008	Corrections Branch	7.0
C102383	0.708	Fisheries & Oceans Canada	3.5
C106454	1.133	Fisheries & Oceans Canada	7.5
C110784	0.283	Fisheries & Oceans Canada	11.0
Total	4.256		
Total Downstream	2.832	Fisheries & Oceans Canada	

It is noted that Fisheries and Oceans Canada have licenses totaling 2.832 m³/sec which is approximately 8% of the mean annual discharge of the Chilliwack River at Larson's Bench.

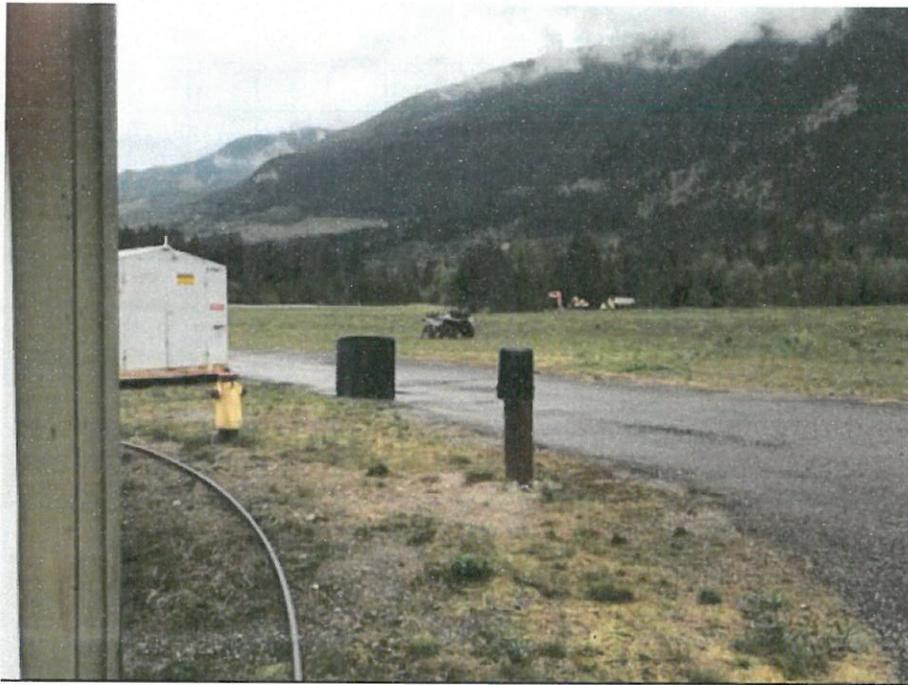
A search of aquatic values using the iMapBC interface indicated that the Chilliwack River is not a "Protected River," nor are there any "Sensitive Streams" or water allocation restrictions between Chilliwack Lake and the Chilliwack River Hatchery. The nearest fully recorded stream on the Chilliwack River is Canyon Creek, located 10km downstream of the Site.

It is noted that the City of Abbotsford and Metro Vancouver conducted studies to determine if the Chilliwack River was a potential source of water. The studies concluded that the source is too far away from suitable infrastructure and the costs would be prohibitive.

5.4 Well and Aquifer Characteristics

The subject well is 200mm (8 in) in diameter and was drilled to a depth of 47.2m (155ft) below ground surface in August 2014 by A&H Drilling. The aquifer is unconfined at the Site and is comprised of glaciofluvial (sand and gravel) sediments that line the bottom of the Chilliwack River Valley. The location of the well is shown on the Site Plan, Figure 2 and a photograph is included below.

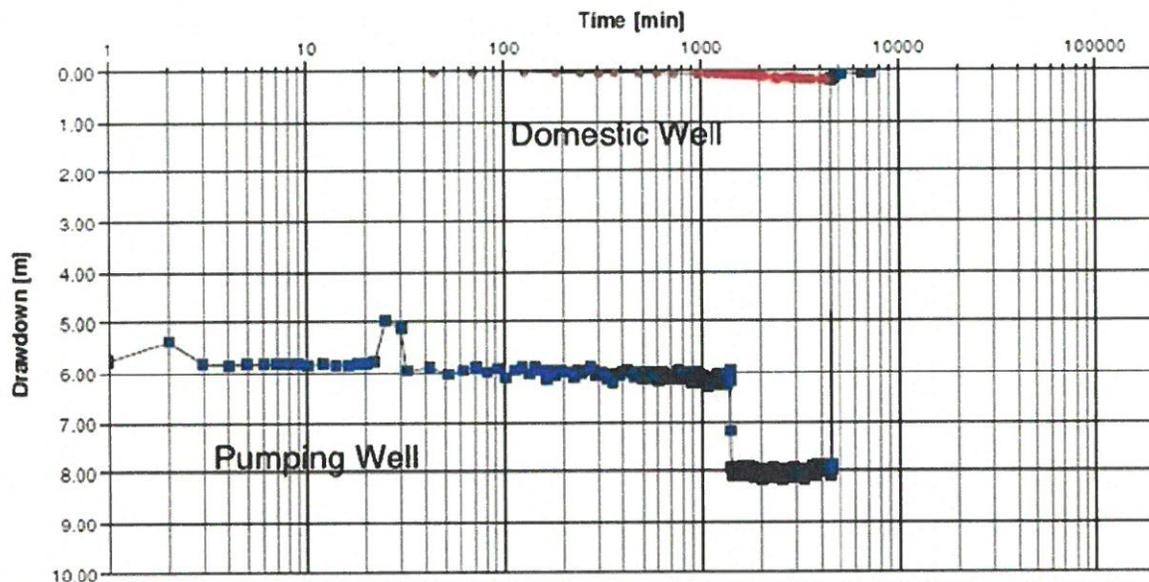
Figure C – Well Photo



Looking northwest – Chilliwack River in background behind tree line (approx. 425m)

The well was pumped for a period of 72 hours in April 2017. The pumping rate varied from 18.9 L/sec (300 USgpm) for the first 24 hours then at the maximum pump capacity of 26.5 L/sec (420 USgpm) for the remaining two days. The well was pump tested in April which does not represent annual low groundwater conditions; therefore, a seasonal adjustment has been included in the calculations. Water levels were monitored in the pumping well in addition to a domestic well on the Site. The pump testing analysis is plotted on the attached Figure A-1, in Appendix B. The following graph and table summarizes the pumping test results:

Figure D – Pumping Test Drawdown and Recovery Curves



The water level in the well stabilized within each pumping rate increment and recovered to 98% of the static water level within 20 minutes after pumping stopped.

Table D - Summary of Well and Pumping Test Data

Observation	Well ID 38139	
	Metric	Imperial
Well diameter	203.2 mm	8 in
Depth to bottom of well *	41.8 m	137 Ft
Depth to top of screen*	38.1 m	125 Ft
Static water level - April 11, 2017	20.2 m	66.25 Ft
Assumed depth to pump intake*	30.5 m	120 Ft
Available drawdown	16.4 m	53.8 Ft
Pumping rate	24.0 L/sec	380.5 USgpm
Volume of water extracted	6,213,413 L	1,643,760 USgal
Drawdown during pump test	8.08 m	26.5 Ft

* top of casing

The long-term well yield is determined by extrapolating the drawdown of the well at 100 days using the shape of the drawdown curve at the later stages of pumping. Based on the test pumping rate, drawdown in the well at 100 days is estimated to be 8.08 m (26.5 ft) as shown in Appendix B.

The specific capacity of the well was calculated at the two pumping rates applied during well testing. This test is used as a baseline to determine future well performance and the need for

maintenance or rehabilitation. The specific capacity based on the average pumping rate, and the estimated well yield are detailed in Table 1, and summarized below.

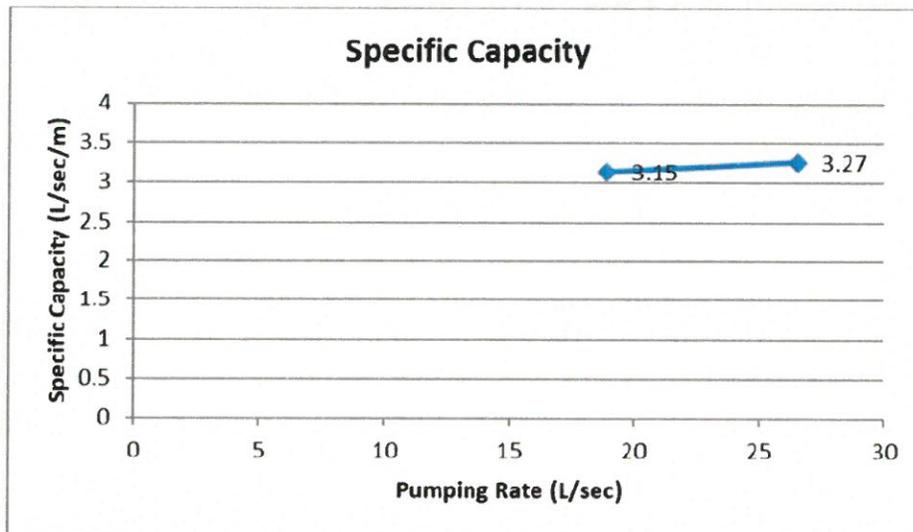
Table E – Specific Capacity and Recommended Well Yield

Well ID	Specific Capacity	Calculated Well Yield	
	L/sec/m Drawdown	L/sec	USgpm
38139	2.97	25.8	409.4

* Specific capacity is calculated based on 100-day projected drawdown at a pumping rate of 24 L/s

The theoretical transmitting capacity of the well screen is calculated at 22.2 L/sec. (353.1 USgpm). However, the pumping test was carried out at a higher average flow rate (380.5 USgpm) where the water level stabilized at this rate. The following graph shows the calculated specific capacity of the well during the step-drawdown test.

Figure E – Step Drawdown Test



The step drawdown test shows that the well is operating efficiently even at 26.5 L/sec (420 USgpm) over the duration of the pumping test. As such this represents the maximum flow rate for this well. An additional pumping test at a higher pumping rate would be required to increase the recommended well yield.

The domestic well (No Well ID) was monitored during the three day pumping test. This well experienced 0.19m of drawdown during the pumping test, with a projected 100-day drawdown of 0.55m. The domestic well is completed at a similar depth as the production well. The overall pumping rate in the production well will be less than the pumping test since the well will not be operated continuously. Therefore, potential drawdown interference effects in the production well and the surrounding aquifer will be less.

The aquifer pumping test results indicate that the aquifer is highly permeable. The pumping test was analyzed using the Boulton method in AquiferTest using the raw data and barometric efficiency. A summary of the aquifer characteristics is noted below:

Table F –Aquifer Characteristics Boulton

Aquifer Parameter	Domestic Well	
	Raw Data	Barometric Adjustment
Transmissivity (m ² /sec)	1.5E-2	2.7E-2
Storativity	6.8E-1	1.4E-2
Aquifer Thickness (m)	30	30
Hydraulic Conductivity (m/sec)	4.8E-4	6.8E-4

The Boulton method assumes the aquifer system has the following properties:

- unconfined;
- seemingly infinite extent over the area impacted by the test;
- homogeneous composition;
- uniform thickness over the area influenced by the test;
- the piezometric surface was horizontal prior to pumping over the area influenced by the test;
- flow to the well is non-steady state (i.e. water levels are changing at the time you begin the test);
- the water removed from storage is discharged instantaneously with decline of head;
- diameter of the horizontal well is small enough that storage in the well can be neglected.

The analysis meets all of the Boulton assumptions except that the water table is sloping slightly to the west.

Boulton's equation assumes there is no appreciable reduction of the aquifer thickness due to the decline of the water table. After 72 hours of pumping, the observed drawdown in the observation well 190m away was 0.28m. The predicted drawdown is estimated to be 0.331m thus, the correction for decreasing aquifer thickness is less than 15% of the difference between the

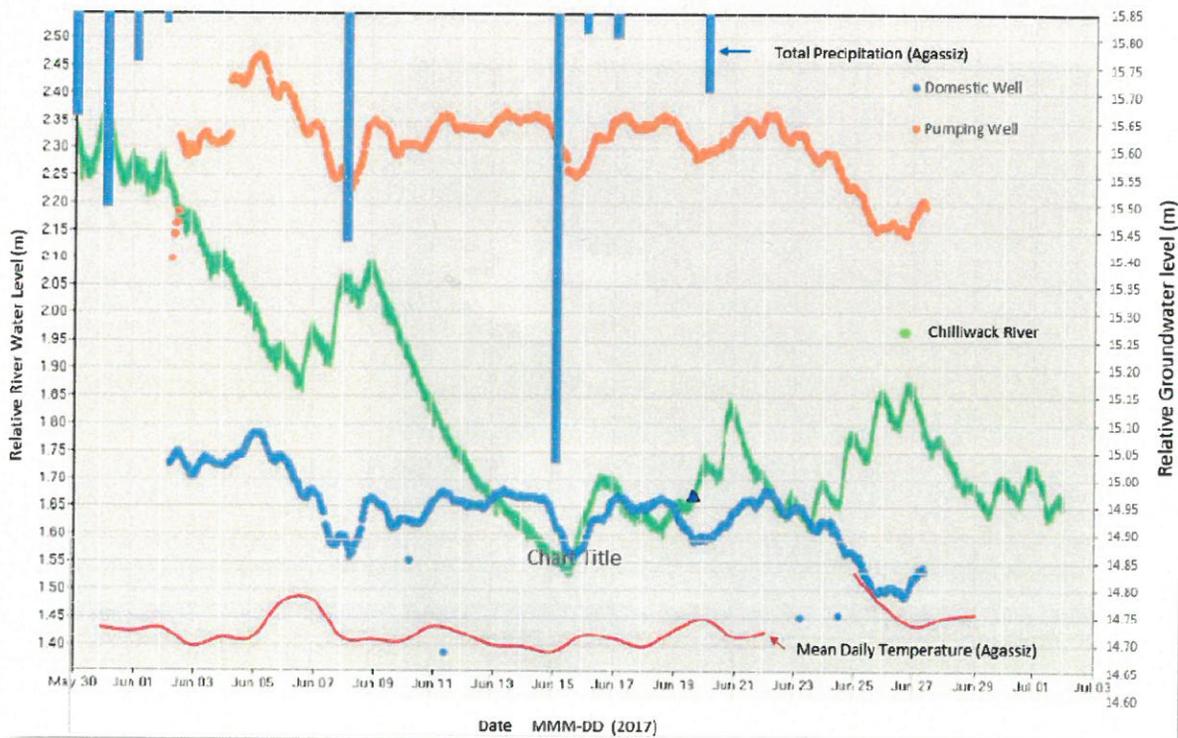
observed drawdown and the drawdown expected from the uniform radial flow. This is considered to be a negligible impact.

It is noted that the well was pumped for a period of 72 hours to identify any potential delayed yield characteristics. The shape of the drawdown curve does not show delayed yield characteristics indicating that the aquifer is free-draining.

5.5 Groundwater – Surface Water Connectivity

Groundwater was monitored in June 2107 and the water levels in the Chilliwack river were obtained from the Environment Canada hydrometric station above Slesse Creek, and precipitation and temperature were obtained from Agassiz as shown below:

Figure F – Hydrometric and Piezometric Data



Groundwater levels dropped 0.3m over this period, while river levels dropped by 0.6m. There is an approximate 1 day time lag for infiltration of precipitation to reach the water table, and an almost instantaneous response in river water levels to rainfall events.

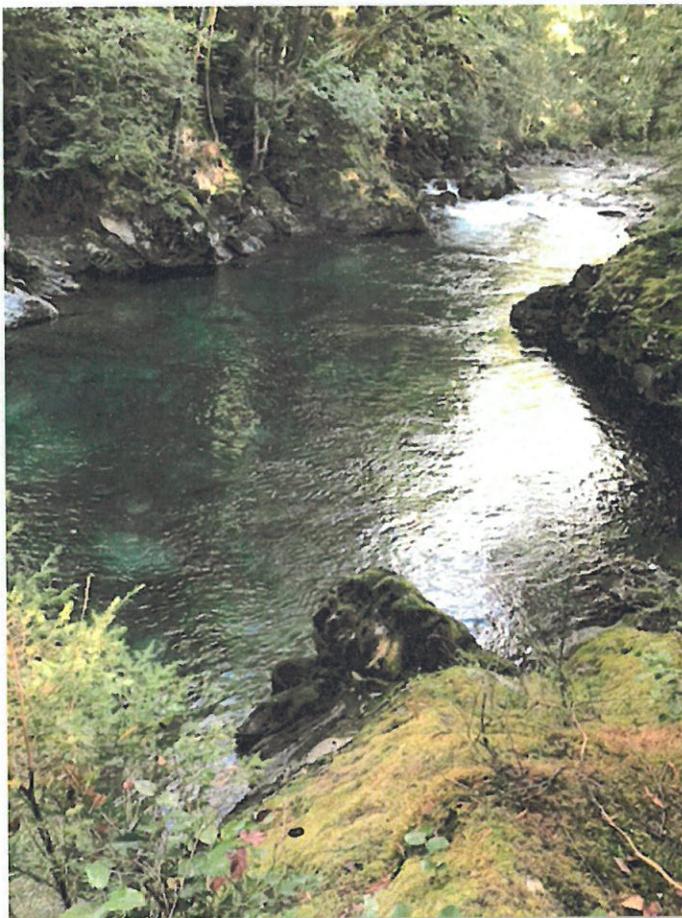
Temperature also exhibits a strong control on river water levels, as it induces snowmelt. Firstly, you can see a rise and fall in water levels each day, in keeping with hotter days and cooler nights. Second, longer rises in river water levels are in step with longer-term (day-after-day) rises in temperature.

These two variables, precipitation and temperature, indicate that river levels are tied to climate patterns more than they are to groundwater levels.

There is no obvious correlation between the groundwater level fluctuations and those in the river.

The following photograph shows the Chilliwack River at the hydrometric station.

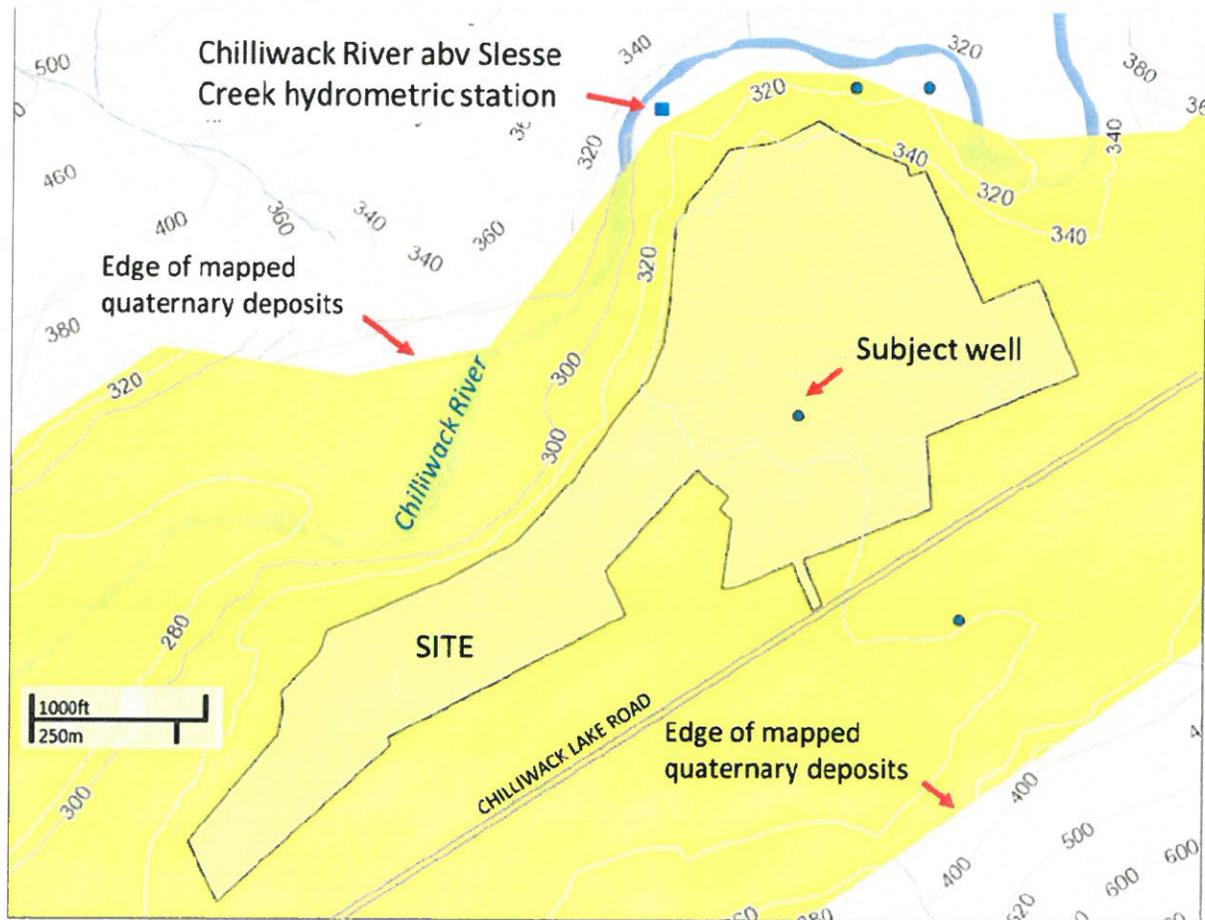
Figure G – Photo of Chilliwack River at Hydrometric Station



Our conceptual hydrogeological model describes the Chilliwack River as an uncoupled stream at the outlet of Chilliwack Lake, which becomes hydraulically connected with the aquifer and increasingly gaining along its course to the Site.

Bedrock outcrops are present at the Hydrometric Station which indicate that the river is seated in bedrock at this location. Further downstream and adjacent to the Site, the river crosses unconsolidated quaternary deposits that host the aquifer.

Figure H – Quaternary Deposits



6.0 SURFACE WATER RESOURCES AND WATER BALANCE

6.1 Data Sources

Monthly climate data were obtained from Environment Canada's Chilliwack River Hatchery Station, located at an elevation of 225 masl about 3.8 km southwest of the Site. Climate normals calculated for this station for the period 1981 to 2010 indicate that the Hatchery receives about 1503 mm of precipitation annually, of which about half (771 mm) falls between October 1 and January 31. Daily average temperatures range from a low of 1.6°C in December to 17.7°C in August.

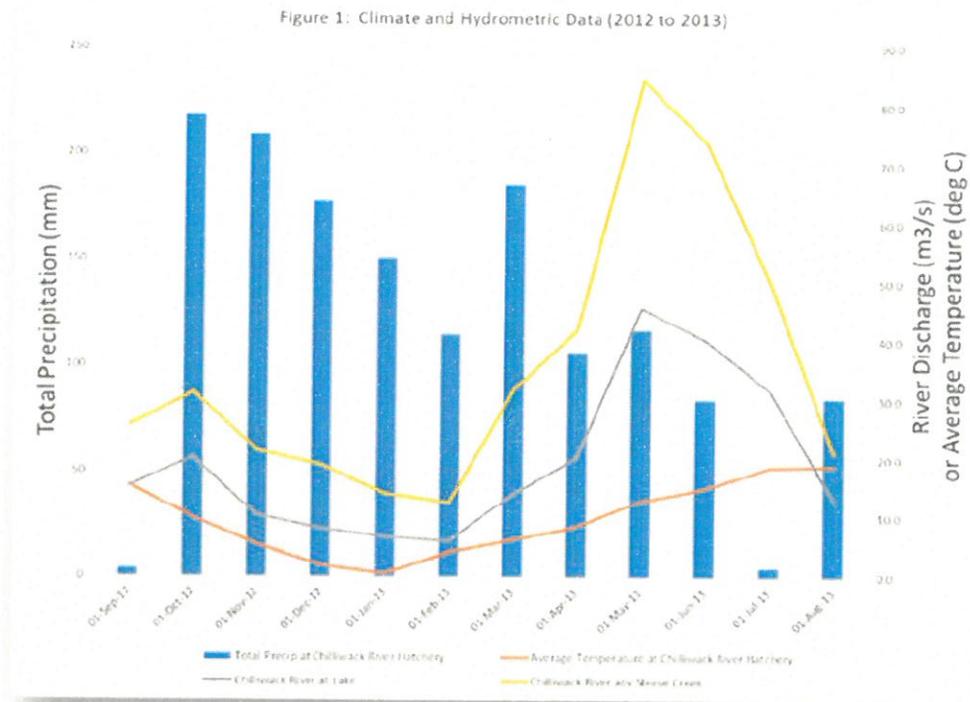
There are three active hydrologic stations in the Chilliwack River Valley near the Site. The first is on the Chilliwack River at the outlet of Chilliwack Lake (08MH016). An 86-year record of water level and flow data is available up until the end of 2014. Over this period, the mean annual river flow was calculated to be 19.2 m³/s. Over the course of a year, there are two periods of low flow (February and September), and two periods of high flow (June and November). It is our understanding that River flows are naturally regulated by Chilliwack Lake water levels.

The second station is on the Chilliwack River above Slesse Creek (08MH103). A 51-year record of water level and discharge data is available for this station up until the end of 2013. The mean annual flow calculated over this period (35.5 m³/s) is almost double that measured at the Lake, and follows a similar annual cycle of highs and lows. This station is located 0.7 km from the subject well on the Site.

A third station is located on Slesse Creek near the Vedder crossing (08MH056). A 76-year record of water level and discharge data is available up until the end of 2014. The annual mean flow over this period of record is 10.3 m³/s.

Figure I shows the monthly climate data recorded at the Hatchery, and discharge data recorded at the Chilliwack River stations, for the period September 2012 to August 2013. Total precipitation amounts reach their annual maximum in the fall and decline steadily to an annual low in August. Two peaks in river discharge are noted: a lesser peak in October, and a more significant peak in May and June. Therefore, much of the precipitation received in the high alpine area is stored as snow and released during the spring freshet.

Figure 1 – Climate and Hydrometric Data



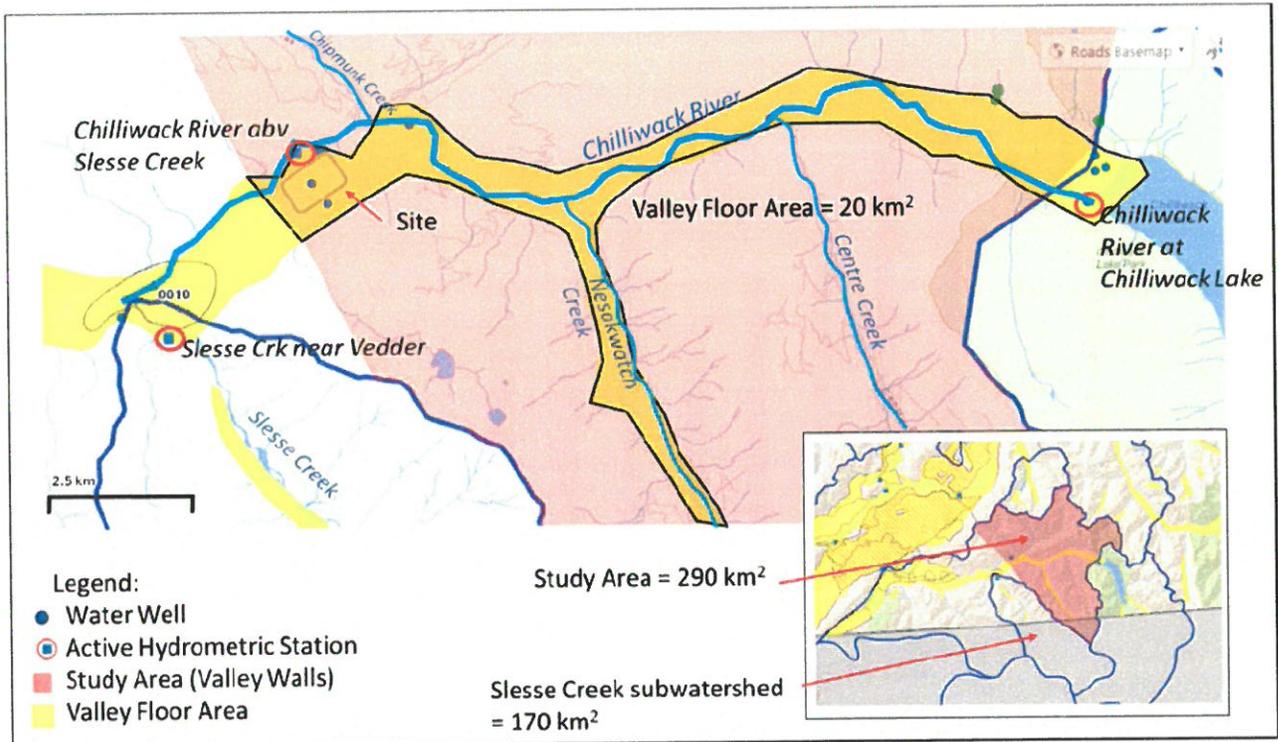
6.2 Water Balance Conceptual Model

The Chilliwack River is approximately 45 kilometres in length and extends from its headwaters above Chilliwack Lake to Vedder Crossing, where it discharges into the Vedder River. The Chilliwack River watershed is the largest drainage in the northwest Cascade Mountain range and has a catchment of over 1,230 square kilometres. The southern portion of the watershed is protected within North Cascades National Park in Washington State. The northern portion of the watershed can be defined by the Chilliwack River Valley; a sparsely populated stretch of floodplain surrounded by steep mountainous slopes and glaciated peaks.

The Study Area defined for the water balance is the sub-watershed that contributes flow to the Chilliwack River between Chilliwack Lake and the Site (Figure 2). It covers an area of approximately 290 km², with elevations ranging from 200 masl (valley bottom) to 2200 masl (mountain top).

Within the study area, there are three major tributaries to the Chilliwack River: Centre Creek, Nesakwatch Creek, and Chipmunk Creek. Downstream of the Site, Slesse Creek empties in to the Chilliwack River, draining a separate catchment area of about 170 km².

Figure J – Study Area



We interpret that the River, which begins as an uncoupled stream at the outlet of Chilliwack Lake, becomes hydraulically connected with the aquifer and increasingly gaining along its course to the Site. As such, leakage of river water into the aquifer is expected to be negligible at most times of year. The hydrometric station above Slesse Creek reports 515 Mm³ more discharge over the year than that at the outlet of Chilliwack Lake, largely due to surface water inputs between these two stations.

A generic water balance equation for the groundwater system can be written as follows:

$$\bullet \quad Q^{GW}_{in} + Q^{IRR}_{in} + Q^{RIV} + Q^{MBK} + (P - ET - R) = Q^{BASE}_{out} + Q^{PUMP}_{out} + Q^{GW}_{out} + \Delta S^{GW}$$

Which can be simplified to

$$\bullet \quad Q^{GW}_{in} + Q^{IRR}_{in} + Q^{RIV} + Q^{MBK} + \text{Infiltration} = Q^{BASE}_{out} + Q^{PUMP}_{out} + Q^{GW}_{out} + \Delta S^{GW}$$

Where

Q^{GW}_{in} is groundwater inflow at the upgradient boundary of the Study Area

Q^{IRR}_{in} is irrigation or septic field return flow

Q^{RIV} is river leakage into the aquifer

Q^{MBK} is mountain block recharge

P is total precipitation (rain and snow)

ET is evapotranspiration

R is surface runoff (reporting to overland flow, streams, and ultimately the Chilliwack River)

Q_{out}^{BASE} is groundwater baseflow to streams

Q_{out}^{PUMP} is groundwater withdrawals by pumping wells

Q_{out}^{GW} is groundwater outflow at the downgradient boundary of the Study Area

ΔS^{GW} is the change in groundwater storage

6.3 Groundwater Inputs

The left side of the water balance equation represents inputs to the groundwater flow regime, which we interpret to be predominantly from:

- infiltrating precipitation on the valley floor (Infiltration)_{VF},
- runoff from the valley walls that infiltrates the aquifer upon reaching the valley floor (Infiltration)_{VW},
- upwelling discharge into the aquifer from fractured bedrock in the surrounding mountain block (Q^{MBK})

Leakage (Q^{RIV}_{GW}) of river water into the aquifer was neglected as the reach of the Chilliwack River within the Study Area is interpreted to be gaining, and not losing.

Return flows from irrigation and septic field effluent (Q^{IRR}_{GW}) were ignored owing to sparse agricultural and residential development in the area.

Groundwater flows into the aquifer across the upgradient boundary (Q^{BASE}_{GW}) from Chilliwack Lake were neglected owing to the thick horizon of unsaturated deposits reported at Chilliwack Lake Provincial Park wells.

6.4 Groundwater Outputs

The right side of the water balance equation represents outputs from the groundwater flow regime, which we interpret to be predominantly to:

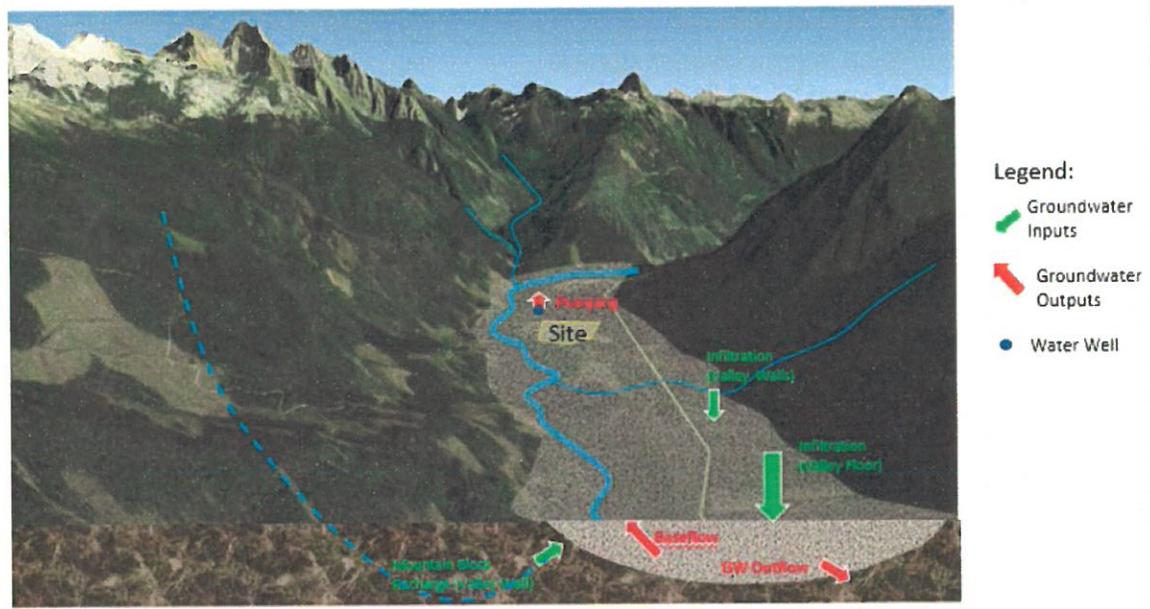
- the Chilliwack River as baseflow (Q^{BASE}_{out})
- local water supply wells from pumping (Q^{PUMP}_{out})
- groundwater flow across the downgradient study area boundary (Q^{GW}_{out})

When groundwater inputs exceed groundwater outputs, groundwater levels rise and there is a net increase in aquifer storage. If we assume that the average groundwater level in a given month is the same year after year, this storage term can be neglected. Therefore, the water balance equation can be further simplified to:

$$\text{Infiltration} + Q^{MBK} = Q^{BASE}_{out} + Q^{PUMP}_{out} + Q^{GW}_{out}$$

The following figure provides a conceptual schematic of the major water balance terms:

Figure K – Conceptual Schematic of Major Water Balance Components



6.5 Quantification of Water Balance Terms

The following sections explain how each term of the water balance was calculated (Table 1)

6.5.1 Infiltration

Estimation of the amount of water that infiltrates the ground to recharge the aquifer was done over two steps. The first step was to calculate Net Precipitation, which is Total Precipitation – Evapotranspiration.

Total Precipitation values from the September 2012 to August 2013 climate record at the Chilliwack River Hatchery station were utilized, as these coincide with the most recent discharge data available for the Chilliwack River. To account for higher precipitation amounts at higher elevations within the watershed, total monthly precipitation values were multiplied by a factor of 1.4.

Potential evapotranspiration was estimated using the Thornthwaite Method (Dunne and Leopold, 1978) using average monthly temperatures measured at the Chilliwack River Hatchery. Actual evapotranspiration was estimated to be 70% of the calculated potential evapotranspiration, owing to cooler temperatures at higher elevations.

The second step in estimating infiltration was to partition Net Precipitation between water that flows on the surface as overland, stream, and ultimately River flow (Runoff), and surplus water that percolates into the ground to recharge the aquifer (Infiltration).

Runoff is estimated using: (Net Precipitation) x (Runoff Coefficient)

Within the study area there are two recharge surfaces: the Valley Walls, and the Valley Floor. These surfaces cover areas of 270 km² and 20 km², respectively. They differ in topographic slope, soil and sediment cover, and vegetative cover. A runoff coefficient of 95% was assigned to the valley walls surface, and a runoff coefficient of 50% was assigned to the valley floor surface.

To validate the relatively high runoff coefficient for the Valley Walls, estimated runoff for the Slesse Creek watershed was compared to discharge measured at the Slesse Creek hydrometric station. The total amount of discharge passing this station in the 2012-2013 period was 330 Mm³, and that calculated by multiplying the Net Precipitation amount (1752 mm) by the Runoff coefficient (0.95) by the watershed area (180 Km²) was 300 Mm³. Baseflow from the aquifer underlying Slesse creek could bring the estimated runoff closer to that measured.

Infiltration is calculated using: (Net Precipitation) x (1 – Runoff Coefficient). For the Valley Floor surface, 70% of net precipitation is estimated to recharge the aquifer directly. For the Valley Wall surface, 5% is estimated to recharge the aquifer by leakage from tributaries crossing the valley floor.

Infiltration to the aquifer from both surfaces (Infiltration_{VF} + Infiltration_{VW}) is summed to give the total infiltration to the aquifer.

6.5.2 Mountain Block Recharge (Q^{MBK})

Nielson Welsh and Allen (2010) conducted numerical modeling on a variety of mountain watersheds across BC, and concluded that between 35 and 50mm of annual precipitation discharges to valley bottom aquifers via deep-seated groundwater flow through fractured mountain bedrock. Mountain Block Recharge was estimated by multiplying a flux rate of 50mm/year by the length of aquifer through the Study Area (26 km x 2) by the average assumed thickness of aquifer (80m). This recharge is assumed to be evenly distributed throughout the year and comprise precipitation from past years, owing to the long groundwater flow path.

6.5.3 Groundwater Pumping (Q^{PUMP}_{out})

A rough estimate of current groundwater withdrawals by pumping is given below:

- Chilliwack Lake Campground: 146 sites X 200 L/day/site x 200 days = 5,840 L/year
- Ford Mountain Correctional Centre: 100 persons x 50 L/day/person x 365 days = 1,825,000 L/year
- Other agricultural or domestic water uses: 100,000 L/year

6.5.4 GW Outflow (Q^{GW}_{out})

Groundwater flowing horizontally through the aquifer subparallel to the River was estimated using Darcy's Law:

$$Q = K i A$$

Where:

Q is the total groundwater flow;

K is the hydraulic conductivity of the aquifer sediments;

i is the hydraulic gradient along the Valley axis; and

A is the cross-sectional area perpendicular to groundwater flow.

The hydraulic conductivity of the aquifer sediments (6.8×10^{-4} m/s) was estimated from the drawdown response over a 72 hour pumping test with the subject well. A hydraulic gradient of 0.02 was selected, which is 60 percent of the slope of the Valley Floor, and agrees with that calculated by triangulation of water levels at the subject well and the River at two locations. The average saturated depth of aquifer sediments is estimated to be 30 m, which when multiplied by an aquifer width of 800m, yields a cross-sectional area of about 24,000m². Based on these assumptions the aquifer discharge across the Site is estimated to be 28,201 m³/day, or 10.3 Mm³/year.

	GROUPING	WATER BALANCE COMPONENT	UNITS	VALUES	ANNUAL
CLIMATE DATA	CALCULATION OF NET PRECIPITATION	Elevation correction		1.4	
		Total Precipitation (2012-2013)	mm		1455
		Adjusted Total Precipitation	mm		2037
		Average Temperature (2012-2013)	C		10
		Precip as snow	mm		19
		Precip as rain	mm		1436
		Thornthwaite - Monthly heat index			
		Thornthwaite - Annual heat index		38.49	
		Thornthwaite - a		1.11	
		Potential Evapotranspiration	mm		561
		Actual Evapotranspiration coefficient		0.7	
		Actual Evapotranspiration			393
		Net Precipitation (Total P -ET)	mm		1752

	GROUPING	WATER BALANCE COMPONENT	UNITS	VALUES	ANNUAL
GROUNDWATER INPUTS	INFILTRATION FROM VALLEY WALLS	Runoff coefficient		0.95	
		Valley wall area	km2	270	
		Runoff on Valley Walls	mm		1665
			Mm3		449
		Surplus reporting to Aquifer	mm		88
				Mm3	24
	INFILTRATION ON VALLEY FLOOR	Runoff coefficient		0.5	
		Valley floor area	km2	20	
		Runoff on Valley Floor	mm		876
			Mm3		18
		Soil moisture	mm		
		Soil moisture coefficient	mm	150	
			Surplus reporting to Aquifer	mm	876
				Mm3	18
	MTN BLK RECHARGE	Valley length	m	52000	
Valley thickness		m	80		
Flux		mm/year	50		
		Mm3		0.21	
TOTAL GROUNDWATER OUTPUTS			Mm3		41.4

	GROUPING	WATER BALANCE COMPONENT	UNITS	VALUES	ANNUAL
GROUNDWATER OUTPUTS	BASEFLOW TO CHILLIWACK RIVER	Baseflow coefficient		0.85	
		Groundwater discharge to River & streams	Mm3		35.2
	GW PUMPING	Proposed groundwater pumping at Site	Mm3		0.130
		Existing groundwater pumping in Study Area	Mm3		0.002
	GW OUTFLOW	gradient (i)		0.020	
		hydraulic conductivity (K)	m/s	0.0005	
X-Sectional area at Site		m2	19,507		
		Groundwater outflows at Larson's bench	Mm3	0.514	6.2
TOTAL GROUNDWATER OUTPUTS			Mm3		41.3

	GROUPING	WATER BALANCE COMPONENT	UNITS	VALUES	ANNUAL
HYDROMETRIC DATA	CHILLIWACK RIVER FLOWS	Drainage area	km2	335	
		Chilliwack River at Lake (2013) average monthly flow rate	m3/s		19.5
		Total discharge	Mm3		614
		Drainage area	km2	650	
		Chilliwack River abv Slesse (2013) average monthly flow rate	m3/s		35.8
	Total discharge	Mm3		1,130	
	Difference in flow in Chilliwack River betw Lake and Slesse	Mm3		515	
	SLEESE CREEK	Drainage area	km2	180	
		Slesse Creek nr Vedder (2013)	m3/s		10.5
		Total discharge	Mm3		330
Calculated runoff from valley walls		Mm3		300	

7.0 WATER QUALITY

A water sample was collected by AJ Pumps near end of the pumping test and delivered to Exova for potable water analysis (Appendix D). The water is soft, has low dissolved mineralization, and a pH just below neutral and meets the Guidelines for Canadian Drinking Water Quality (GCDWQ). The water quality is excellent; and represents a relatively rapid recharge and groundwater flux where precipitation infiltrates the sub-surface and flows through the aquifer without significant residence time.

8.0 WELLHEAD PROTECTION

The subject well is completed with a surface seal and is raised at least 0.3m above the ground surface with a sealed lid in accordance with the Groundwater Protection Regulation. The top of the well is at approximately 341masl. Surface water is directed away from the well.

The Fraser Valley Regional District has carried out flood plain mapping downstream of the confluence of Slesse Creek with the Chilliwack River. Here, the 200-year floodplain extends across a land area with elevation is up to 10m above the river elevation.

The elevation of Hydrometric Station 08MH103 is not available, however, based on topographic contours, is estimated to be 315 masl. Relative water levels measured at this station vary from 0.65 to 1.65m above the gauge throughout the year. Therefore, a 10m increase in river elevation during a 200-year flood event is a conservative estimate.

Since the river is approximately 26m below the elevation of the well, and is expected to rise no more than 10m during a 200-year flood event, there is a low risk of flooding at the well.

Bollards should be constructed for protection from truck traffic when the project proceeds.

9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 Proposed Development

It is proposed to construct an automated bulk water dispensing facility, utilizing existing infrastructure (existing pumphouse building and existing roads). he estimated the future annual groundwater withdrawal rate is 0.13 Mm³/year.

9.2 Technical Assessment

9.2.1 Approach

The scope of work undertaken as part of this technical assessment included a site visit, a comprehensive review of relevant consulting reports and maps, a 72-hour aquifer pumping test, and analysis of climate, hydrologic, and groundwater monitoring data.

The sustainable well yield and drawdown interference at neighbouring wells were determined from the pumping test results. A water balance was calculated to validate our conceptual hydrogeological model, including an interpretation of groundwater and surface water connectivity.

Based on these analyses, an opinion on the potential impacts of utilizing the subject well for the purpose of supplying bulk water was formulated.

9.2.2 Aquifer Characteristics and Well Yield

The aquifer average properties estimated from the pumping test are as follows:

Transmissivity:	1.45 x 10 ⁻² m ² /sec
Hydraulic Conductivity:	6.8 x 10 ⁻⁴ m/sec
Storage Coefficient:	1.4 x 10 ⁻²
Average Aquifer thickness	30 m

The aquifer is characterized as highly productive with low demand.

The recommended maximum well yield was derived using the following criteria:

1. Average pumping rate for the 72-hour test; and
1. Provincial guidance that stipulates wells should not be rated in excess of the flow rate used during the pumping test.

Overall, the maximum pumping rate for the well is 25.8 L/sec and the recommended pumping rate is 18.9 L/sec (0.13 Mm³/year).

Should additional capacity be required, the well could be pumped at the higher rate for a minimum period of 24 hours with drawdown monitoring of adjacent wells. This would require replacing the existing pump with a higher capacity pump.

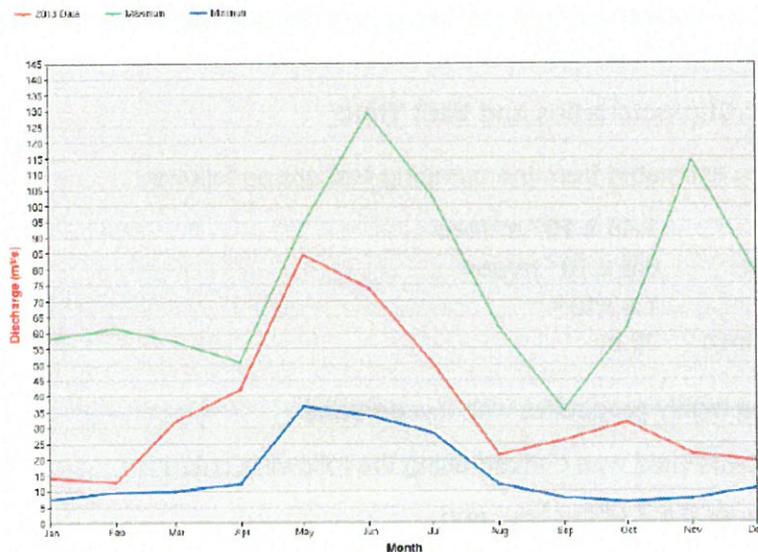
9.2.3 Potential Drawdown Influences

The water balance indicates that about 41 Mm³ of water enters and exits that portion of the aquifer between Chilliwack Lake and the Site in a given year. A much greater volume of water (467 Mm³) reports to creeks and ultimately to the Chilliwack River. Together, these sum to 508 Mm³, which is close to the 515 Mm³ difference in total annual discharge measured between the two hydrometric stations bounding the Study Area (Chilliwack River at Lake and Chilliwack River above Slesse Creek).

Flows into and out of the aquifer were balanced by a substantial baseflow component to the River. In a given year, 85% of the water recharging the aquifer is estimated to report to the River as baseflow. This is not surprising given the limited storage capacity afforded by its small areal footprint within such a large watershed.

The estimated future groundwater withdrawal rate at the Site (0.0155 L/s or 0.13 Mm³/year) represents 2.1% of the estimated annual volume of groundwater flowing down valley across the site, and only 0.01% of the mean annual discharge in the River above Slesse Creek. Based on estimated groundwater withdrawal, the average monthly flow is 0.01 Mm³. The hydrometric station above Slesse Creek has 51 years of record as shown below.

Figure L - Hydrometric Station Above Slesse Creek



Statistics corresponding to 51 years of data recorded from 1903 and 2013.

The record shows that the low monthly discharge (6.25 m³/sec – 16.74 Mm³) occurs in October. This represents 0.06% of the lowest recorded flow in the Chilliwack River over 51 years of record. Therefore, groundwater pumping at recommended flow rate is not expected to have any significant impact on aquifer water levels or Chilliwack River water levels year over year.

Wells located at the Ford Mountain Institute are located over 2 km upgradient from the subject well and are not expected to see a measurable change in water level owing to operation of this well. The drawdown in the observation well, located 190 m from the subject well, was only 0.2 m after pumping for 48 hours at 24 L/sec.

Wells located at the Hatchery are completed within a confined overburden aquifer with limited recharge from the unconfined aquifer underlying the Site.

9.2.4 Points of Diversion

A search of the iMapBC interface indicates there are several licensed points of diversion on the Chilliwack River. The most significant is the hatchery below the Larson's Bench totaling 2.832 m³/sec which is approximately 8% of the mean annual discharge of the Chilliwack River at Larson's Bench.

9.2.5 Wellhead Protection

The well is completed with a surface seal, and terminates at least 0.3m above the ground surface, with a sealed cap in accordance with the Groundwater Protection Regulation. Surface water is directed away from the wells.

There is a low risk of flooding at the well site.

Construct bollards for protection from truck traffic when the project proceeds.

9.2.6 Water Quality

The water quality meets the Guidelines for Canadian Drinking Water Quality (GCDWQ). The water is soft, has low dissolved mineralization, and a pH just below neutral. The water quality is excellent; and represents a relatively rapid recharge and groundwater flux where precipitation infiltrates the sub-surface and flows through the aquifer without significant residence time.

9.2.7 Monitoring

A groundwater monitoring program should include the following attributes:

1. Install a data logger in the production well, set to record every two hours.
2. Install a flow meter to assess daily groundwater use.
3. Complete monthly summaries to assess groundwater usage.
4. Monitor water quality as required by the Canadian Food Inspection Agency.

10.0 LIMITATIONS

The well was pump tested in April which does not represent annual low groundwater conditions; therefore a seasonal adjustment has been included in the calculations. The well evaluation has been carried out in general accordance with the British Columbia Ministry of Environment guidance, *Evaluating Long-Term Well Capacity for a Certificate of Public Convenience and Necessity* assuming confined aquifer conditions. The recommended sustained yield for each well has been estimated using the following criteria:

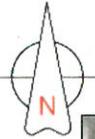
- Test pumping rate as indicated for each well;
- Pump intake as indicated for each well;
- 70% of available drawdown;
- 3.0 m seasonal fluctuation; and
- Drawdown projected to 100 days, continuous pumping.

The well was flow tested at the maximum pump capacity using a test pump.

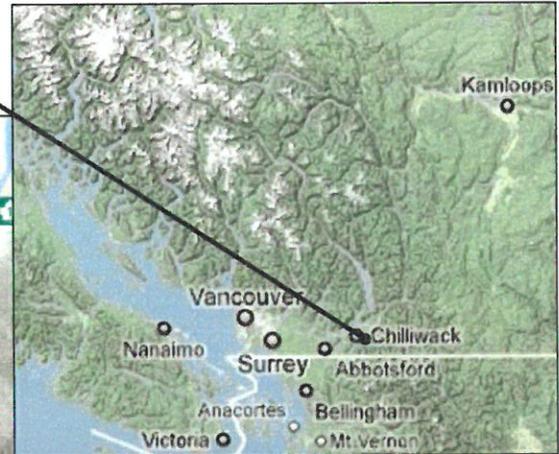
This letter has been prepared by Active Earth Engineering Ltd. exclusively for Larson Farms Inc. and is intended to provide an assessment of the subject site's water wells. The conclusions made in this report reflect Active Earth's best judgement in light of the information available at the time of testing. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Active Earth accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this letter.

The findings and conclusions documented in this report have been prepared for specific application to this site and have been developed in a manner consistent with that level of care normally exercised by hydrogeological professionals currently practicing under similar conditions in the area.

FIGURES



MAP LOCATION



LOCATION PLAN

REFERENCE: GOOGLE MAPS

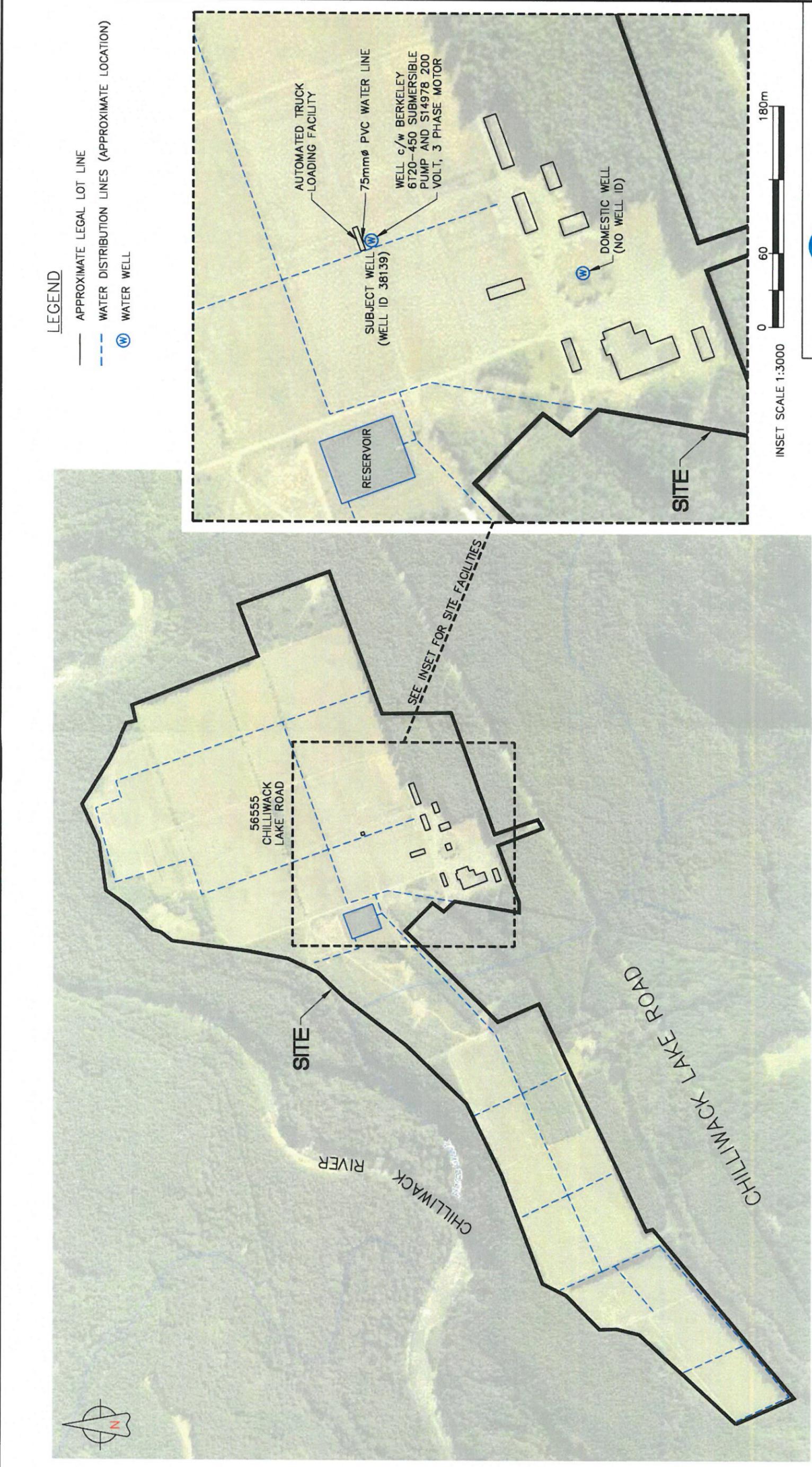
SCALE: N.T.S.

LARSON HOLDINGS LTD.



LOCATION PLAN
56555 CHILLIWACK LAKE ROAD
CHILLIWACK, BC

date:	AUG 17	scale:	N.T.S.
drawn:	GM	checked:	DK
file:	1274-1		
drawing no:	FIGURE 1	issues:	A



LEGEND

- APPROXIMATE LEGAL LOT LINE
- - - WATER DISTRIBUTION LINES (APPROXIMATE LOCATION)
- Ⓜ WATER WELL



ACTIVE EARTH
ENGINEERING LTD

CLIENT NAME: LARSON HOLDINGS LTD.
PROJECT LOCATION: CHILLIWACK, BC

SITE PLAN

56555 CHILLIWACK LAKE ROAD

DWN BY: GM	DWG NAME: 1274-2	DATE: 2017-08-24
CHK'D: DK	PLOT:	CAD FILE: 1274

REFERENCE: FVRD REGIONAL INFORMATION MAP, INCLUDING AERIAL PHOTOGRAPH DATED 2009

FIGURE 2



APPENDIX A

Well Logs



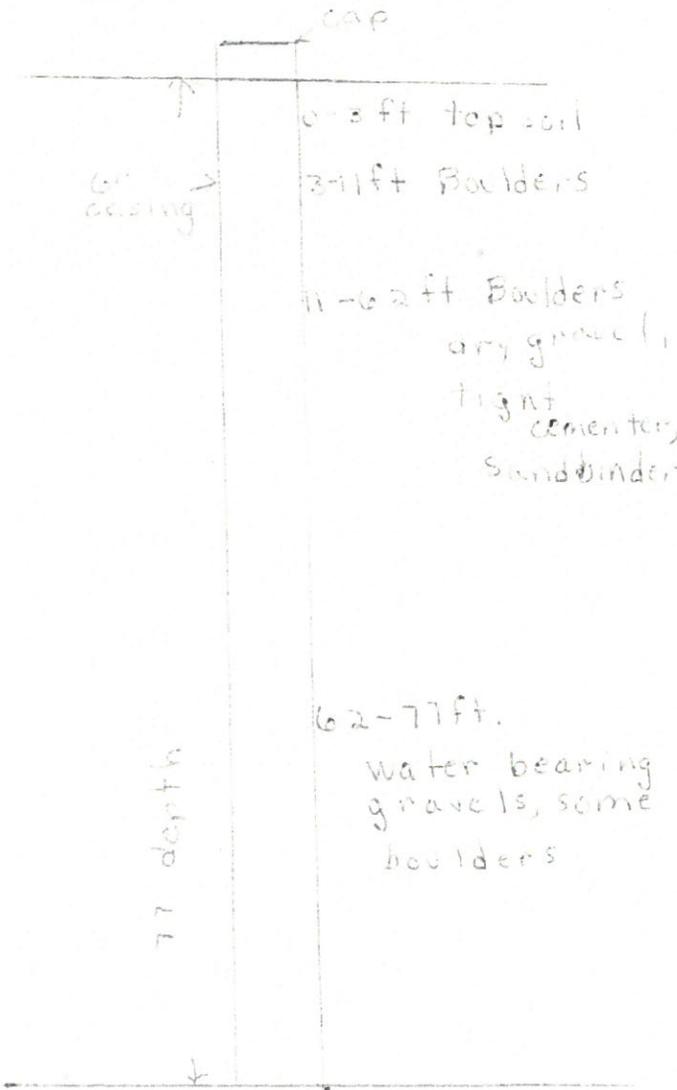
Domestic Well (No Well ID)

Forest Service
Victoria, B.C.
Attention Mr. R. Stewart
R# 6" well at Chilliwack River
Forest Nursery

18864-56 AVENUE
R.R. 3. CLOVERDALE, B.C.
PHONE 576-6622

WELL LOG

Screen Johnson Stainless Steel
Slot Opening 40 thou
Screen Length 4' 10"
Bottom of Screen 77'
Top of Screen 72' 2"
Bottom of Casing 73'
Stick up above ground level 8"
Total casing 73' 8"
Static water level 52'
Well Yields 30G.P.M. with 5 ft. Draw down





APPENDIX B

Drawdown/Recovery Curves, Well Yield



ACTIVE EARTH ENGINEERING LTD

Pumping Test Analysis Report

Project: Larson's Bench

Number: 1274

Client: Wilf Krickhan

Location: 36555 Chilliwack Lake Road

Pumping Test: Pumping Test 1

Pumping Well: Production Well

Test Conducted by: AJ Pumps

Test Date: 2017-04-11

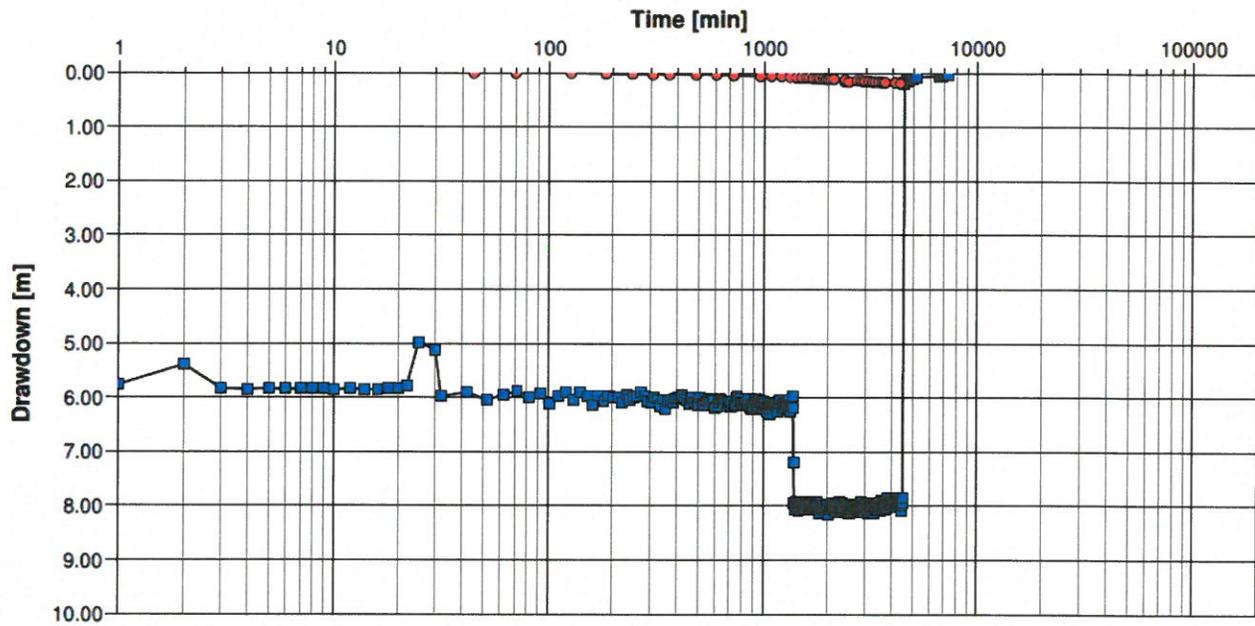
Analysis Performed by: DEK

Time-Drawdown

Analysis Date: 2017-04-13

Aquifer Thickness: 30.00 m

Discharge: variable, average rate 380.48 [U.S. gal/min]





ACTIVE EARTH

ENGINEERING LTD

Pumping Test Analysis Report

Project: Larson's Bench

Number: 1274

Client: Wilf Krickhan

Location: 36555 Chilliwack Lake Road

Pumping Test: Pumping Test 1

Pumping Well: Production Well

Test Conducted by: AJ Pumps

Test Date: 2017-04-11

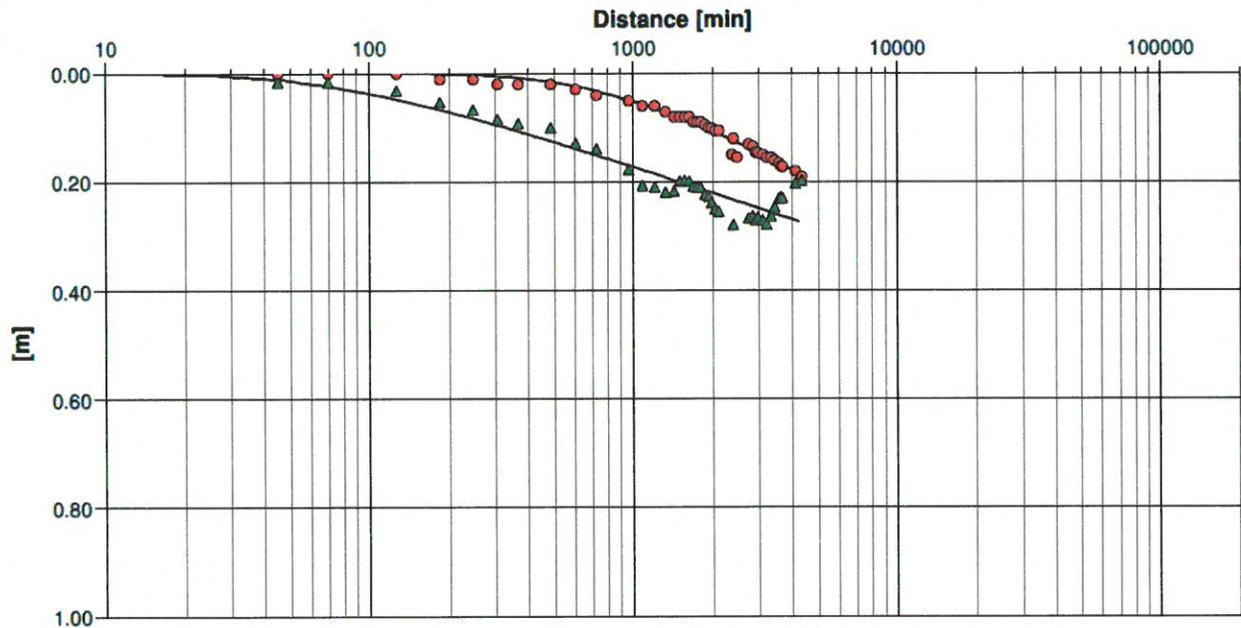
Analysis Performed by: DEK

Theis w/ Jacob Correction

Analysis Date: 2017-04-13

Aquifer Thickness: 30.00 m

Discharge: variable, average rate 380.48 [U.S. gal/min]



Calculation using Theis with Jacob Correction

Observation Well	Transmissivity [m ² /s]	Hydraulic Conductivity [m/s]	Storage coefficient	Radial Distance to PW [m]
Domestic Well	1.48×10^{-2}	4.92×10^{-4}	6.54×10^{-2}	190.0
Baro Adjusted	2.67×10^{-2}	8.91×10^{-4}	9.50×10^{-3}	190.0
Average	2.08×10^{-2}	6.92×10^{-4}	3.74×10^{-2}	

Table 1: WELL YIELD CALCULATION - Well ID 38139

LEVELS AND RATES (all measurements from top of casing)		UNIT		INDEPENDENT OPERATION OF WELL ²	
		FT	M		
STATIC WATER LEVEL	11-Apr-17	66.25	20.2	20.2	
ESTIMATED SEASONAL FLUCTUATION ¹		10.00	3.0	3.0	
TOP OF WELL SCREEN DEPTH (below top of casing)		125.00	38.1	38.1	
PUMP INTAKE DEPTH ³		120.00	36.6	36.6	
RECOMMENDED LOWEST PUMPING LEVEL ³		117.00	35.7	35.7	
AVAILABLE DRAWDOWN ⁴		40.75	12.4	12.4	
ALLOWABLE DRAWDOWN ⁵		28.53	8.7	8.7	
DRAWDOWN PROJECTED TO 100 DAYS			m	8.1	
PROJECTED LONG TERM SPECIFIC CAPACITY			L/sec/m	3.0	
11-Apr-17					
WELL	STEP	PUMPING RATE	DRAW DOWN	100 DAY DRAWDOWN PROJECTION	100 DAY SPECIFIC ⁶ CAPACITY
		(USgpm) (L/sec)	(m)	(m)	(L/sec/m)
Well	CR	380.5 24.0	8.08	8.08	2.97
TEST PUMPING RATE			L/sec	24.0	
			USgpm	380.5	
ESTIMATED SUSTAINED SAFE YIELD ⁷			L/sec	25.8	
			USgpm	409.4	
MAXIMUM SCREEN CAPACITY ⁸			L/sec	22	
			USgpm	353.1	

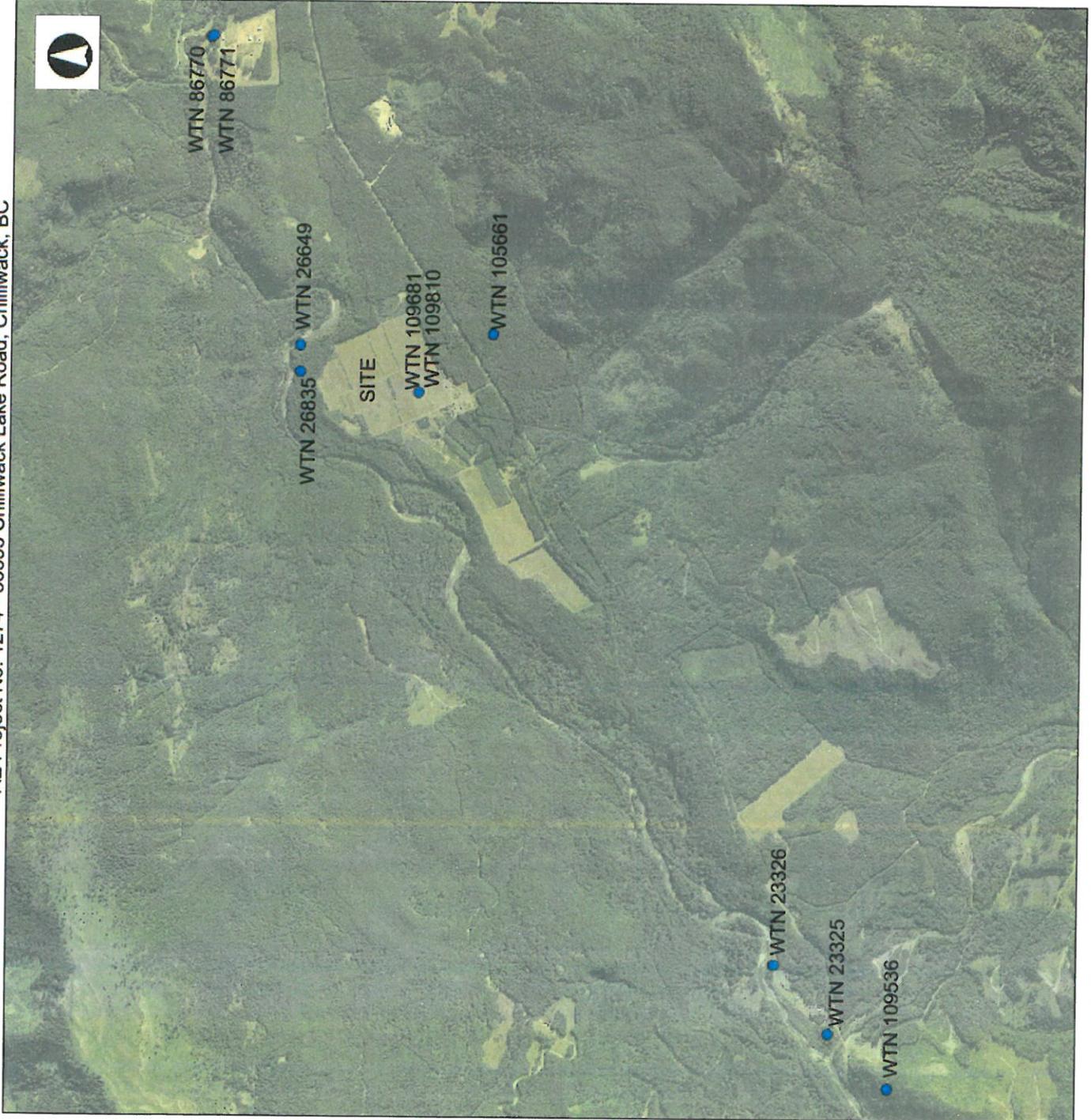
Notes

1. Allows 10.0 ft (3.0 m) drop to seasonal low levels in late summer.
2. Independent operation assumes no interference with other wells pumping.
3. Assumes pump intake is set at 120 ft depth belowtop of casing.
4. Difference between recommended lowest pumping level and low seasonal static level, with no allowance for interference effect.
5. Allowable drawdown incorporates a 30% factor of safety (i.e. allowable drawdown = 70% of available drawdown).
6. 100 day specific capacity is flow rate of pump test divided by pump test drawdown projected to 100 days .
7. Estimated safe yield is calculated as allowable drawdown times 100 day specific capacity.
8. Screen capacity based on 10 ft of 60 slot well screens.

APPENDIX C

BC Water Resources Atlas Results

AE Project No. 1274 - 56555 Chilliwack Lake Road, Chilliwack, BC



Water Resources Atlas

Legend

- Water Wells - All
TileCache



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Datum: NAD83
Projection: BC Albers

Key Map of British Columbia



Report 1 - Detailed Well Record

Well Tag Number: 23225	Construction Date: 1970-02-01 00:00:00		
Owner: DEPT OF FISHERIES	Driller: Unknown		
Address: CHILLINACK RIVER & SLESSE CR	Well Identification Plate Number:		
Area:	Plate Attached By:		
WELL LOCATION:	Where Plate Attached:		
YALE (YDYD) Land District	PRODUCTION DATA AT TIME OF DRILLING:		
District Lot: Plan: Lot:	Well Yield: 300 (Driller's Estimate) U.S. Gallons per Minute		
Township: Section: Range:	Development Method:		
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N		
Quarter:	Artesian Flow: 300 U.S. Gallons per Minute		
Island:	Artesian Pressure (ft):		
BCGS Number (NAD 83): 092H002342 Well: 1	Static Level:		
Class of Well:	WATER QUALITY:		
Subclass of Well:	Character:		
Orientation of Well:	Colour:		
Status of Well: New	Odour:		
Licence General Status: UNLICENSED	Well Disinfected: N		
Well Use: Unknown Well Use	EMS ID:		
Observation Well Number:	Water Chemistry Info Flag: N		
Observation Well Status:	Field Chemistry Info Flag:		
Construction Method: Drilled	Site Info (SEAM): N		
Diameter: 16.0 inches	Water Utility: N		
Casing drive shoe:	Water Supply System Name:		
Well Depth: 364 feet	Water Supply System Well Name:		
Elevation: 0 feet (ABL)	SURFACE SEAL:		
Final Casing Stick Up: inches	Flag: N		
Well Cap Type:	Material:		
Bedrock Depth: feet	Method:		
Lithology Info Flag: N	Depth (ft):		
File Info Flag: N	Thickness (in):		
Sieve Info Flag: N	WELL CLOSURE INFORMATION:		
Screen Info Flag: N	Reason For Closure:		
Site Info Details:	Method of Closure:		
Other Info Flag:	Closure Sealant Material:		
Other Info Details:	Closure Backfill Material:		
	Details of Closure:		
Screen from to feet	Type	Slot Size	
Casing from to feet	Diameter	Material	Drive Shoe
GENERAL REMARKS:			
FREE ARTESIAN FLOW OF 300USGPM. NTS 92N-4-26			
LITHOLOGY INFORMATION:			
From 0 to 32 Ft.	Gravel, coarse sand, wt. bearing		
From 32 to 178 Ft.	Varved clay		
From 178 to 280 Ft.	Clay siltier than above		
From 280 to 300 Ft.	Till		
From 300 to 314 Ft.	Gravel, sand, boulders		
From 314 to 327 Ft.	Hardpan, calcarenas, clay stringers		
From 327 to 331 Ft.	Clay, hard, calcarenas		
From 331 to 334 Ft.	Sand, gravel, W.B.		
From 334 to 338 Ft.	Sand, gravel, clean		
From 338 to 346 Ft.	Sand, clay stringers		
From 346 to 365 Ft.	Sand, some gravel		
From 365 to 367 Ft.	Sand, fine		
From 367 to 368 Ft.	Clay		
From 368 to 371 Ft.	Sand, fine		
From 371 to 384 Ft.	Sand - f. silty, W.B.		
From 384 to 394 Ft.	Gravel, high silt content		
From 394 to 0 Ft.	Boulders		

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Report 1 - Detailed Well Record

Well Tag Number: 23326	Construction Date: 1970-03-01 00:00:00
Owner: DEPT OF FISHERIES	Driller: Unknown
Address: CHILLIWACK RIVER & SLESSE CR	Well Identification Plate Number:
Area:	Plate Attached By:
	Where Plate Attached:
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
YALE (YDYD) Land District	Well Yield: 120 (Driller's Estimate) U.S. Gallons per Minute
District Lot: Plan: Lot:	Development Method:
Township: Section: Range:	Pump Test Info Flag: N
Indian Reserve: Meridian: Block:	Artesian Flow: .01
Quarter:	Artesian Pressure (ft):
Island:	Static Level:
BCGS Number (NAD 83): 092H002342 Well: 2	WATER QUALITY:
Class of Well:	Character:
Subclass of Well:	Colour:
Orientation of Well:	Odour:
Status of Well: New	Well Disinfected: N
Licence General Status: UNLICENSED	EMS ID:
Well Use: Unknown Well Use	Water Chemistry Info Flag:
Observation Well Number:	Field Chemistry Info Flag:
Observation Well Status:	Site Info (SEAM):
Construction Method: Drilled	Water Utility:
Diameter: 8.0 inches	Water Supply System Name:
Casing drive shoe:	Water Supply System Well Name:
Well Depth: 237 feet	SURFACE SEAL:
Elevation: 0 feet (ASL)	Flag: N
Final Casing Stick Up: inches	Material:
Well Cap Type:	Method:
Bedrock Depth: 237 feet	Depth (ft):
Lithology Info Flag: N	Thickness (in):
File Info Flag: N	WELL CLOSURE INFORMATION:
Sieve Info Flag: N	Reason For Closure:
Screen Info Flag: N	Method of Closure:
Site Info Details:	Closure Sealant Material:
Other Info Flag:	Closure Backfill Material:
Other Info Details:	Details of Closure:
Screen from to feet Type Slot Size	
Casing from to feet Diameter Material Drive Shoe	
GENERAL REMARKS:	
NTS 92H-4-26	
LITHOLOGY INFORMATION:	
From 0 to 13 Ft. Very coarse boulders, some sand	
From 13 to 213 Ft. Clay, varved, brown	
From 213 to 216 Ft. Coarse sand	
From 216 to 231 Ft. Coarse sand, clean, water bearing	
From 231 to 237 Ft. Clay till	
From 237 to 0 Ft. Bedrock	

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Report 1 - Detailed Well Record

Well Tag Number: 26649	Construction Date: 1972-07-24 00:00:00
Owner: BC FOREST SERVICE	Driller: A. & H. Construction
Address: CHILLIWACK FOREST NURSERY	Well Identification Plate Number:
Area: CHILLIWACK	Plate Attached By:
	Where Plate Attached:
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
NEW WESTMINSTER Land District	Well Yield: 0 (Driller's Estimate)
District Lot: Plan: Lot:	Development Method:
Township: 2 Section: 3 Range: 28	Pump Test Info Flag:
Indian Reserve: Meridian: Block:	Artesian Flow:
Quarter:	Artesian Pressure (ft):
Island:	Static Level:
BCGS Number (NAD 83): 092H012212 Well: 1	WATER QUALITY:
Class of Well:	Character:
Subclass of Well:	Colour:
Orientation of Well:	Odour:
Status of Well: New	Well Disinfected: N
Licence General Status: UNLICENSED	EMS ID:
Well Use: Unknown Well Use	Water Chemistry Info Flag:
Observation Well Number:	Field Chemistry Info Flag:
Observation Well Status:	Site Info (SEAM):
Construction Method: Unknown Constru	Water Utility:
Diameter: 10.0 inches	Water Supply System Name:
Casing drive shoe:	Water Supply System Well Name:
Well Depth: 34 feet	SURFACE SEAL:
Elevation: 0 feet (ASL)	Flag:
Final Casing Stick Up: inches	Material:
Well Cap Type:	Method:
Bedrock Depth: feet	Depth (ft):
Lithology Info Flag:	Thickness (in):
File Info Flag:	WELL CLOSURE INFORMATION:
Sieve Info Flag:	Reason For Closure:
Screen Info Flag:	Method of Closure:
Site Info Details:	Closure Sealant Material:
Other Info Flag:	Closure Backfill Material:
Other Info Details:	Details of Closure:
Screen from to feet Type Slot Size	
Casing from to feet Diameter Material Drive Shoe	
GENERAL REMARKS: HOLE ABANDONED	
LITHOLOGY INFORMATION:	
From 0 to 8 Ft. Boulders	
From 8 to 34 Ft. Gravel with boulders	

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Well Tag Number: 26835	Construction Date: 1972-08-28 00:00:00
Owner: BC FOREST SERVICE	Driller: A. & M. Construction
Address: CHILLIWACK FOREST NURSERY	Well Identification Plate Number:
Area: CHILLIWACK	Plate Attached By:
	Where Plate Attached:
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
NEW WESTMINSTER Land District	Well Yield: 0 (Driller's Estimate)
District Lot: Plan: Lot:	Development Method:
Township: 2 Section: 4 Range: 28	Pump Test Info Flag:
Indian Reserve: Meridian: Block:	Artesian Flow:
Quarter:	Artesian Pressure (ft):
Island:	Static Level:
BCCS Number (NAD 83): 062H012212 Well: 2	WATER QUALITY:
Class of Well:	Character:
Subclass of Well:	Colour:
Orientation of Well:	Odour:
Status of Well: New	Well Disinfected: N
Licence General Status: UNLICENSED	EMS ID:
Well Use: Unknown Well Use	Water Chemistry Info Flag:
Observation Well Number:	Field Chemistry Info Flag:
Observation Well Status:	Site Info (SEAM):
Construction Method: Unknown Constru	Water Utility:
Diameter: 10.0 inches	Water Supply System Name:
Casing drive shoe:	Water Supply System Well Name:
Well Depth: 295 feet	SURFACE SEAL:
Elevation: 0 feet (ASL)	Flag:
Final Casing Stick Up: inches	Material:
Well Cap Type:	Method:
Bedrock Depth: feet	Depth (ft):
Lithology Info Flag:	Thickness (in):
File Info Flag:	WELL CLOSURE INFORMATION:
Sieve Info Flag:	Reason For Closure:
Screen Info Flag:	Method of Closure:
Site Info Details:	Closure Sealant Material:
Other Info Flag:	Closure Backfill Material:
Other Info Details:	Details of Closure:
Screen from to feet Type Slot Size	
Casing from to feet Diameter Material Drive Shoe	
GENERAL REMARKS:	
LITHOLOGY INFORMATION:	
From 0 to 58 Ft.	Gravel and boulders
From 58 to 72 Ft.	Gravel very tight
From 72 to 79 Ft.	Boulders
From 79 to 86 Ft.	Gravel
From 86 to 140 Ft.	Sand and gravel
From 0 to 0 Ft.	Hit water @ 95'
From 140 to 170 Ft.	Sand brown Static #2'
From 170 to 189 Ft.	Blue silt
From 189 to 194 Ft.	Brown sand
From 194 to 295 Ft.	Silt
From 295 to 0 Ft.	Silt with layers of clay

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Report 1 - Detailed Well Record

Well Tag Number: 86770	Construction Date: 2006-09-12 00:00:00
Owner: MINISTRY OF LABOUR & CITIZENS SERVICES	Driller:
Address: 57657 CHILLIWACK LAKE ROAD	Well Identification Plate Number: 18541
Area: CHILLIWACK	Plate Attached By: LEE WOLFE
	Where Plate Attached: WELL CAP
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
YALE (YDYD) Land District	Well Yield: (Driller's Estimate)
District Lot: 527 Plan: Lot:	Development Method:
Township: Section: Range:	Pump Test Info Flag: N
Indian Reserve: Meridian: Block:	Artesian Flow:
Quarter:	Artesian Pressure (ft):
Island:	Static Level:
BCGS Number (NAD 83): 092H012221 Well: 1	WATER QUALITY:
Class of Well: Water supply	Character:
Subclass of Well: Domestic	Colour:
Orientation of Well: Vertical	Odour:
Status of Well: New	Well Disinfected: N
Licence General Status: UNLICENSED	EMS ID:
Well Use: Water Supply System	Water Chemistry Info Flag: N
Observation Well Number:	Field Chemistry Info Flag:
Observation Well Status:	Site Info (SEAM): N
Construction Method:	Water Utility: N
Diameter: 8 inches	Water Supply System Name: FORD MOUNTAIN CORRECTION CAMP
Casing drive shoe:	Water Supply System Well Name: FORD MOUNTAIN CORRECTION CAMP
Well Depth: feet	SURFACE SEAL:
Elevation: feet (ASL)	Flag: N
Final Casing Stick Up: inches	Material:
Well Cap Type:	Method:
Bedrock Depth: feet	Depth (ft):
Lithology Info Flag: N	Thickness (in):
File Info Flag: N	WELL CLOSURE INFORMATION:
Sieve Info Flag: N	Reason For Closure:
Screen Info Flag: N	Method of Closure:
Site Info Details:	Closure Sealant Material:
Other Info Flag:	Closure Backfill Material:
Other Info Details:	Details of Closure:
Screen from to feet Type Slot Size	
Casing from to feet Diameter Material Drive Shoe	
GENERAL REMARKS:	
LITHOLOGY INFORMATION:	

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Report 1 - Detailed Well Record

Well Tag Number: 86771	Construction Date: 2006-09-12 00:00:00			
Owner: MINISTRY OF LABOUR & CITIZENS SERVICES	Driller:			
Address: 57657 CHILLIWACK LAKE ROAD	Well Identification Plate Number: 18542			
Area: CHILLIWACK	Plate Attached By: LEE WOLFE			
WELL LOCATION:	Where Plate Attached: WELL CAP			
VALE (VDYD) Land District	PRODUCTION DATA AT TIME OF DRILLING:			
District Lot: 527 Plan: Lot:	Well Yield: (Driller's Estimate)			
Township: Section: Range:	Development Method:			
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N			
Quarter:	Artesian Flow:			
Island:	Artesian Pressure (ft):			
BCGS Number (NAD 83): 092H012221 Well: 2	Static Level:			
Class of Well: Water supply	WATER QUALITY:			
Subclass of Well: Domestic	Character:			
Orientation of Well: Vertical	Colour:			
Status of Well: New	Odour:			
Licence General Status: UNLICENSED	Well Disinfected: N			
Well Use: Water Supply System	EMS ID:			
Observation Well Number:	Water Chemistry Info Flag: N			
Observation Well Status:	Field Chemistry Info Flag:			
Construction Method:	Site Info (SEAM): N			
Diameter: 8 inches	Water Utility: N			
Casing drive shoe:	Water Supply System Name: FORD MOUNTAIN CORRECTION CAMP			
Well Depth: feet	Water Supply System Well Name: FORD MOUNTAIN CORRECTION CAMP			
Elevation: feet (ASL)	SURFACE SEAL:			
Final Casing Stick Up: inches	Flag: N			
Well Cap Type:	Material:			
Bedrock Depth: feet	Method:			
Lithology Info Flag: N	Depth (ft):			
File Info Flag: N	Thickness (in):			
Sieve Info Flag: N	WELL CLOSURE INFORMATION:			
Screen Info Flag: N	Reason For Closure:			
Site Info Details:	Method of Closure:			
Other Info Flag:	Closure Sealant Material:			
Other Info Details:	Closure Backfill Material:			
	Details of Closure:			
Screen from	to feet	Type	Slot Size	
Casing from	to feet	Diameter	Material	Drive Shoe
GENERAL REMARKS:				
LITHOLOGY INFORMATION:				

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Report 1 - Detailed Well Record

Well Tag Number: 105661	Construction Date: 2011-02-10 00:00:00			
Owner: SOUTHVIEW SORTING LTD	Driller: A. & M. Drilling Ltd.			
Address: CHILLIWACK LAKE ROAD	Well Identification Plate Number: 22246			
Area: CHILLIWACK	Plate Attached By: JOHN McDONALD			
WELL LOCATION:	Where Plate Attached: UNKNOWN			
Land District	PRODUCTION DATA AT TIME OF DRILLING:			
District Lot: Plan: Lot:	Well Yield: 250 (Driller's Estimate) Gallons per Minute (U.S./Imperial)			
Township: Section: Range:	Development Method:			
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N			
Quarter:	Artesian Flow:			
Island:	Artesian Pressure (ft):			
BCGS Number (NAD 83): 092H002424 Well:	Static Level: 80 feet			
Class of Well: Water supply	WATER QUALITY:			
Subclass of Well: Domestic	Character:			
Orientation of Well: Vertical	Colour:			
Status of Well: New	Odour:			
Licence General Status: UNLICENSED	Well Disinfected: N			
Well Use: Private Domestic	DMS ID:			
Observation Well Number:	Water Chemistry Info Flag: N			
Observation Well Status:	Field Chemistry Info Flag:			
Construction Method:	Site Info (SEAM):			
Diameter: inches	Water Utility:			
Casing drive shoe: N Y	Water Supply System Name:			
Well Depth: 136 feet	Water Supply System Well Name:			
Elevation: 1108 feet (ASL)	SURFACE SEAL:			
Final Casing Stick Up: 27 inches	Flag: N			
Well Cap Type:	Material: Bentonite clay			
Bedrock Depth: feet	Method:			
Lithology Info Flag: N	Depth (ft):			
File Info Flag: N	Thickness (in):			
Sieve Info Flag: N	Liner from To: feet			
Screen Info Flag: N	WELL CLOSURE INFORMATION:			
Site Info Details:	Reason For Closure:			
Other Info Flag:	Method of Closure:			
Other Info Details:	Closure Sealant Material:			
	Closure Backfill Material:			
	Details of Closure:			
Screen from	to feet	Type	Slot Size	
128	125.92		20	
null	null		20	
Casing from	to feet	Diameter	Material	Drive Shoe
0	125.92	8	null	Y
0	15	12	null	N
GENERAL REMARKS:				
INVOICE 2914. ACCURACY 20'. CASING SHOE 8". RIG 8.				
LITHOLOGY INFORMATION:				
From	to	Description		
0	45 Ft.	SAND GRAVEL COBBLE WITH BOULDERS		
45	68 Ft.	GRAVEL BOULDERS WB		
68	71 Ft.	BOULDER		
71	78 Ft.	SAND GRAVEL		
78	108 Ft.	GRAVEL COBBLE BOULDER		
108	112 Ft.	MORE SAND GRAVEL TRACE OF WOOD		
112	148 Ft.	SAND GRAVEL COBBLE		
148		MORE SAND THAN GRAVEL		

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Report 1 - Detailed Well Record

Well Tag Number: 109536	Construction Date: 1989-11-17 00:00:00			
Owner: BC BUILDING CORPORATION	Driller: A. & H. Drilling Ltd.			
Address: 55198 CHILLIWACK LAKE ROAD	Well Identification Plate Number:			
Area: CHILLIWACK	Plate Attached By:			
WELL LOCATION:	Where Plate Attached:			
Land District	PRODUCTION DATA AT TIME OF DRILLING:			
District Lot: Plan: Lot:	Well Yield: 800 (Driller's Estimate) Gallons per Minute (U.S./Imperial)			
Township: Section: Range:	Development Method:			
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N			
Quarter:	Artesian Flow:			
Island:	Artesian Pressure (ft):			
BCGS Number (NAD 83): 092H002342 Well:	Static Level: 8.67 feet			
Class of Well: Water supply	WATER QUALITY:			
Subclass of Well:	Character:			
Orientation of Well:	Colour:			
Status of Well: New	Odour:			
Licence General Status: UNLICENSED	Well Disinfected: N			
Well Use:	EMS ID:			
Observation Well Number:	Water Chemistry Info Flag: N			
Observation Well Status:	Field Chemistry Info Flag:			
Construction Method:	Site Info (SEAM):			
Diameter: 10 inches	Water Utility:			
Casing drive shoe: Y	Water Supply System Name:			
Well Depth: 88 feet	Water Supply System Well Name:			
Elevation: feet (ASL)	SURFACE SEAL:			
Final Casing Stick Up: inches	Flag: N			
Well Cap Type: UNKNOWN	Material:			
Bedrock Depth: feet	Method:			
Lithology Info Flag: Y	Depth (ft):			
File Info Flag: N	Thickness (in):			
Sieve Info Flag: N	Liner from To: feet			
Screen Info Flag: Y	WELL CLOSURE INFORMATION:			
Site Info Details:	Reason For Closure:			
Other Info Flag:	Method of Closure:			
Other Info Details:	Closure Sealant Material:			
	Closure Backfill Material:			
	Details of Closure:			
Screen from	to feet	Type	Slot Size	
null	null		150	
Casing from	to feet	Diameter	Material	Drive Shoe
null	null	10	null	Y
GENERAL REMARKS:				
LITHOLOGY INFORMATION:				
From	0 to	18 Ft.	GRAVEL TILL	
From	18 to	88 Ft.		

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Report 1 - Detailed Well Record

Well Tag Number: 109681	Construction Date: 2014-08-28 00:00:00
Owner: LARSON HOLDINGS	Driller: A. & M. Drilling Ltd.
Address: 56555 CHILLIWACK LAKE ROAD	Well Identification Plate Number: 28149
Area: CHILLIWACK	Plate Attached By:
WELL LOCATION:	Where Plate Attached:
Land District:	PRODUCTION DATA AT TIME OF DRILLING:
District Lot: Plan: Lot:	Well Yield: (Driller's Estimate)
Township: Section: Range:	Development Method:
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N
Quarter:	Artesian Flow:
Island:	Artesian Pressure (ft):
BCGS Number (NAD 83): 092H002494 Well:	Static Level: 70 feet
Class of Well:	WATER QUALITY:
Subclass of Well:	Character:
Orientation of Well: Vertical	Colour:
Status of Well: New	Odour:
Licence General Status: UNLICENSED	Well Disinfected: N
Well Use:	EMS ID:
Observation Well Number:	Water Chemistry Info Flag:
Observation Well Status:	Field Chemistry Info Flag:
Construction Method: Drilled	Site Info (SEAM):
Diameter: 8 inches	Water Utility:
Casing drive shoe: Y	Water Supply System Name:
Well Depth: 125 feet	Water Supply System Well Name:
Elevation: 1114 feet (ASL)	SURFACE SEAL:
Final Casing Stick Up: 26 inches	Flag: Y
Well Cap Type:	Material: Bentonite clay
Bedrock Depth: feet	Method:
Lithology Info Flag: Y	Depth (ft): 15 feet
File Info Flag: N	Thickness (in): 12 inches
Sieve Info Flag: N	WELL CLOSURE INFORMATION:
Screen Info Flag: Y	Reason For Closure:
Site Info Details:	Method of Closure:
Other Info Flag:	Closure Sealant Material:
Other Info Details:	Closure Backfill Material:
	Details of Closure:
Screen from to feet Type Slot Size	
121.82 125 60	
Casing from to feet Diameter Material Drive Shoe	
null 122.22 6 null Y	
GENERAL REMARKS:	
SET 15 FEET OF 12 INCH SURFACE CASING AND BENTONITE SEAL	
LITHOLOGY INFORMATION:	
From 0 to 15 Ft.	BROWN SILTY SAND & GRAVEL AND COBLE brown
From 15 to 20 Ft.	GREY SILTY SAND & GRAVEL AND BOULDERS grey
From 20 to 68 Ft.	ANGULAR GRAVEL & BOULDERS
From 68 to 75 Ft.	COARSE SAND & GRAVEL SOME ROUND
From 75 to 88 Ft.	ANGULAR SAND & GRAVEL W.B.
From 88 to 125 Ft.	COARSE SAND & GRAVEL W.B.
From 125 to 185 Ft.	COARSE SAND SOME GRAVEL

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Report 1 - Detailed Well Record

Well Tag Number: 109810	Construction Date: 2014-08-28 00:00:00		
Owner: LARSON HOLDINGS	Driller: A. & M. Drilling Ltd.		
Address: 5655 CHILLIWACK LAKE ROAD	Well Identification Plate Number: 25129		
Area: CHILLIWACK	Plate Attached By:		
WELL LOCATION:	Where Plate Attached:		
Land District	PRODUCTION DATA AT TIME OF DRILLING:		
District Lot: Plan: Lot:	Well Yield: 200 (Driller's Estimate) Gallons per Minute (U.S./Imperial)		
Township: Section: Range:	Development Method:		
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N		
Quarter:	Artesian Flow:		
Island:	Artesian Pressure (ft):		
ECGS Number (NAD 83): 092M002434 Well:	Static Level: 70 feet		
Class of Well: Water supply	WATER QUALITY:		
Subclass of Well:	Character:		
Orientation of Well: Vertical	Colour:		
Status of Well: New	Odour:		
Licence General Status: UNLICENSED	Well Disinfected: N		
Well Use:	EMS ID:		
Observation Well Number:	Water Chemistry Info Flag: N		
Observation Well Status:	Field Chemistry Info Flag:		
Construction Method:	Site Info (SEMI):		
Diameter: 8 inches	Water Utility:		
Casing drive shoe: N Y	Water Supply System Name:		
Well Depth: 125 feet	Water Supply System Well Name:		
Elevation: 1114 feet (ASL)	SURFACE SEAL:		
Final Casing Stick Up: 26 inches	Flag: N		
Well Cap Type: UNKNOWN	Material:		
Bedrock Depth: feet	Method:		
Lithology Info Flag: N	Depth (ft):		
File Info Flag: N	Thickness (in):		
Sieve Info Flag: N	Liner from To: feet		
Screen Info Flag: N	WELL CLOSURE INFORMATION:		
Site Info Details:	Reason For Closure:		
Other Info Flag:	Method of Closure:		
Other Info Details:	Closure Sealant Material:		
	Closure Backfill Material:		
	Details of Closure:		
Screen from to feet	Type	Slot Size	
121.22 to 125		60	
Casing from to feet	Diameter	Material	Drive Shoe
0 to 122.22	8	null	Y
0 to 15	12	null	N
GENERAL REMARKS:			
LITHOLOGY INFORMATION:			
From	To	Description	Color
0	18 Ft.	SILTY SAND & GRAVEL AND COBBLE	brown
18	20 Ft.	SILTY SAND & GRAVEL AND BOULDERS	grey
20	68 Ft.	ANGULAR GRAVEL & BOULDERS	
68	78 Ft.	COARSE SAND & GRAVEL SOME ROUND	
78	88 Ft.	ANGULAR SAND & GRAVEL WATER BEARING	
88	125 Ft.	COARSE SAND & GRAVEL WATER BEARING	
125	155 Ft.	COARSE SAND SOME GRAVEL	

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APPENDIX D

Laboratory Analytical Reports

Report Transmission Cover Page

Bill To: Active Earth Engineering Ltd. 4510 Saddlehorn Crescent Langley, BC, Canada V2Z 1J6	Project: ID: AE#1274 Name: Larson Farms Location: LSD: P.O.: Acct code:	Lot ID: 1196478 Control Number: Date Received: Apr 13, 2017 Date Reported: Apr 21, 2017 Report Number: 2182097
Attn: Accounts Payable		
Sampled By:		
Company:		

Contact & Affiliation	Address	Delivery Commitments
Accounts Payable Active Earth Engineering Ltd.	4510 Saddlehorn Crescent Langley, British Columbia V2Z 1J6 Phone: (604) 856-5119 Fax: (604) 856-7598 Email: admin@activeearth.ca	On [Lot Approval and Final Test Report Approval] send (Invoice) by Email - Single Report
David Kneale Active Earth Engineering Ltd.	4510 Saddlehorn Crescent Langley, British Columbia V2Z 1J6 Phone: (604) 856-5119 Fax: (604) 856-7598 Email: david.kneale@activeearth.ca	On [Lot Verification] send (COA) by Email - Single Report On [Report Approval] send (Test Report, COC) by Email - Merge Reports On [Report Approval] send (Test Report) by Email - Single Report
Jeff Taylor Active Earth Engineering Ltd.	160, 2250 Boundary Road Burnaby, British Columbia V5M 3Z3 Phone: (778) 866-3438 Fax: null Email: jeff.taylor@activeearth.ca	On [Lot Verification] send (COA) by Email - Merge Reports On [Report Approval] send (Test Report) by Email - Single Report On [Report Approval] send (Test Report, COC) by Email - Merge Reports
Shannon Kneale Active Earth Engineering Ltd.	4510 Saddlehorn Crescent Langley, British Columbia V2Z 1J6 Phone: (604) 856-5119 Fax: (604) 856-7598 Email: shannon@activeearth.ca	On [Lot Verification] send (COA) by Email - Single Report On [Report Approval] send (Test Report, COC) by Email - Merge Reports

Notes To Clients:

- The analysis of water sample 1196478-1 is below Maximum Acceptable Concentrations for the chemical and bacteriological health related guidelines specified by the February 2017 Guidelines for Canadian Drinking Water Quality for the parameters tested.

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Analytical Report

Bill To: Active Earth Engineering Ltd.
 4510 Saddlehorn Crescent
 Langley, BC, Canada
 V2Z 1J6
 Attn: Accounts Payable
 Sampled By:
 Company:

Project:
 ID: AE#1274
 Name: Larson Farms
 Location:
 LSD:
 P.O.:
 Acct code:

Lot ID: **1196478**
 Control Number:
 Date Received: Apr 13, 2017
 Date Reported: Apr 21, 2017
 Report Number: 2182097

Reference Number		1196478-1				
Sample Date		April 12, 2017				
Sample Time		16:10				
Sample Location		Larson Farms / 2.5 °C				
Sample Description		Drinking Water				
Sample Matrix		Drinking Water				
Analyte	Units	Result	Nominal Detection Limit	Guideline Limit	Guideline Comments	
Metals Extractable						
Aluminum	Extractable mg/L	<0.001	0.001	0.1	Below OG	
Antimony	Extractable mg/L	<0.000020	0.00002	0.006	Below MAC	
Arsenic	Extractable mg/L	0.0001	0.0001	0.010	Below MAC	
Barium	Extractable mg/L	0.0079	0.0001	1	Below MAC	
Boron	Extractable mg/L	0.004	0.002	5	Below MAC	
Cadmium	Extractable mg/L	<0.000010	0.00001	0.005	Below MAC	
Chromium	Extractable mg/L	0.000171	0.00005	0.05	Below MAC	
Copper	Extractable mg/L	<0.0005	0.0005	1.0	Below AO	
Lead	Extractable mg/L	0.000367	0.00001	0.01	Below MAC	
Selenium	Extractable mg/L	<0.0002	0.0002	0.05	Below MAC	
Uranium	Extractable mg/L	0.000029	0.00001	0.02	Below MAC	
Vanadium	Extractable mg/L	0.000160	0.00005			
Zinc	Extractable mg/L	0.0041	0.0005	5.0	Below AO	
Microbiological Analysis						
Total Coliforms	Enzyme Substrate Test MPN/100 mL	<1.0	1.0	0 per 100 mL	Below MAC	
Escherichia coli	Enzyme Substrate Test MPN/100 mL	<1.0	1.0	0 per 100 mL	Below MAC	
Heterotrophic Count - Aerobic	SimPlate MPN/mL	<2.0	2			
Physical and Aggregate Properties						
Colour	True Colour units	<5	5			
Turbidity	NTU	0.14	0.02			
Routine Water						
pH - Holding Time		Exceeded				
pH	at 25 °C	6.72		7.0-10.5	Below Range	
Electrical Conductivity	µS/cm at 25 °C	57	1			
Calcium	Extractable mg/L	6.6	0.01			
Iron	Extractable mg/L	0.007	0.004	0.3	Below AO	
Magnesium	Extractable mg/L	0.8	0.02			
Manganese	Extractable mg/L	<0.001	0.001	0.05	Below AO	
Potassium	Extractable mg/L	0.8	0.04			
Silicon	Extractable mg/L	4.53	0.005			
Sodium	Extractable mg/L	1.4	0.1	200	Below AO	
T-Alkalinity	as CaCO3 mg/L	23	5			
Chloride	Dissolved mg/L	1.34	0.05	250	Below AO	
Fluoride	Dissolved mg/L	0.022	0.01	1.5	Below MAC	



Analytical Report

Bill To: Active Earth Engineering Ltd. 4510 Saddlehorn Crescent Langley, BC, Canada V2Z 1J6	Project: ID: AE#1274 Name: Larson Farms Location: LSD: P.O.: Acct code:	Lot ID: 1196478 Control Number: Date Received: Apr 13, 2017 Date Reported: Apr 21, 2017 Report Number: 2182097
Attn: Accounts Payable		
Sampled By: Company:		

Reference Number	1196478-1
Sample Date	April 12, 2017
Sample Time	16:10
Sample Location	
Sample Description	Larson Farms / 2.5 °C
Sample Matrix	Drinking Water

Analyte		Units	Result	Nominal Detection Limit	Guideline Limit	Guideline Comments
Routine Water - Continued						
Nitrate - N	Dissolved	mg/L	0.120	0.01	10	Below MAC
Nitrite - N	Dissolved	mg/L	<0.010	0.01	1	Below MAC
Sulfate (SO4)	Dissolved	mg/L	5.3	0.1	500	Below AO
Hardness	as CaCO3 (extractable)	mg/L	20	1		
Total Dissolved Solids	Extractable	mg/L	43	1		

Approved by: 
 Mathieu Simoneau
 Operations Manager

Data have been validated by Analytical Quality Control and Exova's Integrated Data Validation System (IDVS).
 Generation and distribution of the report, and approval by the digitized signature above, are performed through a secure and controlled automatic process.

Methodology and Notes

Bill To: Active Earth Engineering Ltd. 4510 Saddlehorn Crescent Langley, BC, Canada V2Z 1J6	Project: ID: AE#1274 Name: Larson Farms Location: LSD: P.O.: Acct code:	Lot ID: 1196478 Control Number: Date Received: Apr 13, 2017 Date Reported: Apr 21, 2017 Report Number: 2182097
Attn: Accounts Payable		
Sampled By:		
Company:		

Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
Alk, pH, EC, Turb in water (Surrey)	APHA	* Alkalinity - Titration Method, 2320 B	13-Apr-17	Exova Surrey
Alk, pH, EC, Turb in water (Surrey)	APHA	* Conductivity, 2510 B	13-Apr-17	Exova Surrey
Alk, pH, EC, Turb in water (Surrey)	APHA	* pH - Electrometric Method, 4500-H+ B	13-Apr-17	Exova Surrey
Anions by IEC in water (Surrey)	APHA	* Ion Chromatography with Chemical Suppression of Eluent Cond., 4110 B	14-Apr-17	Exova Surrey
Heterotrophic (Standard) Plate Count (Aerobic SP) - Surrey	APHA	Enzyme Substrate Method, 9215 E	13-Apr-17	Exova Surrey
Metals SemiTrace (Extractable) in water (Surrey)	US EPA	* Metals & Trace Elements by ICP-AES, 6010C	13-Apr-17	Exova Surrey
Total and E-Coli - Colilert - DW (Surrey)	APHA	Enzyme Substrate Test, APHA 9223 B	15-Apr-17	Exova Surrey
Trace Metals (extractable) in Water (Surrey)	US EPA	* Determination of Trace Elements in Waters and Wastes by ICP-MS, 200.8	13-Apr-17	Exova Surrey
True Color in water (Surrey)	APHA	* Spectrophotometric - Single Wavelength Method, 2120 C	18-Apr-17	Exova Surrey
Turbidity - Water (Surrey)	APHA	* Turbidity - Nephelometric Method, 2130 B	13-Apr-17	Exova Surrey

* Reference Method Modified

References

APHA Standard Methods for the Examination of Water and Wastewater
 US EPA US Environmental Protection Agency Test Methods

Guidelines

Guideline Description Health Canada GCDWQ
 Guideline Source Guidelines for Canadian Drinking Water Quality, Health Canada, February 2017
 Guideline Comments MAC = Maximum Acceptable Concentration
 AO = Aesthetic Objective
 OG = Operational Guideline for Water Treatment Plants
 Refer to Health Canada GCDWQ for complete guidelines and additional drinking water information at www.hc-sc.gc.ca

Comments:

- The analysis of water sample 1196478-1 is below Maximum Acceptable Concentrations for the chemical and bacteriological health related guidelines specified by the February 2017 Guidelines for Canadian Drinking Water Quality for the parameters tested.

Methodology and Notes

Bill To: Active Earth Engineering Ltd. 4510 Saddlehorn Crescent Langley, BC, Canada V2Z 1J6	Project: ID: AE#1274 Name: Larson Farms Location: LSD: P.O.: Acct code:	Lot ID: 1196478 Control Number: Date Received: Apr 13, 2017 Date Reported: Apr 21, 2017 Report Number: 2182097
Attn: Accounts Payable		
Sampled By:		
Company:		

The comparison of test results to guideline limits is provided for information purposes only. This is not to be taken as a statement of conformance / nonconformance to any guideline, regulation or limit. The data user is responsible for all conclusions drawn with respect to the data and is advised to consult official regulatory references when evaluating compliance.

Please direct any inquiries regarding this report to our Client Services group.

Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

Active Earth
Shannon

Exova T: +1 (604) 514-3322
 #104, 19575 - 55A Avenue F: +1 (604) 514-3323
 Surrey, British Columbia V3S 8P8 E: sales@exova.com
 Canada W: www.exova.ca

AE PROJ #1274

LARSON HOLDINGS
FARMS



DRINKING WATER TESTING

Name: Wilf Kruckham Phone: 604 824-6463
 Address: 56555 Chilliwack Lk Email: larsonholdings@uniserve.com
Rd.
 Postal code: V4Z 1A7 Payment method: (choose one)

Note: Payment required before analysis is started.

cheque enclosed: Yes No
 call for credit card #: Yes No

Do you want a copy of your water results to go to anyone else? Yes No
 If so, please provide details below:

The *Canadian Drinking Water Guidelines* are included on the test report to help you determine the safety of your drinking water.

Water Chemistry (W99)

Includes: pH, EC, alkalinity, hardness, calculated total dissolved solids (TDS), colour, turbidity, chloride, fluoride, nitrate, nitrite, sulfate, aluminum, antimony, arsenic, barium, boron, cadmium, calcium, chromium, copper, iron, lead, magnesium, manganese, potassium, selenium, silicon, sodium, uranium, zinc.

Bacteriology (DW20): Includes: Total coliforms and *Escherichia coli* (*E. coli*).

Repeat Bacteria Test (M99R): Total coliforms and *E. coli*

Sample Description	Date Sampled	Time Sampled	Check off which tests you need:
Sample #1:	April 12/17	4 ¹⁰ PM	W99 <input checked="" type="checkbox"/> DW20 <input type="checkbox"/> M99R <input type="checkbox"/> (M99S)
Sample #2:	April 12/17	4 ¹⁰ PM	W99 <input type="checkbox"/> DW20 <input type="checkbox"/> M99R <input type="checkbox"/>

Our service representative will supply you free of charge the clean and sterile bottles needed for your tests.

W99 Analysis: Requires 500 mL of sample in the larger white plastic bottle and 100 mL in the smaller plastic bottle.

DW20 Analysis: Requires 250 mL of sample in the smaller clear plastic bottle (sterilized) – do not rinse out the powder!

APR 13 '17 11:25

Sampling Instructions:

1. If there is a screen on the tap, remove before sampling.
2. Wipe the tap with bleach on the outside only.
3. Run the cold water tap for five minutes.
4. Fill the small clear plastic bottle. Do not rinse or overfill the bottle (leave approximately 1-2" headspace); immediately replace the cap.
5. Be careful not to touch the inside of the bottle or cap with the tap or your fingers.
6. Rinse the large and small white plastic bottles three times with tap water before filling.
7. Record date & time sampled. If not provided, a nonconformance note will be recorded on the report.
8. Keep samples cool with ice and deliver to lab **within 30 hours of sampling**. The reference method specifies that samples for microbiology testing must arrive at lab **below 8 °C** unless within 1 hour after sampling. The samples must not be frozen or chlorinated. Non-conformances will be noted on the report.

2.5°C LC

Please deliver your samples anytime before 3 pm Monday to Friday or between 10 am and 2 pm on Saturdays.

Submission of this form confirms acceptance of Exova's Standard Terms and Conditions

Lot: 1196478 COC





REPORT AMENDMENT

AE PROJECT NUMBER: 1274

January 7, 2019

FRASER VALLEY REGIONAL DISTRICT
45950 Cheam Avenue
Chilliwack, BC
V2P 1N6

REFERENCE: Report Amendment
Ground Water Supply Evaluation
Larson's Bench, Chilliwack, BC
October 2017

ATTENTION: David Bennett, MCIP, RPP

In accordance with a request from our client, the following amendment replaces Section 3.0 (Proposed Development) of the above-referenced report which reflects the change in the proposed operations from a bottling plant to bulk water transportation.

'It is proposed to construct a filling station for water trucks using the existing well. The future groundwater withdrawal rate for water transport is estimated using 12 truckloads to be transported daily with a corresponding annual groundwater withdrawal rate of approximately 0.18 Mm3/year.

Yours truly,

ACTIVE EARTH ENGINEERING LTD.

D. E. Kneale
Jan 7, 2019

David Kneale, P.Geo.
Senior Hydrogeologist

Cc - Wilf Krickhan

BURNABY
160 - 2250 Boundary Road
Burnaby, BC V5M 3Z3
Tel. 778-737-3488

ABBOTSFORD
304 - 2600 Gladys Avenue
Abbotsford, BC V2S 0E9
Tel. 778-752-2222

VICTORIA
105 - 4343 Tyndall Avenue
Victoria, BC V8N 3R9
Tel. 778-430-5475

Agrologist Report

56555 Chilliwack Valley Road
Chilliwack

Prepared for:
Wilf Krickhan
Larson Farms Inc

Prepared by:
Dave Melnychuk, P.Ag
19915-37A Avenue
Langley, BC, V3A 2S8

davidmelnychuk@telus.net
604 812-3276
July 16, 2018

**Agrologist report – Agricultural Enhancement Strategy
56555 Chilliwack Lake Road
Larson Farms Inc (Wilf Krickhan)
Proposed Bulk Water Dispensing Facility**

Introduction:

In response to a request from Wilf Krickhan, an agricultural report was completed on property located at 56555 Chilliwack Lake Road, Chilliwack. The focus of the report is based upon a proposal to establish a bulk water dispensing facility, utilizing existing infrastructure (existing pumphouse building and existing roads). To accommodate the truck movements, approximately 1 acre will be required to widen the existing roads and construct another access roadway. In addition to establishing the bulk water dispensing facility, the owner is considering implementing an agricultural enhancement strategy which would restore the former agricultural productivity of the property. The proposed agricultural enhancements would include: bringing into production another 15 acres of treed land; restoring the field irrigation system over the entire 90 acres of formerly farmed area; and establishing lease arrangements with existing farmer(s) from the Fraser Valley (refer to the letters of interest from 2 established farmers in the Fraser Valley)

The Agrologist report provides detail information on the agricultural features of the property (soils description, agricultural capability and crop potential, present surface conditions, agricultural implications of the proposal).

Information gathering procedures

In an earlier agricultural assessment completed on 2014, followed by another field inspection in 2016/17, information about the property was obtained from the following sources:

- Interview with Mark Sweeney, former Berry Specialist with the Ministry of Agriculture
- Interview with Dave Woodske, Nursery Specialist with the Ministry of Agriculture
- Maps from Shannon Sigurdson, GIS specialist with the Fraser Valley Regional District
- Discussion with the present landowner, Wilf Krickhan.
- Discussion with Reg Renner, former operations manager of the seedling production unit, under the Ministry of Forests
- Physical inspection of the property, along with obtaining soil samples from the formerly cultivated fields. Samples were delivered to Exova labs for analysis.

Background on the Krickhan property

1. **Historical perspective:**

The property was developed by the provincial government for the purposes of producing tree seedlings and supplying this product throughout the province for re-stocking harvested areas. At the height of bare root production, up to 16,000,000 seedlings per year were grown, harvested, packed and shipped throughout British

Columbia, with a work force of 12 permanent staff and up to 60 auxiliary staff. The province maintained the production facility for many years before selling the entire property in 1988/1989 to PRT. PRT operated the production facility for growing tree seedlings (primarily greenhouse plugs) up until 1995 when the property was sold and PRT re-located their seedling production activities to Vancouver Island.

2. Property features of the 164 acres:

a. Location:

The property is located approximately 20 miles from the City of Chilliwack and about 15 miles from the Vedder Road bridge over the Chilliwack River. From this bridge crossing, Chilliwack River Road goes eastward up the valley rising in elevation from about 12 to 16 meters in the Chilliwack valley floor to about 340 meters elevation at the subject property.

b. Land Base:

The property contains approximately 164 acres, with about 100 acres having been put into agricultural use in the past, including former greenhouse production areas. At the present time, only about 75 acres in 8 separate fields have been maintained in an open state condition by mowing the grass.



The fields have been idle for the last several years. Most of the fields are mowed to prevent forest/native tree encroachment and weed infestation.

c. Former use: The property was used by the Ministry of Forests as an active tree seedling production facility. The aerial photographs indicate that approximately

80 to 85 acres were used for intensive production of bare root tree seedlings and another section of the farm contained greenhouses which were used for production of tree seedlings in a plug form.

- d. **Buildings:** The property contains several buildings, including 3 residences, machine shed, irrigation shed /pump station and a large packing/storage facility for tree seedlings. The former greenhouses were dismantled sometime at the end of or after ownership of the property by PRT.
The proposed bulk water dispensing facility will be using the existing pump station building.

- e. **Infrastructure;** In addition to the buildings, the property is fenced and contains an irrigation system. Water is fed to the property's storage reservoir from an intake on Pierce Creek. A buried main line and a pump station provides irrigation water supply to the field production areas. The irrigation system has not been operational for several years; therefore a major over-haul and updating would be required before it could be put into use. The first step would require a detailed inspection by a certified irrigation specialist.
NOTE: The field irrigation system and water supply from Pierce Creek is completely separate from the proposed bulk water dispensing system which will be supplied by an existing well.

- f. **Present use;** Judging from the condition of the formerly cultivated fields, active crop production has not taken place for several years. Most of the fields are regularly mowed to maintain an open condition and to prevent the fields from reverting to native tree succession. One smaller field has not been mowed and is now reverting back to trees which are now about 8 feet high.

- g. **Soils:** During the field inspection, soil samples were taken from the field areas to determine soil nutrient levels as well as confirmation of soil textures. Copy of the laboratory analysis is attached. (Appendix 6)The overall nutrient levels are very low, particularly nitrogen, potassium, sulfur, calcium and magnesium. Soil phosphorus is in the high category because of the soil binding characteristics of most mineral soils. Low nutrient levels is an indication of the idle condition of these fields for several years. Without annual nutrient application, most soluble nutrients such as nitrogen and potassium will be low because of the leaching effect down through the soil profile. Although nutrient levels are low, this condition can be rectified through appropriate fertilizer application, winter cover cropping and increase of the organic levels by the introduction of livestock manure and/or compost. The soil texture is sandy loam which is suitable for a wide variety of vegetable, berry, nursery crops and specialty crops such as hops, although irrigation is necessary to achieve acceptable crop yields.

- h. **Agricultural Capability Rating:** The property contains well drained sandy soils which are well suited for bare root seedling production as well as a wide range of horticultural crops, including berries, vegetables, nursery crops, specialty crops. The agricultural capability maps provided by the Ministry of Agriculture indicate that the subject property contains the following ratings:
The property is rated as a Class 3AP improvable to Class 2AP, with irrigation. Soil moisture deficiency and stones are limitations

The following landscape photo illustrates the surface features of one of the fields.



The following photo illustrates the soil profile which consists of a topsoil depth of 12 to 16 inches of a fine sandy loam underlain by a coarse sandy B horizon



Key factors in restoring the agricultural productivity of the entire property:

The property has good potential for producing a wide range of crops, although the success of any agricultural venture will be dependent primarily on choosing the right crop for this site, along with restoring the irrigation system. If nutrient levels are adjusted appropriately and the irrigation system is re-activated, the property should be capable of successfully producing a wide range of crops, such as raspberries, strawberries, main season vegetables, seed potatoes forage grass, cereals and a wide variety of specialty horticultural crops (nursery, hops, and herbs)

The property has several pros and cons which should be considered before moving forward with the implementation of an intensive agricultural operation, including the following.

Agricultural advantages this property offers include:

- The property covers relatively large block of excellent soils, which has a history of intensive field production of tree seedlings. The present idle cultivated area of about 75 acres can be increased by implementing a land development project which would require clearing an area of about 15 acres.
- The original irrigation system and water supply from Pierce Creek is available, although significant capital investment will be required to bring the system back into an efficient working condition.
- The isolation factor could be beneficial for crops which are susceptible to spread of disease from adjacent crop production. For example blueberries are vulnerable to the scorch virus. This area most likely would be clean from most common diseases which affect berry and vegetable crops in the main crop producing areas of the Fraser Valley.
- The existing buildings, particularly the storage and packing facility, may be useful for crop storage and packing., depending on what crops are grown

Agricultural factors which need to be considered:

- The fields have not been intensively farmed for several years, therefore there will be a re-vitalization period during which nutrient levels and seed bed conditions have to be restored.
- The irrigation system has to be renewed as it has not been functional for several years. Therefore significant capital investment is required to restore its function. A system upgrade is required based upon an irrigation assessment/design prepared by a certified irrigation specialist. Southern Drip has completed an initial inspection.
- The higher elevation (340 meters) indicates that the growing season would be reduced and the winters would be cooler, although the elevation in itself would not preclude the production of the majority of crops grown in British Columbia. It is expected that crops grown on this site would probably be about 2 weeks behind the same crops grown near Chilliwack on the Valley bottom. In addition there is a greater risk of early and late season frost affecting sensitive crops.
- Sunlight hours: The property is shaded by the mountains to the south, particularly in winter, when the amount of sunlight is much reduced. Winter production of greenhouse

commodities may be questionable because of this shade effect and cooler temperatures.

- There may be some potential crop damage due to wildlife predation (deer and bears), although this can be mitigated by appropriate fencing.
- The isolation factor would result in extra costs for transportation of supplies, crop products and staff.

Features of the site chosen for the bulk water dispensing facility

The site chosen for the bulk water dispensing facility is identified on the attached map (appendix 2). The surface area adjacent to the pump house has been altered by the former owners (Ministry of Forestry and PRT) by introduction of approximately 1 foot of coarse gravel. This was the location of the former greenhouses which were used for production of seedling plugs. The following photograph illustrates the soil profile of the approximately 1 foot of gravel which covers the site adjacent to the pump house and proposed water filling station.

From an agricultural perspective, in its present condition, this area has no value for field crop production, although it would be suitable for agricultural structures and buildings in support of non-soil bound agriculture.



Agricultural benefits

An approval for the establishment of a proposed bulk water dispensing facility would generate several agricultural benefits, including the following:

1. The revenue generated by the bulk water dispensing facility would provide funds to upgrade the agricultural infrastructure (irrigation) on approximately 75 acres of idle cultivated land and bring into production another approximately 15 acres of land. Paragon Enterprise has provided a cost estimate of \$165, 000 for clearing and stump/root removal of the 15 acres (appendix 4). To restore the entire irrigation system it is estimated that up to \$150,000 may be required to restore the working condition of the pumps, electric motors, and mainlines. Southern Drip had an initial look at the irrigation and provided an estimate of \$8,500 to extend irrigation to a 7.5 acre block which could be the initial phase of Hop production. The overall cost of making this property ready for intensive agricultural use is estimated at approximately \$300,000 to \$400,000.
2. The landowner has spoken to several farmers in the Fraser Valley who are interested in renting the property for crop production, on the condition that the irrigation system is restored and upgraded. To date, 2 farmers have supplied letters of interest in renting the farmland (copies of the LOIs are attached - Appendix 2 and 3)). One is a berry farmer from the Abbotsford area and the other is a Hop farmer from the Chilliwack area.

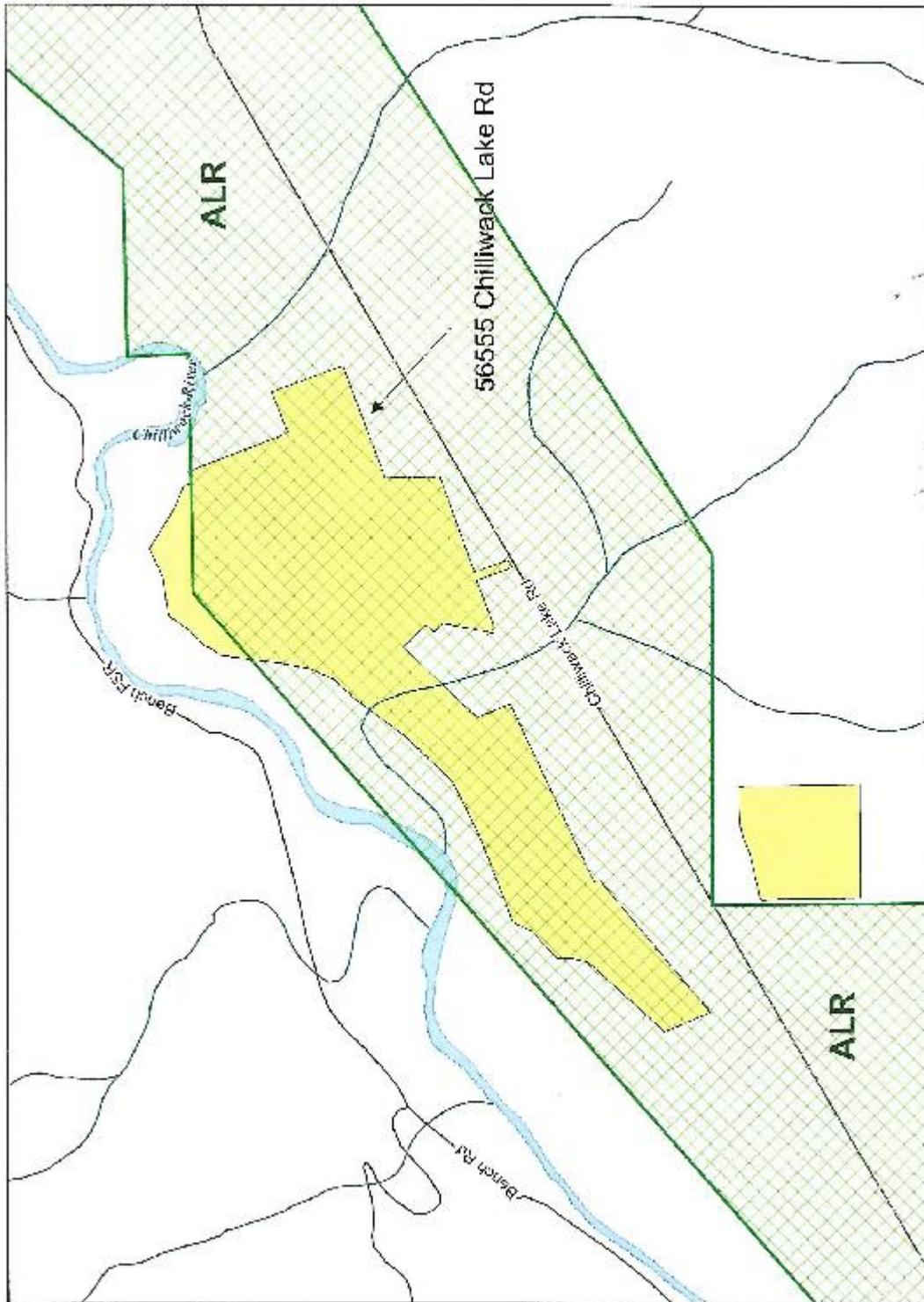
Final Comments:

- The proposed site for the bulk water dispensing facility has no value from a crop production perspective, because the former owners covered the site with over 1 foot of coarse gravel. The operation will, for the most part, utilize existing infrastructure (i.e., existing pump house and roads). Approximately 1 acre of low agricultural potential will be required to widen existing and new access roadways.
- The bulk water dispensing facility would be sited in a location which would not diminish nor interfere with agricultural activity on the remainder of the farm property.
- The establishment of the water bottling plant would be the catalyst for implementing an agricultural enhancement strategy and restoring the former agricultural activity on approximately 90 acres of farmland with a high agricultural rating.

Prepared by:
Dave Melnychuk, P.Ag
July 16, 2018
604 812-3276

Appendix 1: Page 9 - ALR map
Appendix 2:- Page 10 -Maps indicating location of the bulk water dispensing facility
Appendix 3:- Page 11- LOI from Chilliwack Hop Farms
Appendix 4:- Page 12 - LOI from M&G Bros Farms
Appendix 5:- Page 13 - Cost estimate for clearing land
Appendix 6 – Page 14 - Soil test results

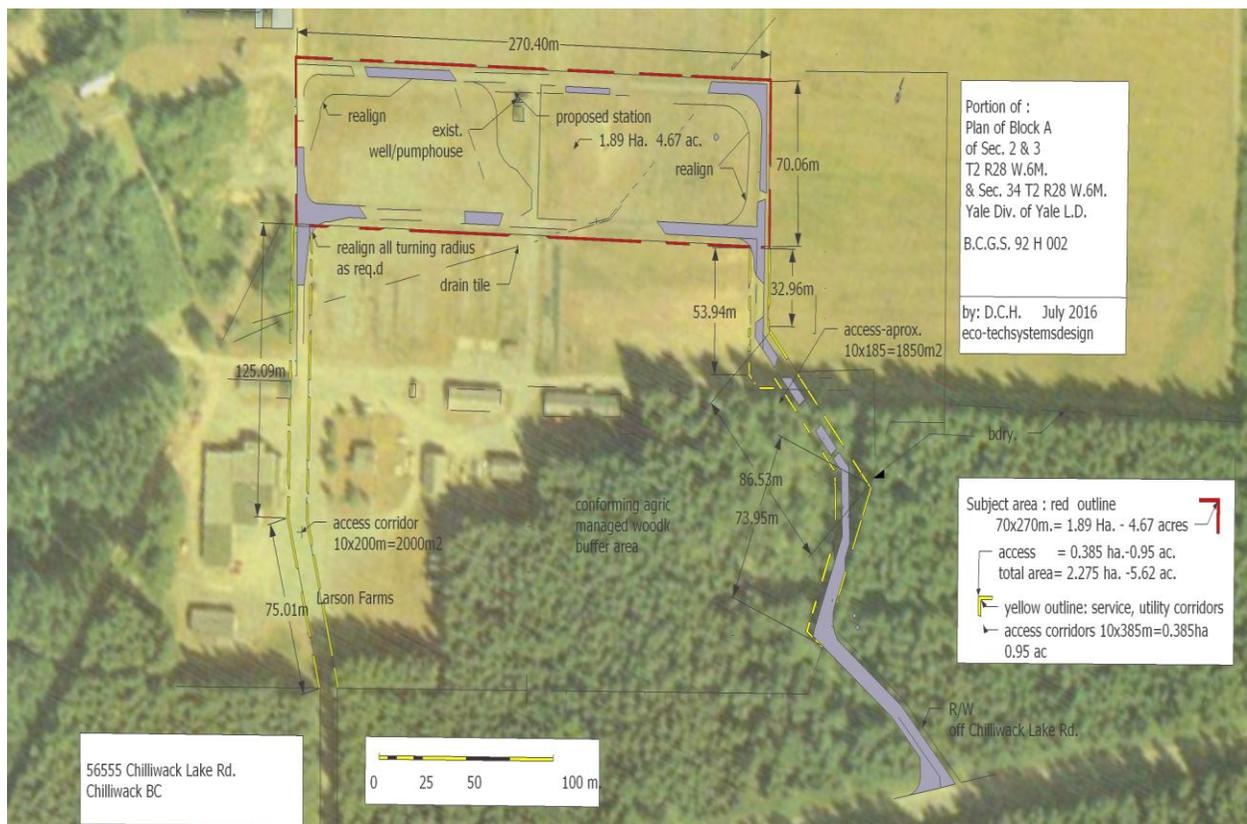
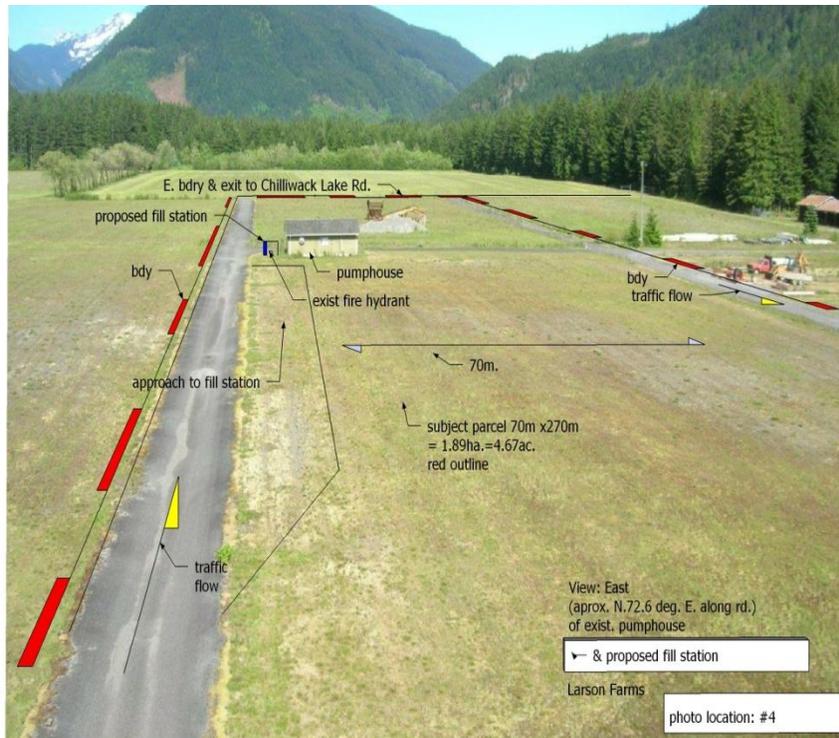
Chilliwack River Valley



Map prepared by the FRD & Date: June 2014.
This map is not a legal document and is intended to be for illustrative purposes only.



0 50 100
Meters





CHILLIWACK
— HOP FARMS —

December 21, 2016

To:
Wilf Krickhan
Larson Farms
56555 Chilliwack Lk Rd.
Chilliwack, BC
V4Z 1A7

RE: Rental of Farmland at 56555 Chilliwack Lk. Rd.

As a farmer in the Fraser Valley, I am interested in renting your farmland located at 56555 Chilliwack Lake Road, Chilliwack, BC – which I understand has about 75 to 85 acres of cultivated land.

Good farmland is very difficult and expensive to obtain in our area, so I would be prepared to expand my farm operation onto your farm, if we could negotiate terms which would be satisfactory to both of us. Because of the sandy soils on your farm, it is very important for crop production that the irrigation system be renewed, as I understand it has not been operational for several years.

Sincerely,

John Lawrence
Owner/CFO
Chilliwack Hop Farms
6575 Unsworth Rd.
Chilliwack, BC
V2R 4P4

M. & G. Bros. Farms Ltd.

143 Mt. Lehman Road, R.R. 1, Abbotsford, B.C. V2S 1M3
853-0483

MOHINDER S. GILL

EURODY S. GILL

To: Will Krickeu

Our company M&G Bros. Farms Ltd. has been farming in the Fraser Valley for over 45 years and we are interested in renting your farm at 56555 Chilliwack Lake Rd. We estimate that we could cultivate between 75 to 85 acres of the land.

Good farmland is very difficult and expensive to obtain in the Fraser Valley, so we would be prepared to expand our farm operation onto your land if we could negotiate the right terms which would be satisfactory to both parties. Your land is at a higher elevation therefore it would help us offset the blueberry peak picking time by 14 days which would give us a big advantage in price and availability at the market place. We could look at a form of profit sharing which would be beneficial to both of us.

Because of the sandy soils on your property, irrigation is a key component to successful farming. As I understand that the irrigation has been non operational on your property for several years so this is a key component that would need to be addressed ASAP.

Regards,

Terry Gill
M&G Bros. Farms Ltd.
604-897-1449

Paragon Enterprise Ltd.
7850 Nixon Road
Chilliwack, B.C.
V4Z 1L3

Quote Clearing Project
Client : 56555 Chilliwack Lake Road
Chilliwack, B.C.

This quote is based on viewing approximately fifteen acres plus or minus.

Located at 56555 Chilliwack Lake Road,
Chilliwack, B.C.

Project :

Clearing and Grubbing approximately fifteen acres to the lay of the land.

Burning of debris on site.

All required permits to be obtained by client.

Cost of equipment mobilize FOB.

Equipment mobilization and cost of permits not included in quote.

To be paid separately by client.

Quote is valid for thirty days.

Eleven Thousand Dollars Per Acre.

\$11,000 Per Acre

One Hundred Sixty Five Thousand Dollars Plus Applicable Taxes

\$165,000 Plus Gst.



Farm Soil Analysis

Bill To: Dave Melnychuk Report To: Dave Melnychuk 19915 37A Avenue Langley, BC., Canada V3A 2S8 Agreement: 91163	Grower Name: WILF Client's Sample Id: Field Id: Acres: Legal Location: Last Crop: New broken	Lot Number: 1175219 Report Number: 2153475 Date Received: Dec 01, 2016 Disposal Date: Dec 31, 2016 Report Date: Dec 07, 2016 Arrival Condition:
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Nutrient analysis (ppm)														Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	B/CarbP	pH	EC(dS/m)	OM(%)	Sample#
0" - 6"	<2	74	46	<1	168	15								5.7	0.06	1.7	5586049
Excess														Alkaline	Extreme	High	
Optimum														Neutral	Very High	Normal	
Marginal														Acidic	High	Low	
Deficient														Very Acidic	Good	Very Low	
Total lbs/acre	4	147	92	2	Texture: Sandy Loam			Hand Texture: n/a			BS: 11%		CEC: n/a				
					Sand: 78.0 %		Silt: 13.9 %		Clay: 8.1 %		Ca: 8.5 %		Mg: 1.2 %		Na: <1.3 %		K: 1.2 %
Estimated lbs/acre	8	147	92	4	Ammonium: <0.3 ug/g						TEC: 9.9 meq/100 g		Na: <30 ppm				
					Lime: 3.2 T/ac		Buffer pH: 6.1				Est. N Release: n/a		C:N Ratio: n/a				

*Nitrate-N **Sulfate-S n/a = not analyzed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Macro-nutrients	Crop not provided				
	Yield	N	P2O5	K2O	S
Growing Condition	To be added (lbs/acre)				
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

Terms and Conditions: www.exova.com/about/terms-and-conditions

APPENDIX 3 - Meeting Notes

Purpose	Public Information Meeting hosted by the applicant of a proposed water filling station at 56555 Chilliwack Lake Road
Date	Thursday, February 21, 2019 – 6:30-8:30pm
Location	Chilliwack Fish & Game Club 48685 Chilliwack Lake Road
Attendance - Applicant	Wilf Kricken, Property Owner
	David Kneale, P. Eng, Active Earth Engineering
	David Melnychuk, Agrologist
Attendance – FVRD To Observe PIM only	Orion Engar, Director Electoral Area “D”
	Margaret-Ann Thornton, Director Planning & Development
	Graham Daneluz, Deputy Director Planning & Development
Attendance – General Public	Approximately 100 members of the public. The applicant provided a sign-in sheet and comment forms

Prior to the public information meeting, display boards were posted and the applicant and his consultants were available to answer questions from the public.

1. Welcome & Introduction:

- The meeting started at 6:35pm. Wilf Kricken welcomed and thanked everyone for attending. David Melnychuk served as the meeting moderator. Presentations providing an overview of the proposal were provided by:
 - Wilf Kricken, Property Owner
 - David Kneale, P. Eng., Hydrologist. Power point presentation
 - David Melnychuk, Agrologist

6:56pm

2. Questions from the General Public

The following is a general summary of the questions and comments from the public

- How many trucks will be accessing the site, and what is the volume of water (gallons) to be extracted?
 - 12 trucks a day, operating 24/7.
- Who owns the water?
 - The Province of BC. There was a discussion of water rights in BC.
- Resident of Baker Trails (46511 Chilliwack Lake Road) expressed concerns that the Baker Trail well is at the bottom of the aquifer and it may go dry or silts up requiring additional maintenance and costs. Who is responsible for these costs?
- The Provincial water licence has no end date and cannot be reduced in volume once it is granted. Water is disappearing in the Chilliwack River Valley. Impacts of climate change were noted. Section 13.3.3 of the OCP was quoted, and stressed the need for a comprehensive water study.

- Where is the water to be extracted going? The Molson's Brewery in Chilliwack? Trucking is proposed now, but will a pipeline be constructed in the future?
 - No specific end user known at this time.
- What is the business plan for the site? If a user/client is not known, how will funds be generated to remediate the property for agricultural uses?
- There is an existing reservoir on the property that has been used for fire protection. Wilf Kricken, Property Owner has assisted with fire protection and has offered to purchase a new fire truck for the Chilliwack River Valley. Supportive of the proposal.
- Opposed to water commoditization – the private ownership and bottling of water. Provincial hydrological studies confirm that the Chilliwack River Valley aquifer is unstudied.
 - David Kneale reviewed his study results and that a 3 day well test (pumping) was undertaken in April 2018 with testing of the old well and monitoring of the new well.
- There was confusion regarding the volume of water being requested, and the number of trucks required to remove this volume.
- A number of wells went dry in Slesse Park and there were previous discussions of providing City water. (David Lamson)
 - David Kneale advised that Slesse Park is in an area of bedrock and not within the aquifer.
- Resident of the Bench Road area above the Chilliwack River Valley. The existing well can be used for agriculture on the property.
- Concern that this application is a precedent for water extraction. What are the cumulative effects? The proposal is not well thought-out (no known user). Need to examine the long term impacts of the environment. Cited run-of-the-river electric projects and the costs. The vision for the Chilliwack River Valley is for environmental stewardship.
- Will the trucks operating 24/7 decrease property values? What is the air pollution of the additional trucks?
- Is this a “done deal”?
 - Wilf Kricken advised no, and is in process of approvals from the ALC and the Province.
- What are the benefits of this proposal to the Chilliwack River Valley?
 - Wilf Kricken advised that this is a private business venture. Is willing to explore providing benefits to the Chilliwack River Valley.
- How much will the property value be increased with approval of this proposal? Will the water be exported to the USA?
- The FVRD required this public information meeting. The FVRD should be taking notes of the community comments at this meeting.
- The Northwest Hydraulics (NHC) needs to be reviewed and referenced. The water balance testing and low monthly discharge was noted. Need to confirm what data was used and future modelling needs to be updated to include climate change impacts.
- Resident advised that comments should be emailed to: FVRD; Agricultural Land Commission (ALC); Provincial Ministry of Forests, Natural Resource Operations and Rural Development.
- The Province charges very little for the water licence. Asked what are the fees charged by the Province for the water licence and for the water to be extracted?
- Resident of Williamsburg Estates cited that she currently pays \$600 year for water, and the Province will not intervene if problems arise.
- A previous gravel proposal was stopped because of the negative effects to water courses and the aquifer. The Province will not intervene and cancel or reduce water licences once issued.

- Concerned with the precedence of this application and other applicants. Opposed to the conversion of the property from agricultural lands to an industrial extraction site.
- Proposal is to extract 0.4% of the water resource in the Chilliwack River Valley. What is being provided in return to the community, the FVRD and the Stolo Nation (First Nations)? There is a lack of confidence and details with the proposal. If the water is to be bottled, not in support. If the water was to be used for emergency relief (ie Ashcraft and Boston Bar), there would be some support.
- Appreciation for the Public Information Meeting. A number of concerns have been raised regarding wells. There are also concerns for river habitat as the aquifer feeds the Chilliwack River. (David Lamson).
- Previous studies of the aquifer including studies conducted by the City of Abbotsford were noted. Streams in the Chilliwack River Valley currently dry-up in the summer. Additional comprehensive studies are needed.
 - David Kneale stated that MFLNRORD did not request a study on the surface flows in the Chilliwack River Valley. The well should not impact surface flows.
- The Fish Hatchery draws a lot of water from the aquifer, but the water is returned to the Chilliwack River.
- Sue Federspiel, Chilliwack River Valley Resident Association advised that comments should be sent to the FVRD and MFLNRORD. Contact information will be provided to the Chilliwack River Valley Resident Association facebook page. Who monitors the water being extracted?
 - David Kneale advised that the Province monitors the water extraction to ensure sustainability.
- There are impacts from lands in the USA (Mt. Baker glacier retreating) that will impact the Chilliwack River Valley water systems. There is not a full understanding of the water systems and aquifer. Caution needs to be provided before issuing water licences. There is only one beneficiary to this proposal – the property owner (Wilf Kricken).
- A long time Chilliwack River Valley resident (family since 1932) spoke in support of the proposal. “Go back to the City and leave us bush people alone”.
- A long time Chilliwack River Valley resident (family since 1901) spoke in opposition to the proposal.
- The proposal is premature. Flows have not been established or monitored. The new Molson Brewery in Chilliwack is serviced by the City of Chilliwack water (450 million litres).

Meeting adjourned: 8:15pm

The applicant and his consultants remained after the meeting to answer individual questions from the public.

FVRD staff advised that the current application, FVRD reports and background information will be assembled and located on the FVRD website for ease of reference.

Graham Daneluz

From: Fraser Valley Regional District
Sent: January-10-19 8:33 AM
To: Graham Daneluz
Subject: FW: Water Extraction application

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Graham,

Please see the email below which came in yesterday and was forwarded to Paul for his information. Am forwarding a copy to you for your files.

Thanks!

Chris Lee<<mailto:clee@fvrd.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: David Burdge [<mailto:david>]
Sent: Tuesday, January 08, 2019 4:16 PM
To: Orion Engar
Cc: Jason Lum; Fraser Valley Regional District; ; Edna Hobbs
Subject: Water Extraction application

Dear Orion,

I understand that the folk at Larson's Farm are applying to develop a water extraction system, and plan on trucking water from Larsen's Bench to a water bottling facility off site. I am writing to express my major concern and opposition to this proposal.

Firstly, I strongly oppose on principle, any water extraction for commercial water bottling purposes for a host of reasons. These include the potential long-term impact on our limited fresh water supplies, especially given the reality of climate change. Flow rates have been declining in the Chilliwack River, and the glaciers that feed the river are receding. We are already experiencing drought conditions, and fresh water resources are in fact finite and limited. I believe, and the UN has endorsed this position, that fresh water is a basic human right, and that commercialization of water is unacceptable. I also believe that as a community, we must start addressing the terrible impact that plastic is having on our global environment.

Importantly, I also strongly object to this proposal on the basis of the lack of any significant consultation with people living in the Chilliwack Valley. I am also unaware of any significant consultation with the Indigenous Sto:lo people, on whose traditional territory this project would be situated. As you know, water is sacred!

This proposal would have significant impact on the people of the Valley; both in terms of long term impact on availability of fresh water for domestic use, irrigation of gardens and farm land, fire protection etc, as well as from the perspective of truck traffic on the Chilliwack Lake Rd.

Thank you for ensuring that my concerns are heard. I personally don't think the proposal should even be sent to the ALC people for consideration, and ask that you do your best to oppose the proposal, on the basis of what is best for the majority of people in the Chilliwack River Valley, and on the basis of what is best for our planet.

Many thanks!

Yours sincerely,

David R Burdge MD. FRCP(C) (ret)

53675 O'Byrne Rd

Chilliwack BC

V4Z 1B6

Graham Daneluz

From: Orion Engar
Sent: February-18-19 5:15 PM
To: Graham Daneluz
Subject: Fw: Bulk water project at Larson bench

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Graham ... See below email from a Resident on the Bulk Water Extraction question for our perusal.

Please let me know if you'd prefer I send them somewhere else.

Thanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: david snook <dms@chilliwack.ca>
Sent: February 16, 2019 11:51 AM
To: Orion Engar
Subject: Bulk water project at Larson bench

Hello again Orion;

I will not be able to attend the meeting on Thursday February 21, 2019, but wanted to send along this thought for your consideration in your commentary and decision making. My concern could be framed as a question about an escape clause. How does this contract get terminated if/when conditions change. I am thinking of the long term prospects for water flows in the valley, particularly low water flows during the summer. With the ongoing retreat of the glaciers above the valley, and the increasing frequency of drought conditions in the summer, it is not impossible that the river could run dry in extreme years. How would the needs of residents, and the environment be protected ahead of the access of a commercial enterprise.

Thanks again, David.

Graham Daneluz

From: Orion Engar
Sent: February-18-19 6:04 PM
To: Graham Daneluz
Subject: Fw: Application for Bulk Water Extraction

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Graham:

Another concern on the Water Extraction.

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Shelley O'Callaghan <
Sent: February 17, 2019 5:01 PM
To: Orion Engar
Cc: Edna Hobbs; Eileen Brader; Flora Leisenring; Ron Hudson
Subject: Application for Bulk Water Extraction

Hello Orion,

I have received minutes of the meeting of the Chilliwack River Valley Residents Association dated February 11, 2019. In the minutes is a reference to an application by Larson Holdings for a licence for bulk water extraction in the Chilliwack River Valley. I understand that the land is part of the Agricultural Land Reserve and would need to be removed from the reserve.

I wish to express my view that this licence should not be granted and the land should not be removed from the ALR.

The following are my concerns:

1. A report commissioned by the City of Chilliwack (Assessment of Potential Climate Change Impacts on Vedder River Low Flows by Northwest Hydraulic Consultants dated December 2015) indicates the high potential for the reduction of flows in the Chilliwack River Valley due to receding glaciers feeding Chilliwack Lake. The Report recommends the City proceed with a study to assess how the estimated reduction in low flows may influence aquifer recharge rates. I feel there is not sufficient information for assessing the potential impacts of this proposal.
2. Groundwater extraction may cause interference with streams, rivers and wetlands, as well as interference with existing wells and licensed water users.
3. There may be impacts on existing agriculture and silviculture, and on water availability for land in the ALR that currently is not irrigated or does not have a water supply.

4. There may be adverse effects on animals and their habitats, including wetlands. In particular, effects on the fish in the Chilliwack River.

I feel that the proponent should be required to conduct a geological study to assess these potential impacts. Could you advise whether this project is subject to review under the Environmental Assessment Act? I would also be interested in whether there has been consultation with the First Nations who have an interest in the Chilliwack River Valley.

Thank you for your attention. I would appreciate being kept apprised as to the progress of the reviews of this project.

Yours truly,

Shelley O'Callaghan

Home owner, Chilliwack Lake

Member, Chilliwack River Valley Residents Association Member, Post Creek Residents Association

Graham Daneluz

From: Helen Shilladay >
Sent: February-19-19 5:12 PM
To: Graham Daneluz
Cc: Orion Engar
Subject: Re: Larsen Farms application for bulk water filling station

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Larsen Farms application for bulk water filling station

Dear Mr Daneluz

I would like to comment on the application to withdraw water from the aquifer for commercial sale on the Larsen's Farms property.

The arguments against this are both local and global.

Water sale or bottling for private profit is an abuse of a valuable and threatened public resource.

Our clean water underpins and supports our entire ecosystem and our economy through forestry, farming, tourism and fisheries.

It is time that government at all levels showed understanding of the impending scarcity of that resource, and take steps positive and meaningful action to protect it and ensure it is maintained.

The use of trucks to transport water will add to road degradation, increased air pollution and increased local traffic - all of which are undesirable.

Water bottling is a major source of plastic garbage that is choking our seas with whole pieces and degraded micro beads that enter the food chain, having disastrous effects on both large and small freshwater and marine animals.

The volumes of water available in this particular area are going down year on year as the inflow to the aquifer is decreasing. The Chilliwack/Vedder River's minimum 7-day streamflow in August has been declining by about 6% per decade at least from mid-20th century to 2012.

The glaciers that feed into the watershed also show "a persistent long-term decline" and "appear not to be in equilibrium with present day climate and, even in the absence of further warming in the future, and despite possible increases in winter precipitation which are projected by several global climate models for this region, glacier mass will likely continue to decline.

Complete loss of glaciers in the Chilliwack River watershed would reduce the lowest summer flows at Vedder Crossing, by an estimated 3 m³/s in the driest years. This loss is in addition to expected losses resulting from future diminished snowpack and earlier melt."

This information comes from two studies by the City of Chilliwack. ("Assessment of Potential Climate Change Impacts on Vedder River Low Flows" December 2015, and "Vedder/Chilliwack River Glacial Flow Assessment" March 2017)

With climate conditions becoming drier and drier in this area every year, I have serious concerns about licenses being issued that allow water to be withdrawn for profit.

I also have questions about the proposal itself.

Precisely how much water is the proposed operation demanding? I have heard suggested percentages of the inflow of 0.05% in high flow months and 0.07% in low flow months, but I would like that quantified in litres per day, or annually, to compare to average domestic use.

How has this amount been calculated and justified, and by whom has it been calculated?

What data is the proponent using to calculate their suggested take? Are they using future extrapolated data, or historical data that is already out of date?

What is the number and size of vehicles expected per day related to the operation?
By how much will proposed traffic exceed the traffic generated by current Farm use?

What are the *detailed* proposals as to how, how often, and by whom any such operation would be regulated and monitored to ensure limits are respected?

Infrequent monitoring, or self-monitoring, would be unacceptable in such a fast-changing water availability situation.

In time of drought, would this business operation's withdrawal license be suspended in favour of local residents requiring water for essential needs such as daily drinking and washing?

To prioritise profit over personal human needs would be completely unacceptable.

Recently, on the 24th January, Strathcona district on Vancouver Island passed a motion requesting the province of BC cease issuing licenses for bulk water withdrawal for export and commercial water bottling.

"There is potential for all BC municipalities and districts to send an unambiguous message that would "put huge pressure on the provincial government to change the Water Sustainability Act (WSA)," said Brenda Leigh, Strathcona Regional District Area D director, and architect of the motion.

"There's 29 regional districts in British Columbia, and a lot of them have been impacted by corporate extraction of their water supply," said Leigh. "This is very important because the commodification of water in Canada means that we're putting our water sources at risk."

The full report on this is here- https://watershedsentinel.ca/articles/strathcona-groundwater-motion-passed-and-heading-to-avicc-vote/?fbclid=IwAR1stwh5tojtWzgqvmCX0ly-TvP-ft29XLvaDJ_NVQFCOCsmqugJTQPlydo

I urge the FVRD to refuse to proceed this application on the grounds of protecting current and future water security for our residents, our thriving recreational fisheries in the CRV, and for other wildlife and the health of the forests that surround us.

As I have work commitments, I cannot attend the public meeting, so I welcome the opportunity to comment and air my concerns via email.

Thank you for your kind attention.

Helen Shilladay
Winona Road
Slesse Park
Chilliwack River Valley

Sent from my LG Mobile

Graham Daneluz

From: Orion Engar
Sent: February-20-19 7:01 PM
To: Graham Daneluz
Subject: Fw: Larson Holdings

Hi Graham... another email for the record.

Thanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Ann Coulter <
Sent: February 20, 2019 1:37:53 PM
To: Orion Engar
Subject: Larson Holdings

I am a property owner in the Chilliwack River Valley since 1970 and wish to register my strong opposition to the granting of a license to allow bulk water extraction from the property owned by LARsonHoldings.

The sale of water has been a concern in Canada for many years and climate change has become one more reason to disallow it

AnnCoulter
Yarrow
Sent from my iPhone

Graham Daneluz

From: Orion Engar
Sent: February-21-19 11:44 AM
To: Graham Daneluz
Subject: Fw: Water

Another feedback on the Water application.

Thanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: shirley carscadden ·
Sent: February 21, 2019 10:59 AM
To: Orion Engar
Subject: Water

I would like to voice my opposition to taking water from the Valley and selling it.

Thank yo

Shirley Carscadden

Graham Daneluz

From: Orion Engar
Sent: February-22-19 11:40 PM
To: Graham Daneluz
Subject: Fw: Water Extraction feedback.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

More feedback,

Thanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Bruce Goddard ·
Sent: February 21, 2019 8:35 PM
To: Orion Engar
Subject: Re: Water Extraction meeting

Sorry that meeting was a joke the owner couldn't introduce himself without reading notes. There so called professionals couldn't get there story straight .lied about the hatchery being ground water only then the second one said the hatchery were on a separate aquifer wich is separated by clay. Not according to the map they showed. And if the property is zoned agriculture why is it not being used for that now. And sorry no one trys to start a bussneses with out a bussneses plan. His plan wich I think it's an amarican plan is to such as much water out as he can make as much money as he can without putting one person to work as it will be completely automated just putting more big trucks dawn my road that can't do the speed limit because they are paid by the load just like the logging trucks.sorry my mistake a few truckers will have some work.probly amarican one taking our water. Safe asumption considering his business plan. But hay if he said he was going to grow barely which he has the water for then truck the water to molsons I'd be on his side. Till then no I'll stay for the meeting that's going to shut him dawn.

A residents point of view
You no me Bruce

Get Outlook for iOS<<https://aka.ms/o0ukef>>

From: Bruce Goddard <bruce.goddard@fvr.ca>
Sent: Wednesday, February 6, 2019 5:51 PM
To: Orion Engar
Subject: Re: 1) RCMP survey 2) Specific Well Registration Deadline

Hi orion
Quick question
Whats the deal with this meeting for a water filling station

Get Outlook for iOS<<https://aka.ms/o0ukef>>

From: Orion Engar <oengar@fvrd.ca>
Sent: Tuesday, January 15, 2019 11:54 AM
To: Orion Engar
Subject: 1) RCMP survey 2) Specific Well Registration Deadline

Hello Neighbours:

Two items that may be of interest to you:

1) RCMP Anonymous Public Survey closing Jan 27, 2019

The #1 issue I encountered on people's minds during the election was squatter camps and the garbage, theft, and public safety concerns associated with them. Upper Fraser Valley residents are being asked by the RCMP to share our views on any topics of concern and this looks like an opportune time to let those in law enforcement hear from us:

"The survey will be open January 7 through 27, 2019. It is completely anonymous, and the answers are submitted to an independent consultant who provides the RCMP with a summary report on the responses."

<https://www.surveymonkey.com/r/UFVRDcommunity>

<<https://www.surveymonkey.com/r/UFVRDcommunity>>

2) Well Registration Free only until Feb 29, 2019

"On March 1, 2019, all wells that service more than one domestic property or house and all producers that use wells, like farmers, ranchers and grape growers, must have a licence for their well. It's part of the Water Sustainability Act put in place in 2016, giving users a three-year transition period to get a licence.

If your groundwater use is not considered domestic as defined in Section 2 of the Water Sustainability Act (WSA), you must apply for a water licence as of February 29, 2016. When you apply for a licence for your existing groundwater use, a well record will be created for you."

[My Note: While it still may be beneficial (recommended) to register your home well, this specific deadline does not apply to single family home domestic wells - full details at the link below]

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/groundwater-wells-aquifers/groundwater-wells/information-for-property-owners/well-records-registration>

Best regards,
Orion Engar

Graham Daneluz

From: David Lamson <dflamson@shaw.ca>
Sent: February-22-19 2:30 PM
To: Graham Daneluz
Subject: FW: Water
Attachments: ... the Water Filling Station at 56555 Chilliwack Lake Road.doc

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Lamson
Sent: February-22-19 2:27 PM
To: 'Orion Engar'
Subject: Water

Hi Orion,

We are sending this message to you on the meeting about water filling station. I'll send it on to Graham also as I have his card.

Thanks,
David Lamson

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-22-19 4:02 PM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Subject: FW: General

Chris Lee<<mailto:clee@fvr.d.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvr.d.ca<<http://www.fvr.d.ca/>>

[Fraser Valley Regional District]<<http://www.fvr.d.ca/>>

From: fvr.dnotifications.donotreply@gmail.com [<mailto:fvr.dnotifications.donotreply@gmail.com>]
Sent: Friday, February 22, 2019 3:42 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Mike Dunstan

E-mail Address

Phone Number

Not provided

Address

Not provided

Message

To whom it may concern,

I have read and researched the details concerning the application for a bulk water fill station proposed for the Larson farms property on Chilliwack lk rd.

As a long time past resident of the C.R.V., and someone who uses it for recreation on a near daily basis, I wanted to voice my support for local business utilizing renewable resources in a sustainable, environmentally friendly way.

I believe the removal of water by this already existing well will in no way be deprimental to our aquifer, and as such may be used to generate revenue and in turn, a tax base.

There is support for this in the community, but the naysayers are loud, and seem to get a lot of attention in this day and age of facebook and instagram, so I had to add my two cents.

Sincerely,

Mike Dunstan

Graham Daneluz

From: Orion Engar
Sent: February-22-19 12:14 PM
To: Margaret Thornton; Graham Daneluz
Subject: Fw: re: the Bulk Water Extraction Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Margaret and Graham... a summary of some of the concerns below.

Of note is their reference to another Regional District (central Vancouver Island Regional District of Strathcona) and their reported recent bylaw changes surrounding water extraction. I'm not sure if they have this factually correct as it may only apply to bylaw changes, but would appreciate us looking into what Strathcona has done a bit further.

Many thanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Suzy Coulter < >
Date: Thursday, February 21, 2019 at 1:05 PM
To: David Burdge <david.burdge@gmail.com>
Subject: Fwd: Write your Letter of Concern re: the Bulk Water Extraction Proposal

Hello Neighbors! (and please forward this widely!)

Many of you are probably aware of a current proposal before the FVRD to create a facility to extract bulk water from a groundwater well on ALR land, for the purposes of personal commercial gain. This non-farm use proposal of ALR land is to fill tanker trucks with water and truck it to a facility in Chilliwack that will then bottle the water.

Many of us have deep concerns about this proposal, arising from different aspects of its impact.

If you are concerned, now would be the ideal time to make your concerns heard, for them to make a difference. Please consider writing a letter stating your concerns to our elected Area E representative and staff of the FVRD planning Dept.

They are charged with assessing the suitability of the non-farm use of the proposal, and gauging community concerns before forwarding or not forwarding it on to the Agricultural Land Commission for ultimate decision.

Their email addresses are: Oengar@fvrd.ca<mailto:Oengar@fvrd.ca>; gdaneluz@fvrd.ca<mailto:gdaneluz@fvrd.ca>

Orion Engar, Area E Director and Graham Daneluz, Deputy Director of Planning and Development.

Also, please make a paper copy of your letter to submit, either at the meeting tonight (6:30 Fish and Game club) or mail it : FVRD 45950 Cheam Ave Chilliwack BC V2P 1N6 or you can give electronic feedback at this link:

<http://www.fvrd.ca/EN/meta/contact/contacts-directory/staff-contact-form.html?id=2951>

All letters need to be submitted at the latest before March 12th, 2018.

Here are some points to consider in writing your letters:

Climate change and the decreasing ability to predict water availability

Should we be conceding water rights for commercial purposes when the current and future state of the Upper Chilliwack Aquifer (aquifer 0010, which the groundwater would be extracted from), is very difficult to gauge and predict given the limited data, and the current context of unmitigated climate change. We are already witnessing decreasing flow rates in the Chilliwack River and more prolonged severe drought conditions each summer. (see attached reports)

Once a licence for extraction is granted, it is essentially granted in perpetuity

BC's Water sustainability Act requires:

no review for 30 years; no mandatory review even after 30 years, and; no mechanism for reducing or revoking a licenced water quantity even if a review is done, so long as the water is being used for its licenced purpose.

Protection vs. Commercialization of CRV water

As a Chilliwack River Valley resident, which do you believe should be given priority?

There are approx. 500 households who obtain their domestic water supplies from groundwater wells in this valley. How will this bulk water extraction affect them?

Agriculture and Food Security are important considerations for the people of the valley. Our water needs to be prioritized for these purposes, not shipped out of the valley for commercial gain.

Is bulk water extraction in alignment with the CRV Official Community Plan?

(See attached notes for more facts)

Indigenous Consultation

Has there been thorough and comprehensive consultation with all relevant Sto:lo government entities, in whose traditional territory this water source is located?

Is water-bottling an activity/industry we and the FVRD wants to support?

The carbon footprint and ecological damage (plastic in our oceans!) of the water bottling industry is huge, and is extremely well proven and documented.

Is granting water rights for commercial purposes a precedent the CRV wants to set?

Would granting this application make it easier for others to obtain resource rights for commercial purposes in the CRV?

Trade Agreement Implications?

If the company has (now or in the future) any US investors, they receive “National Treatment” under FTA/NAFTA.USMCA which strips Canadian sovereignty in the management of that license.

What can be done to prevent the licence from being sold to larger companies like Nestle?

An all-out commercial water permit ban?

If you'd like the FVRD to not only deny this request, but pass a motion to prevent the future licencing of groundwater for commercial water bottling and bulk water export purposes, there are other regional districts who have done so. Such a resolution was unanimously passed by the central Vancouver Island Regional District of Strathcona on January 24 of this year).

Here's to water protection!

Cheers,

Suz Coulter, David Burdge and Molly Armstrong

February 22, 2019

Graham Daneluz,
Deputy Director of Planning & Development
1-45950 Cheam Ave.
Chilliwack, BC V2P1N6

Cc: Orion Engar, Area E. Director

Dear Graham

It is with deep concern that we express our reservations regarding the current application for bulk water extraction on ALR land in the Chilliwack River Valley. We ask that you Do Not forward the application to the Agricultural Land Commission but rather stop the process at the Regional District level. Our concerns are many:

- Safe water is a human right and should not be a commodity to be sold for personal gain.
- If the water is to be bottled and sold the environmental cost is huge.
- We are one of over 500 households in the Chilliwack River Valley who depend on well water. Bulk water extraction puts our water supply at risk. With the potential for climate change to decrease the water available in the Chilliwack River Valley there is no way to predict the availability of water in the years ahead. Once a license is granted there seems to be no review or revoking of the license for a minimum of 30 years.
- We understand the bulk water extraction is from one of two wells on property designated ALR. The applicant proposes to use the land for agricultural purposes and therefore will also be drawing water from the aquifer for irrigation, double dipping.
- If one bulk water extraction license is granted in the Valley it sets a very dangerous precedence for others to also apply.

- We understand that once granted the license could be sold to another company increasing the risk to the Valley while increasing the profits to the applicant.
- Large numbers of people come to enjoy the natural beauty of this valley. Traffic is increasing and adding a number of large, bulk water trucks going up and down daily will add wear and tear to the roads, decrease safety on the roads and take away from the rural environment.

We ask you not only to deny this request for a bulk water extraction licence, but also to pass a motion to prevent the future licencing of groundwater for commercial water bottling and bulk water extraction in the Chilliwack River Valley.

Sincerely

Bill McGladdery

Sandi McGladdery

Tara Zimmerman

48610 Auchenway Road, Chilliwack, BC, V4Z 1B8

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-23-19 6:10 PM
To: Graham Daneluz
Subject: Larson Farms Bulk Water

Follow Up Flag: Follow up
Flag Status: Completed

Recipient Graham Daneluz
Topic Larson Farms Bulk Water
Name Alida den Braber
E-mail Address :
Phone Number Not provided
Message

I am commenting in regards to the Larson Farms Bulk Water. I am against this proposal and don't want the licensing to go through.

I don't live in the Chilliwack River Valley but am a resident of Chilliwack. I disagree with selling our limited supply of water to anyone except our residents. Our water is for the local residents not to be bottled and sold elsewhere!

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-23-19 6:04 PM
To: Graham Daneluz
Subject: Larson farms bulk water

Follow Up Flag: Follow up
Flag Status: Completed

Recipient Graham Daneluz
Topic Larson farms bulk water
Name Amanda Den braber
E-mail Address
Phone Number
Message

Hello, im commenting in regards to the larson farm bulk water removal . Im against this proposal.

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-23-19 6:18 PM
To: Graham Daneluz
Subject: Larson farm water licencing

Follow Up Flag: Follow up
Flag Status: Completed

Recipient Graham Daneluz
Topic Larson farm water licencing
Name Ben Denbraber
E-mail Address
Phone Number Not provided
Message

I am against this proposal for the licensing of the water disposal

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-23-19 8:11 PM
To: Graham Daneluz
Subject: Larson Farms

Follow Up Flag: Flag for follow up
Flag Status: Completed

Recipient Graham Daneluz
Topic Larson Farms
Name Chelsea Rice
E-mail Address
Phone Number
Message

I am strongly against the proposal of taking Larson farms away from farming land and using it as a water extraction site. Water extraction is not good for our local water and will only further deteriorate our local environment. We need to protect our farm lands and need them to be used for farming.

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-23-19 6:17 PM
To: Graham Daneluz
Subject: Larson farm water licencing

Follow Up Flag: Follow up
Flag Status: Flagged

Recipient Graham Daneluz
Topic Larson farm water licencing
Name Holt Denbraber
E-mail Address
Phone Number Not provided
Message

I am strongly against the proposal.

Mr. Graham Daneluz
Deputy Director of Planning and Development
Fraser Valley Regional District
1-45950 Cheam Avenue
Chilliwack, BC, V2P 1N6

Richard Holmes
47963 Hansom Road, Chilliwack, V2R 4R9
February 22, 2019

Dear Graham,

I was at the meeting presented by Mr. Wilf Krickhan of Larson Farms on Thursday, February 21, 2019 and feel compelled to express my concerns about the proposed commercial extraction of water by Mr. Krickhan.

To be brief here are my main concerns:

1. The tone of the meeting was unequivocally against the water extraction project, and as those present were exclusively valley residents, the significance of that should not be underestimated.
2. The world absolutely does not need more plastic bottles.
3. The beneficiary of the proposal is a sole proprietor, whereas the risks are to the whole community.
4. Increased tanker traffic on the Valley road runs counter to health and safety considerations.
5. The data on which the proposal is based, while in good faith, is seriously inadequate in terms of grappling with regional water sustainability. Forward looking studies have barely come to terms with the implications of water supply over the next 50 to 100 years, and where this problem has been addressed (NHC studies) the news is not good.
6. This proposal is based on dated thinking and "small picture" thinking. "Big picture" thinking requires commitments to future scenarios that impinge on whole communities. Mr. Krickhan showed no insight into the notion that water is a communal right far more than it is a commodity for a small business opportunity. The whole notion of stewardship was absent.
7. The line of accountability for such a project is neither clear nor transparent. Remediation and responsibility are vital issues that were essentially off the table. What relevant mechanisms are in place to monitor sustainability of the aquifer complex?
8. The absence of a detailed business plan by the proponent is very troubling, as is the cavalier attitude he demonstrated towards it.

I bring these concerns to your attention because, in your role as a senior planning official, I see you to be instrumental in the conduct of this proposal, and as such I trust you will ensure that decisions are made that are in the best interest of the Regional District community – specifically, the Chilliwack River Valley residents.

Finally, I would invite you to share this letter with any who are involved in the management of our resources and of our inalienable rights to water, in particular. I will in turn be sharing these concerns with my community and its leaders.

Sincerely,

Richard Holmes

47240 Greenhill Rd.
Chilliwack B.C.
Feb 22, 2019

Fraser Valley Regional District,
45950 Cheam Ave.,
Chilliwack B.C.

Dear Mr. Daneluz,

I am writing in regard to the application by Larson Farms Inc., for a license to extract bulk volumes of ground water from the Chilliwack River aquifer, and to sell that water.

I am adamantly opposed to the granting of this license!

I am aware that the Chilliwack River Valley aquifer is large, and the volume proposed to be extracted is a small proportion of the total current volume of the aquifer. However, I am opposed to this because:

If this license were to be granted, I see no logic why many other similar applications would not be approved in the future. It would set a precedent that we definitely do not want! Stop water extraction and sale now. Our water resource should remain the property of the Province of BC and it's citizens.

Although the applicant would not state where the water would be going, at the Feb 21st public information meeting, this extracted water is no doubt destined to go into the PLASTIC bottled market. Around the whole world there is a ground swell movement against plastic water bottles, and their pervasive pollution. There is absolutely no doubt that we do not need more of them. We should not be enabling a business that plans more pollution!

Despite the applicant's assertions, there are no benefits from this project to the citizens of the Chilliwack River Valley. No jobs, no income, (water extraction fees are infinitesimally low!) more truck traffic, and a loss of a small proportion of the aquifer's resource, in perpetuity.

This non-farm business does not need to be situated on ALR land. The agricultural land at this site can be (and has long been) irrigated from the original smaller well and it's associated water license. Any reference to agricultural benefit in this application for a new water license is irrelevant and false.

We are all acutely aware that our water resources are diminishing. Glaciers feeding this aquifer's summer flow are inexorably receding. The City of Chilliwack's 2017 hydrology report on the Chilliwack River aquifer predicts dire reductions in minimum water flows within the next 30 years. (If this application were granted, the license will not even be reviewed for 30 years!) We should not start giving away rights to any of this aquifer, especially to a commercial venture aiming to pollute!

I would like the FVRD to deny this request for a water license. I also would like the FVRD to pass a motion to prevent the future licensing of groundwater for commercial water bottling and bulk water export purposes.

Sincerely,
Richard Clegg

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-24-19 9:34 AM
To: Graham Daneluz
Subject: Taking water from Chilliwack River

Follow Up Flag: Follow up
Flag Status: Flagged

Recipient Graham Daneluz
Topic Taking water from Chilliwack River
Name Susan Hall
E-mail Address
Phone Number
Message

Please consider that our BC waterways are not for sale and as for Nestle in Hope never should have been installed there in the first place. We have our environment, our fish, and the pristine beauty of our great province to take into consideration which should weigh heavily in our favour against allowing American water companies or any other international water bottling company entering into any agreement to take our water for a pittance to enrich themselves. This waterway and every other waterway belongs to the people of BC and we need to protect it like we do the safety of our children. Please don't let this stealing of our clean, clear, water from continuing. Don't allow this application to take our water away from us.

Graham Daneluz

From: fvrnotifications.donotreply@gmail.com
Sent: February-25-19 8:21 PM
To: Graham Daneluz
Subject: Larsen Farms water removal

Follow Up Flag: Follow up
Flag Status: Flagged

Recipient Graham Daneluz
Topic Larsen Farms water removal
Name Brian Barbour
E-mail Address
Phone Number
Message

I am against the removal of tanker trucks of Chilliwack River Valley water. I was very upset by the presentation given by Larsen Farms. The presentation varied on the amount of water to be taken. I heard 6 truck loads a day, 10 truck loads a day up to 20 truck loads. A woman got up and said she worked for 20 years for the owner and he was a wonderful person. It was his wife, but the people at the meeting were not told this. They were very vague on any details and info given varied depending on who was talking on behalf of Larsen Farms. How many household days of water does each truck carry?

I presume that the amount of water removed depends on the amount of water available which could be dozens of truck loads a day based on the amount that can be removed based on their calculations.

The Chilliwack River is lower today than I have seen it at the end of Feb in the last 20 years. The river has been extremely low the last few summers and you could walk across it which was very unusual. We have a beautiful valley because of the mountains, forests and river and I see it changing every year for the worse. Logging trucks are going up and down Chilliwack Lake Road daily with trees that in some cases are only large enough to use to make one 2x4s, now someone wants to remove our water.

At the campground we are trying to conserve water as much as possible. From June til Oct our campers cannot wash their cars or trailers, we do not allow water sprinklers. hand watering only for lawns and gardens and we closely monitor all taps to make sure that they are not dripping. We do these things because we are concerned about the potential for a water shortage if it is wasted.

Most of the people live in the valley by choice because it is unique and beautiful. We want it to be this way for years to come. Clear cutting our forests and allowing our water to be sold by people who care more about the dollar than maintaining the beauty of the valley is not going to help keep our "little bit of Heaven" the way that the rest of us appreciate.

Graham Daneluz

From: Neil Hagman
Sent: February-25-19 10:46 AM
To: Orion Engar; Graham Daneluz; Neil Hagman
Subject: WATER EXTRACTION PROPOSAL ... 56555 CHILLIWACK LAKE ROAD

I attended the meeting re this proposal on 21 February. There were approximately 80 people signed up and at the meeting. Only one person spoke in favor (she was a tenant on the Larson Farms), the rest spoke against this proposal.

This proposal is of no benefit to Chilliwack. No employees will be hired.

The speaker indicated that there would only be 12 trucks per 24 hours (the station would be open 24 hours per day). You cannot make any money by filling 12 trucks per day.

The speaker got caught in a couple of untruths and did not even have a business plan prepared for the water extraction and had no farmers signed up to grow crops (HE INDICATED THAT THERE WOULD BE TWO). He also indicated that no persons/companies were signed up to extract water.

Are we going to end up with another Mr. Schellinberg??? Will other farms in the area also apply for water extraction, using Larson Farms as a president???

By allowing water extraction would the farm not loose its ALR designation?

In summary I would like the FVRD to disallow this proposal and not send it to the ALR. I would also the FVRD directors to take a strong stand to protect the water in our area by passing a motion to prevent future ground water extraction/bottling proposals.

Thanking you....Mr. Neil Hagman & Mr. Gabriel Selormey at 4325 Estate Drive.

Margaret-Ann Thornton, MCIP, RPP

Director of Planning and Development

February 23, 2019.

Dear Margaret Thornton,

Re: Chilliwack River Valley Meeting Public Meeting - Larson farms non-farm application for a bulk water filling station

My name is Patti MacAhonic, I am a landowner and resident at 50514 O'Byrne Rd. Chilliwack BC for 25 plus years. I am also the former executive director of the BC Wildlife Federation and have worked on many files including the Federal Navigable Waters Act and the Provincial Run of the River files as well as other natural resource, fish, wildlife and water files. I thought it important that you know I am familiar with water issues for context of this letter as well as being a land owner.

I attended the public meeting on February 21st and after listening to the proponent have serious concerns about this proposed development and recommend that the application for licensing be denied.

During the meeting the information presented by PowerPoint was contradictory to information shared when answering questions. An example was the statement that the meeting was a courtesy meeting and then when challenged by a community member who presented documentation that it was mandated the proponent catapulted and gave in my opinion a less than honest response. There were also contradictions in numbers for water usage and the engineering report as well as usage. No business plan, no answer on amount of traffic that is may generate but vague answers that changed throughout the meeting.

I am also not confident in a study for water flow that was commissioned and paid for by the proponent as I see that as a conflict of interest and believe that an independent study would be necessary especially in light of the fluctuating "facts" presented by the proponent in the meeting. There is inadequate data on the state of the Chilliwack River Valley aquifers generally and specifically for the Upper Chilliwack Aquifer to which this extraction applies. The OCP states that Aquifers in the Chilliwack River Valley are unnamed and largely unstudied. It would be irresponsible to go forward with this project in light of insufficient study and data.

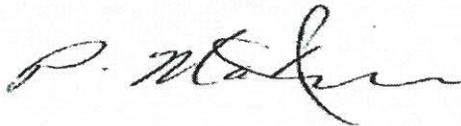
In the NHC study (Assessment of Potential Climate Change Impacts on the Vedder River Low Flows) Final Report section 4 the long term effects of climate change on our stream flow are projected to decrease throughout the 21st century by 39%. The low flows and low rain fall during summer have contributed to 2 seasons of high fire risk for our community and studies conducted on climate change as you know cannot adequately project what is coming. Fresh water provides a foundation for the environmental and economic well-being of present and future generation and this development has the potential I believe to harm the long term viability of the Chilliwack River Valley.

Community members including myself are very concerned about our well water and the answers that the proponent gave to community members on this was unsatisfactory in addressing this if there were problems in future that impacted community wells.

In the Chilliwack River Valley Official Community Plan, Section 8.2.5 it states that " the provision of safe and reliable water supplies and the protection of existing water supplies an source will be a consideration in all zoning and community plan amendments..."

In conclusion, I believe that this proposed development's potential risks to our water security now and into the future are too great. Taking into consideration the lack of adequate and comprehensive data on the aquifer, the lack of clarity and conflicting information provided by the proponent to residents of the Chilliwack River Valley combine to clearly demonstrate that this development should not be allowed to be licensed or go forward. On behalf of myself and my husband Randy MacAhonic we formally oppose this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "P. MacAhonic".

Patti MacAhonic, MBA

50514 O'Byrne Rd. Chilliwack, BC V4Z 1B4

cc: Orion Engar, FVRD Area E Director

Graham Daneluz

From: Orion Engar
Sent: February-26-19 1:53 PM
To: Graham Daneluz
Subject: Fw: Water bottling licence Chilliwack River Valley
Attachments: Strathcona Regional District Resolution.docx; Sunshine Coast RD - Water Extraction for the Purpose of Commercial Bottled Water Sales.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding another from out of our area.

THanks,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Bruce & Nicole <_____
Sent: February 26, 2019 9:54 AM
To: Terry Raymond; Dennis Adamson; Wendy Bales; Bill Dickey; Orion Engar; Hugh Davidson; Al Stobbart; Taryn Dixon
Cc: 'Suzy Coulter'
Subject: Water bottling licence Chilliwack River Valley

Directors of the Fraser Valley Regional District;

My name is Bruce Gibbons, and I live in the Comox Valley. I have been fighting against a groundwater extraction licence in our neighbourhood for almost a year. I have been campaigning for the BC government to stop the approval of licences for the bottling and commercial sale or bulk export of groundwater. We are presenting a petition to that effect in the BC Legislature next week. I have contacted all the communities in our Comox Valley area asking them to prohibit the bottling of groundwater in their zoning bylaws. To date, the Village of Cumberland, the City of Courtenay, the Comox Valley Regional District and the neighbouring Strathcona Regional District have prohibited bottling of groundwater at my request. The Town of Comox is currently considering my request, just made Feb 20th. I have also contacted all the members of the Association of Vancouver Island Coastal Communities (AVICC) asking them to prohibit bottling of groundwater in their zoning bylaws. To date 7 communities have confirmed they do not permit water bottling, and several communities have placed my presentation on the agenda for an upcoming meeting to consider my request. I am scheduled to appear as a delegation in 4 other communities. I have also asked all the AVICC communities to support a Resolution being presented at the April AVICC meeting by the Strathcona Regional District (resolution attached), wherein the provincial government is being "requested to immediately cease the licensing and extraction of

groundwater for commercial water bottling and/or bulk water exports from aquifers.” All that being said to emphasize the fact that we are campaigning strenuously and persistently in an effort to stop the bottling and sale of our groundwater. Our groundwater must be protected and conserved, in the face of climate change, growing demands from population growth and now BC government licencing that will allow a few select individuals and corporations to reap huge profits from a community owned resource, our precious groundwater. We don’t know enough about our aquifers to risk bottling and selling or exporting that water. The FLNRORD Ministry relies on spreadsheets, calculations, extrapolations and outdated data when making desktop assessments for groundwater extraction licences. Climate change is changing the structure and behaviour of aquifers. There is too much risk to give away our precious groundwater using these methods. The risk of being wrong is far too high.

The second attached document is an excerpt from a Policy Manual for the Sunshine Coast Regional District, expressly protecting and conserving groundwater. This is a policy all communities in British Columbia should emulate, and I encourage the FVRD to do so.

Please take the necessary steps to stop this water bottling proposal in the Chilliwack River Valley.

Bruce Gibbons

Merville Water Guardians

2470 Sackville Road

Merville VOR2MO

Sunshine Coast Regional District
BOARD POLICY MANUAL

Section:	Planning and Development	13
Subsection:	General	6410
Title:	Water Extraction for the Purpose of Commercial Bottled Water Sales	10

1.0 POLICY

The Sunshine Coast Regional District does not support the extraction of fresh water resources in gas, liquid or solid form from surface or groundwater for the purpose of commercial bottled water sales.

3.0 SCOPE

This Policy applies to all streams, lakes, groundwater, and wells within the Sunshine Coast Regional District.

4.0 REASON FOR POLICY

The Sunshine Coast Regional District supports water conservation, solid waste reduction goals, greenhouse gas emission reduction goals, healthy community water infrastructure and protecting the environment for a sustainable future. This policy serves to conserve water in its natural state, to address local and international environmental issues and to support safe, low cost, clean water for communities.

5.0 AUTHORITY TO ACT

Retained by the Board in part and delegated to staff in part.

6.0 PROCEDURE

Do not support any application to Provincial and Federal agencies for the extraction of fresh water resources in gas, liquid or solid form for the purpose of commercial bottled water sales.

Approval Date:	February 24, 2011	Resolution No.	088/11 rec. no. 9
Amendment Date:		Resolution No.	
Amendment Date:		Resolution No.	

Strathcona Regional District

Water Protection Resolution

Passed Jan 24, 2019

WHEREAS water is an essential resource upon which all life, including all ecosystems and all local communities depend,

AND WHEREAS water is a public heritage and a public trust for present and future generations and access to water must not be compromised by commercial operations relating to commercial water bottling or commercial bulk water exports,

THEREFORE BE IT RESOLVED that the Premier of British Columbia and the Minister of Forests, Lands, Natural Resource Operations and Rural Development be requested to immediately cease the licensing and extraction of groundwater for commercial water bottling and/or bulk water exports from aquifers.

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-26-19 10:51 AM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvrd.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: fvrdnotifications.donotreply@gmail.com [<mailto:fvrdnotifications.donotreply@gmail.com>]
Sent: Tuesday, February 26, 2019 10:12 AM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Jeanette Janze

E-mail Address

[.com](#)

Phone Number

Not provided

Address

Not provided

Message

Although I no longer live in the Fraser Valley area I am concerned and very much against the idea of allowing the bottling of water for commercial gain and also allowing land on the agricultural land reserve to be used for non-farm uses. Both water and agricultural land are valuable and should be used more wisely than this proposal. With so many droughts over the years I believe that we should be thinking of the future and not setting some potentially bad precedents. Please keep agricultural land for agricultural uses only and please protect the water that belongs to all of B.C and not one entity using it for their profit.

Thank you for taking the time to read this.

J. Janze

Courtenay, B.C

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-26-19 8:28 AM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvrd.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: fvrdnotifications.donotreply@gmail.com [<mailto:fvrdnotifications.donotreply@gmail.com>]
Sent: Monday, February 25, 2019 9:52 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Mary-Lee Merz

E-mail Address

Phone Number

Address

47963 Hansom Rd

Message

Concern: Larson Farm Proposal to extract water from the Sardis/Chilliwack aquifer. I am opposed to this proposal for many reasons:

- 1) There is not enough information available to make an informed decision.
- 2) Water put in plastic bottles adds unnecessarily to pollution especially in the oceans.
- 3) Water is needed to support life, ALL Life. It needs to be held in trust for the good of everyone not used for profit and commercial gain benefiting only a few.

These are but a few reasons why water extraction should not be supported by the FVRD.

FILE: 315-20-2016-05
DEC # 282,210

RECEIVED

FEB 27 2019

February 22, 2019

FRASER VALLEY REGIONAL DISTRICT

Mr. Graham Daneluz,

DEPARTMENT CPA PLAN

I am writing as a resident of the Chilliwack River Valley and I have many concerns about the extraction of water from the aquifer as proposed by Larson Farms for commercial purposes. On Thursday evening I attended a meeting at the CRV Fish and Game Club which was hosted by Wilf Krickhan of Larson Farms to explain his proposal and to answer questions/concerns that the valley residences might have. The meeting room was packed and many residents articulated their concern for the possible impact this "business extraction licence" would have on the aquifer that gives them their water.

I heard the following areas of concern:

1) There is **not enough information** at this time to support the claims that are being made by Larson Farms that this enterprise would have "no negative impacts for the future" of water sustainability in the CRV. The Official Community Plan (OCP) states, "Aquifers in the Chilliwack River Valley are **unnamed and largely unstudied . . .**" and the BC Government aquifer data website lists the most recent info, on this aquifer is from 2007. The 2017 report commissioned by the City of Chilliwack concludes that " By the middle of this century, combined declines in snowmelt and glacier melt contributions may lower Chilliwack River minimum summer flows at Vedder Crossing by 50% on the driest years." Thus changes regarding water sustainability will happen but with climate change those changes are unpredictable. Therefore people are concerned about **water security**.

2) People also expressed concern about the **commercialization of water**. Do we need more bottled water wrapped in plastic? Wilf Krickhan when questioned about where the water was going said he was only getting a licence to extract water and didn't know how it would be used or where it would go. He indicated that was not his concern. The goal of a business is to make a profit. Wilf is a businessman. His concern goes no further than selling the water. Water extraction needs to be seen in a bigger picture. The OCP states: "Water is an essential resource. It is a necessity for survival, a vital component of ecosystems, and also a **commodity**. Consideration of how we interact with surface water and groundwater is important for our future wellbeing. Development and population growth are dependent on water resources; economic growth for communities is tied to water availability." . . . " priority access to water should be given to existing uses, domestic uses and farm uses." **I don't believe that water should be seen as a commodity that is for sale to profit a few. It needs to be held in stewardship for the benefit of the community belonging to no one and available to everyone as a resource that sustains life. ALL LIFE.**

3) Another concern expressed was the **lack of oversight** regarding such a water extraction license. The current BC Water Sustainability Act issues water licenses that are effectively issued in perpetuity, with:

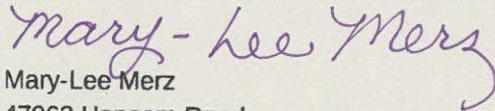
- No review for 30 years;

- No mandatory review even after 30 years and no mechanism for reducing or revoking a licenced water quantity even if a review is done, so long as the water is being used for its licenced purpose.

Much more discussion went on, questions were asked and comments were made. However, the value of water was the main concern. Who benefits from that value? We can not live without water. It should not be regarded like other resources such as oil, gas, silver, gold, coal or other resources that are resourced for profit. We can live without these other resources but not without water. Globally it is well documented how communities and countries struggle if their water is not managed for sustainability by their governments and held in trust for the people.

Please consider these points and do not move this proposal forward. I am not against business or against Wilf Krickhan. He is just a businessman looking to make a profit but the resource he wishes to use to make that profit is too valuable to this community.

I appreciate your consideration in this matter,



Mary-Lee Merz
47963 Hansom Road
Chilliwack V2R 4R9

Graham Daneluz

From: Daphne Clegg
Sent: February-27-19 2:29 PM
To: Orion Engar; Graham Daneluz
Subject: Letter of concern re: bulk water extraction proposal in the CRV

Dear gentlemen,

I am writing to express my concern about the proposed bulk extraction of water from the Chilliwack River by a private property owner. I have many concerns, which include the fact that the aquifers in the Chilliwack River Valley are unnamed and largely unstudied. A 2017 report by Northwest Hydraulics titled "Vedder-Chilliwack River Glacial Flower Assessment final Report" concludes that by the middle of this century, combined declines in snowmelt and glacier melt contributions may lower Chilliwack River minimum summer flows at Vedder Crossing by about 50% on the driest years. This is alarming as we are already seeing much longer, hotter summers and a decline in water levels. The CRV Official Community Plan identifies "protection of groundwater for the long term" as one of its main points.

My second concern is about setting a precedent in extracting water for the purpose of bottling. I am opposed to adding more plastic pollution to our currently plastic -saturated environment, and also in setting a precedent to potential other private land owners that consider clean water a commodity for private enterprise rather than a human right for all the people in the CRV. Also, will this one enterprise pave the way for other investors from Canada or the USA to siphon water from our precious river in perpetuity?

My third concern is the land in question is in the ALR. This means in my estimation that the land should be used to provide food for people in the community and surrounding areas. As fertile agricultural land is quickly disappearing in the valley, it is imperative that ALR land be used to grow food...not for the purpose of private gain in shipping bottle water!

Thank you for attending the last meeting at the Fish & Game Club, and for taking the time to read my letter of opposition to the proposed private extraction of water. I sincerely hope we will err on the side of water sustainability for the residents of the valley, especially at this time of climate change and consequent drought conditions.

Sincerely,

Daphne Clegg
Ryder Lake BC

Graham Daneluz

From: Planning Info
Sent: February-28-19 9:40 AM
To: Graham Daneluz
Subject: FW: Larson Farm comment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Graham,

I have forwarded to you another comment regarding the proposed water facility at Larson's Farm.

Cheers,

Tracey<<mailto:kwebb@fvrd.bc.ca>> Heron

Planning Assistant

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5489 || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: fvrdnotifications.donotreply@gmail.com [<mailto:fvrdnotifications.donotreply@gmail.com>]
Sent: February-27-19 10:05 PM
To: Planning Info
Subject: Planning & Development

Topic

Planning & Development

Name

Deborah Greenfield

E-mail Address

Phone Number

Not provided

Address

Yarrow V2R 5C1

Message

Re: Bulk water extraction at 56555 Chwk Lake Road (Larson Farms)

I oppose the application for s 30-year bulk water extraction permit, for non-agricultural purposes, specifically trucking the water resource off-site for commercial packaging and sale. Water is a valuable resource, and we have a duty to be good stewards. Aquifer water is not an individual's property.

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-28-19 8:28 AM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvrd.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: fvrdnotifications.donotreply@gmail.com [<mailto:fvrdnotifications.donotreply@gmail.com>]
Sent: Wednesday, February 27, 2019 8:24 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Katie Jensen

E-mail Address

Phone Number

Not provided

Address

50930 Riverview Dr. Chilliwack, v4z1b7

Message

I am a resident of the CRV and I am strongly opposed to the commercializations of water from the CRV aquifer. I hope that you consider the opinions of the community and deny the application.

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-28-19 8:27 AM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvrd.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvrd.ca<<http://www.fvrd.ca/>>

[Fraser Valley Regional District]<<http://www.fvrd.ca/>>

From: fvrdnotifications.donotreply@gmail.com [<mailto:fvrdnotifications.donotreply@gmail.com>]
Sent: Wednesday, February 27, 2019 7:19 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Kandyce St Louis

E-mail Address

Phone Number

Address

49329 Chilliwack Lake Rd

Message

The bulk extraction of water from farmland in the fragile Chilliwack River Valley is a huge concern to me as a resident of this valley since 1983. My family depends on well water. The location at the Larson property is far up the valley and this decision affects residents all the way. It is a two lane road, stretched by logging and gravel it simply cannot accomodate more trucks. Please do not allow this irresponsible development in what has in the past been deemed a recreational corridor.

Graham Daneluz

From: Fraser Valley Regional District
Sent: February-28-19 8:28 AM
To: Paul Gipps; Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvr.d.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvr.d.ca<<http://www.fvr.d.ca>>

[Fraser Valley Regional District]<<http://www.fvr.d.ca>>

From: fvr.dnotifications.donotreply@gmail.com [<mailto:fvr.dnotifications.donotreply@gmail.com>]
Sent: Wednesday, February 27, 2019 9:12 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Tara Damato

E-mail Address

Phone Number

Not provided

Address

Not provided

Message

Hi there,

I am deeply concerned about a current issue happening within our beautiful valley. I would like to see our natural resources become a protected life source for our people and animal residents alike. I have recently found out that our Larson Farms Inc is trying to put a water filling station.

We need to make a stand, I would like to hear your stance on this urgent issue of our children's future at stake in an uncertain world.

Thanks for your time and for looking out for our citizens best interest.

Tara Damato

Graham Daneluz

From: Yvonne & Don <
Sent: February-28-19 9:01 AM
To: Orion Engar; Graham Daneluz; Bill Dickey; Al Stobbart; Terry Raymond; Dennis Adamson; Wendy Bales; Hugh Davidson; Taryn Dixon
Subject: Deny Commercial Water Extraction

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may Concern

Members of the electoral area Services committee I feel that the study presented is flawed and done by the applicant and that we need to stop this extraction. ALR0033 56555 Chilliwack Lake Road, We have a well as do many people in this valley and need the water table to stay where it is the fish and wildlife need the water too drink an we don't need the commercial water extraction to benefit one company and hurt everything else. This valley is a recreation paradise and all of this would be in danger if we have lower water and more traffic please deny this application and let this valley remain as it is and not destroyed by greedy people. We don't need anymore water in bottles to make more pollution let them come here to have a drink and enjoy.

Please pass a motion at your meeting to stop any licencing of groundwater for commercial extraction, bottling or bulk export purposes Not great on letters but hope you get my feeling and understand where we stand as tax payers.

Chilliwack Valley Residents 30 year
Yvonne Clarke
Don Brown

Lance Hardy

4470 Estate Drive, Chilliwack, B.C. V2R 3B5

a

February 28th, 2019

Fraser Valley Regional District

Area E Directors

45950 Cheam Avenue

Chilliwack, B.C. V2P 1N6

FVRD Directors,

I am a Chilliwack River Valley resident and I oppose granting a license for the commercial water extraction proposed by Larson Farms 56555 Chilliwack Lake Road. (File ALR0033).

The proposal is asking to extract 130,000m³ of water per year for commercial use; the plan is then to truck by tanker trucks to a bottling facility in Chilliwack. The proposal is for eight (8) Tanker Trucks one assumes 30m³/ load , (30,000 liters/load), which is commercial legal load utilizing a tandem/ tandem truck trailer combination unit. The plan is to truck for 252 working days per year. So this equates to each of the eight trucks hauling approximately 2-3 loads each per working day.

Assuming trucking rates of \$180.00/hour this would be \$3,283,000.00 million dollars just in trucking costs. Therefore who is going to be the bottling company? Who is going to profit? Who is going to maintain the roads? How much will the Fraser Valley Regional District charge Larson Farms to extract each m³ of water? What does this have to do with farming a piece of land owned by a farmer?, on farm land.

Nestle Pays \$2.25 to bottle and sell a million liters of BC water. The price is so outrageous I have to repeat it. Nestle Waters Canada pays the province just \$2.25 for every million liters of water. (Quote by Bill Tieleman, article 24th, Feb., 2015 the tyee.ca). Water owned by all citizens of this Province as it is in every province in Canada. The Government is in place to protect & maintain the resources for all citizens & tax payers.

I have no problem for a farmer to extract water from the water aquifer below his land to nurture & maintain his/her harvest on agriculture land to earn a living & employment of his/ her workers. So who is going to manage our resource? Who is going to be accountable? This plan does not align with our Official Community Plan (OCP).

- Section 12.1.3 states: "The Regional District will participate in efforts of senior governments, community groups and industry representatives to collect data and develop strategies to **protect groundwater for the long term.**"
- Section 5.1.2 of the OCP states: "The preservation and enhancement of existing agricultural operations in the Agricultural designation will be a priority over newly proposed non-farm uses."
- 12.1.4 "The Regional Board will encourage responsible stewardship of groundwater Resources, including:
 - A. agricultural practices that minimize the potential for groundwater impacts; and
 - b. efforts to educate Electoral Area "E" residents and landowners about groundwater resources."
- 12.1.5 "The Regional District will support the conservation of groundwater as outlined in the Electoral Area Water Conservation Program."

13.3.3 Applications for commercial large volume extraction generally will not be supported By the Regional Board except in cases where a comprehensive water study was been undertaken.

One 3-day study in April that was commissioned and funded by the applicant is not comprehensive

I have read the following reports in regards to the proposal submitted by Larsen Farms:

2012 07 01 - REPORT - 2012 Water Supply Options Study Stage 1 Report Option Short Listing

2015 12 01 Vedder River Climate Change Final Report

2016 10 12 - REPORT - Larson Farms Inc. (Sanborn), 56555 Chilliwack Lake Rd, Area E

2017 03 01 Vedder River Summer Flow-Glacier Assess Final Report – comp

2018 07 16 - REPORT - Agrologist Report 56555 Chilliwack Valley Rd

2018-09-10-PRRO-Responses-TDespault-20005657

2019 01 09 - Applicant presentation to EASC - Larson Farms Bulk Water Extraction

Applicant Presentation to Jan-19 EASC

Please remember your Chilliwack River Valley resident(s) I oppose granting a license for the commercial water extraction proposed by Larson Farms 56555 Chilliwack Lake Road. (File ALR0033).

All we ask is for accountability finally. That's all we tax payers all ask for.

Sincerely,

A handwritten signature in cursive script that reads "Lance Hardy".

Lance Hardy

cc. Mark Strahl, MP., Chilliwack Hope,

cc. Ken Popove, Mayor City Of Chilliwack

Graham Daneluz

From: Margaret Thornton
Sent: March-01-19 11:31 AM
To: Graham Daneluz
Subject: Fwd: Commercialization of Chilliwack River Valley Water from Larsons Farms

Sent from my iPhone

Begin forwarded message:

From: trevor edward: _____
Date: March 1, 2019 at 11:24:49 AM PST
To: mthornton@fvr.ca<<mailto:mthornton@fvr.ca>>
Subject: Commercialization of Chilliwack River Valley Water from Larsons Farms

Good day,

I want to add my voice to oppose the proposal regarding the bulk water export from Larsons Farms at 56555 Chilliwack Lake Road.

After attending the meeting on Feb21 2019 and listening to the proposal and other residents concerns, I share many of the communities opinion

that this proposal should be rejected.

Briefly, these concerns are the uncertainty of climate change, truck traffic and the water license future ownership/modification to the water volume taken.

Thank you,

Trevor Edwards

Graham Daneluz

From: Paul Gipps
Sent: March-02-19 4:38 PM
To: Jennifer Kinneman; Graham Daneluz
Subject: Fwd: CRV shame

Follow Up Flag: Flag for follow up
Flag Status: Flagged

FYI

Sent from my iPhone

Begin forwarded message:

From: fvrnotifications.donotreply@gmail.com<<mailto:fvrnotifications.donotreply@gmail.com>>
Date: March 2, 2019 at 4:15:01 PM PST
To: pgipps@fvr.ca<<mailto:pgipps@fvr.ca>>
Subject: CRV shame

Recipient Paul Gipps
Topic CRV shame
Name Debbie Lemay
E-mail Address
Phone Number Not provided
Message

I cannot express my dismay and shock that this can be allowed to take place. This commercial entity should be able to express a business plan but that isn't part of the deal. I guess that we don't matter. However, this is our water, high quality PUBLIC water, not some unknown commercial company's property to profit from. To validate this needs to have oversight and consequence for the decision makers.

Graham Daneluz

From: fvrdnotifications.donotreply@gmail.com
Sent: March-02-19 3:02 PM
To: Planning Info
Subject: Planning & Development

Topic Planning & Development

Name Rick Cregg

E-mail Address

Phone Number Not provided

Address 9-8533 Braodway, Chilliwack, B.C. V2P 5V4 Message

No support for this venture whatsoever. This is valuating and outsourcing of our local propriety over this life sustaining resouce. There should not be any consideration for this venture. As it is, pure, clean non-poluted water is becoming more and more difficult to access. Therefore, to allow this to continue, especially when the company will not provide their business plan...this is not a viable venture. They cannot even validate their operation...dispicable! To approve this smells of bribery and corruption. To continue this will need investigation.

Graham Daneluz

From: Paul Gipps
Sent: March-02-19 4:38 PM
To: Jennifer Kinneman; Graham Daneluz
Subject: Fwd: CRV Water Extraction

Follow Up Flag: Flag for follow up
Flag Status: Flagged

FYI

Sent from my iPhone

Begin forwarded message:

From: fvrnotifications.donotreply@gmail.com<<mailto:fvrnotifications.donotreply@gmail.com>>
Date: March 2, 2019 at 4:01:14 PM PST
To: pgipps@fvr.ca<<mailto:pgipps@fvr.ca>>
Subject: CRV Water Extraction

Recipient Paul Gipps
Topic CRV Water Extraction
Name Rick Cregg
E-mail Address _____
Phone Number Not provided
Message

Very bad move. This company cannot even explain their business plan. This is total commercialization at our expense. Very poor decision to even consider this application. It cannot be justified by even their own people, consequently I think this smells and needs to be investigated. It is so out of whack that I feel bribery and corruption are an issue. NEB just approved more Transmountain work but it is currently slated to go with the existing line...right through backyards and schools in Sardis. However, the most onerous point in this regard, is that it goes right over the main aquifer for Chilliwack drinking water. One spill and it's gone. Great, so our alternative is Chilliwack Valley but it is being offered up as a business opportunity to an unknown commercial entity who will not explain their business plan. Anyone who endorses this should be investigated as to their motives.

March 3, 2019

To: Fraser Valley Regional District Electoral Area Service Committee
C/O Graham Daneluz
Deputy Director of Planning and Development.

Regarding Larson Inc. application for Non-Farm use to develop a bulk water filling station on land within the Agricultural Land Reserve in the Chilliwack river Valley.

I am asking you to consider refusing the application by Larson Inc to develop a bulk water filling station on land with in the ALS in the Chilliwack River Valley for the following reasons:

The climate is changing at an exponential rate and it will influence the Vedder River and the aquifer that supplies the city of Chilliwack with water and support the local Salmon population.

The Assessment of Potential Climate Impacts on Vedder River Low Flows (Dec 2015) projects "Decreased minimum monthly streamflow, with a markedly low minimum, well under 20 m³ /s (monthly average), by 2070-2098 occurring in August or as early as July (depending on the GCM)"

The predictions of climate change impact are typically based on lower carbon emissions than the actual emissions to date. "While the future path of global emissions remains uncertain, a feeling of optimism in the lower emission scenarios (such as B1) is challenged by the fact that to date the estimated actual global greenhouse gas emissions surpass the values assumed in either of these two scenarios." Assessment of Potential Climate Change impacts on Vedder River Low Flows-Final Report Northwest Hydraulic Consultants for the City of Chilliwack Dec 2015.

The Ground Water Supply Evaluation Larson's Bench, Chilliwack September 2018 reported that "The estimated future groundwater withdrawal rate at the Site (0.0155L/s or .013Mm³/year) representing 2.1% of the estimated annual volume of groundwater flowing down valley across the site ..." This study is comparing the flow rate based on the past 51-year record and not on the projected flows from the Assessment of Potential Climate Change impacts on Vedder River Flows Dec 2015. Therefore, if the predictions of the earlier study are correct or if the future flows are less than predicted (given that the actual amount of Carbon emission are higher than in the models) then the Larson Inc proposal will pump a significantly higher percentage of the flow than stated in the Sept 2018 report

Keeping in mind that government estimates are typically optimistic the BC government's Impacts of Climate Change website predicts:

- A Temperature increase of 1.3 to 2.7 °C expected by 2050, with projected impacts including: Growing seasons that are longer though hampered by more frequent and severe droughts
- Up to 70% of our glaciers may have disappeared by 2100, expected to result in: Changes in river flows and temperature affecting fish habitat and hydroelectric power generation, drinking water decreasing in quality and quantity, Water shortages increasing competition between various water users.

This scenario will put in the questions the ability of the aquafer to recharging.

The City of Chilliwack projects the population will increase by 10,000 by 2012 which will see an increase burden on its water supply which comes from this continuous aquafer.

In addition, the Vedder River is one of the top producing salmon water streams. Projected lower water levels and the resulting higher water temperatures will put stress on spawning Salmon. It would be devastating to our local first nations, and tourism if we had an episode of mass fish die-off as was experienced in January of 2019 in the Darling River in Australia. In August 2018 water temperature of the Frazer River was feared to be a threat to the returning Salmon. (Fraser River is now so warm it may kill migrating sockeye salmon CBC Aug3, 2018) Taking any water more water from the Vedder river will increase the vulnerability of the health of the Salmon.

By forwarding this application to the ALC and if it were approved the conditions are set up for a future confrontation between private use and public access to water as the realities of climate change take greater effect. There are numerous examples of these struggles in a growing number of countries through out the world. In many of these situations it is the farmers, public and animals that suffer before the corporations. It would be folly to assume that Canada is immune to this situation. With the future health of the aquafer, river, animals and people in mind, please refuse the application from Larson Inc.

Warm Regards

Cheryl Vinchoff

10220 Crystal Dr

Chilliwack BC

V2P 6T8

Graham Daneluz

From: Fraser Valley Regional District
Sent: March-04-19 8:25 AM
To: Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvr.d.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvr.d.ca<<http://www.fvr.d.ca>>

[Fraser Valley Regional District]<<http://www.fvr.d.ca/>>

From: fvr.dnotifications.donotreply@gmail.com [<mailto:fvr.dnotifications.donotreply@gmail.com>]
Sent: Saturday, March 02, 2019 3:17 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Debbie Lemay

E-mail Address

Phone Number

Not provided

Address

9-8533 Braodway, Chilliwack, B.C. V2P 5V4

Graham Daneluz

From: Fraser Valley Regional District
Sent: March-04-19 8:23 AM
To: Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Chris Lee<<mailto:clee@fvr.d.bc.ca>>

Executive Assistant
Corporate Administration

45950 Cheam Ave, Chilliwack, BC V2P 1N6
P 604.702.5030<<tel:+1-604-702-5030>> || W www.fvr.d.ca<<http://www.fvr.d.ca/>>

[Fraser Valley Regional District]<<http://www.fvr.d.ca/>>

From: fvr.dnotifications.donotreply@gmail.com [<mailto:fvr.dnotifications.donotreply@gmail.com>]
Sent: Friday, March 01, 2019 8:53 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Peter Richard Andres

E-mail Address

Phone Number

Not provided

Address

3375 Robinson Rd., Chilliwack, V2R 5H1

Message

For pity's sake, this is a terrible idea. Sets a precedent we would regret. The owner just wants quick money. No long term thought going into this. It may not mean much based on today's population and consumption, but the sale of water, the use of plastic bottles.....all for a quick buck. FVRD, do not allow this to happen. The water does not belong to the owner....it belongs to the people of British Columbia.

From: Planning Info
Sent: March-04-19 12:28 PM
To: Graham Daneluz
Subject: FW: Planning & Development

From: [fvrldnotifi](mailto:fvrldnotifi@fraser-valley-regional-district.com) [mailto:fvrldnotifi@fraser-valley-regional-district.com]
Sent: March-04-19 12:07 PM
To: Planning Info
Subject: Planning & Development
Topic: Planning & Development
Name: Sharon Gregson
E-mail Address: sharon.gregson@fraser-valley-regional-district.com
Phone Number: Not provided
Address: Not provided
Message: [mailto:cations.donotreply@gmail.com]

I do not support the bulk extraction of water in the Chilliwack River valley. I am concerned about long-term sustainability, climate change, the commercialization of water, and truck traffic. The Fraser Valley Regional District Directors should vote to protect the aquifer not allow it to be exploited. Thank you

From: Shelly <[REDACTED]>
Sent: March-05-19 9:18 PM
To: Orion Engar
Cc: Graham Daneluz
Subject: Bulk water extraction and the ALR

Greetings from the Chilliwack River Valley

I am opposed to the non-farm use of the ALR land for the purpose of bulk water extraction. I strongly believe the ALR land should be used for its intended purpose, to preserve agricultural land and to encourage farming.

Bulk water extraction from the valley makes little sense to me at this point in time. Possible upcoming combined declines in snow melt and glacier melt could wreak havoc for well users in the valley in years to come. My biggest concern is that our wells up here in this glorious valley will be negatively impacted by the water extraction, particularly during low water seasons.

I am asking that this application/proposal not be forwarded on to the ALC for further consideration. Further, I would like to see future licensing of groundwater for commercial extraction be prevented in our area so that our water can be protected for the long term.

Sincerely,
Shelly Hayes
4552 McFaul Rd.
Chilliwack BC V2R 4N2

From: David Burdge <[REDACTED]>
Sent: March-05-19 11:05 PM
To: Orion Engar; Graham Daneluz; Jason Lum; Fraser Valley Regional District
Subject: Larson's Bulk water extraction application: the hydrology report

Dear Orion and Graham,

I am writing to express my serious concern and firm opposition to the application by Larson's Farm for a bulk water extraction facility at 56555 Chilliwack Lake Rd. I attended the public information meeting regarding the project proposal, and have reviewed the "Ground Water Supply Evaluation" report prepared by Active Earth Engineering Inc.

The most fundamental concern I have about the proposal is that water is needed for all life, and is a basic right, not a commodity. We need to carefully steward our water, especially in the context of climate change, for the benefit of all the people, and all the ecosystems in the valley. I believe that granting a 30 year license for bulk water extraction, when we know that global warming is already resulting in loss of glaciers, prolonged droughts, and documented declining flow rates in the Chilliwack River, would be short-sighted and indeed foolish. Transportation of water by truck, and the probable bottling in plastic are also terrible for our environment, and go against the important targets that Canada has committed to, in reducing greenhouse gas emissions.

However, I would like to focus specifically on the scientific merit of the hydrology report, and the strength of the attendant recommendations. Although not a hydrologist, I believe that I am capable and academically qualified to critically review scientific literature, professional studies and reports. I have basic science and doctoral degrees, have authored or co-authored over 65 peer reviewed papers that have been published in reputable scientific journals, and have been a regular grant reviewer for the Canadian Institutes for Health Research.

There are several issues of significant concern with the report:

1. The well pump-down test was done in the month of April, which, as acknowledged in the report, is usually a time of high precipitation in the valley. The authors of the report indicate that "a seasonal adjustment has been included in the calculations", however, it is not at all clear from the report what, if any, "adjustment" was made. Indeed, the fact that the test was not done at a time when ground water levels are usually at a low point, is highly problematic. The BC government Water Science Series report entitled "Guidance for technical assessment requirements in support of an application for groundwater use in British Columbia" states in section 4.1 on "assessing adequacy of supply" that "one of the key aspects" of a pumping test is to "conduct the test during a period of the year when precipitation events do not affect drawdown of the groundwater level during the test...Precipitation events affecting the pumping test may lead to well capacity being over estimated and impacts being under-estimated". (1) The timing of the pumping test is therefore a major methodological weakness in the study.

2. The calculations done for flow rates through the aquifer fail to address the issue of climate change. The city of Chilliwack recently commissioned Northwest Hydraulic Company (NHC) to perform studies looking at low flow rates in the Chilliwack River, the impact of glacial flows, and to make projections of the impact of climate change on the Chilliwack River watershed.(2) As you know, the Chilliwack River is largely responsible for recharging the the Sardis/Vedder aquifer, which is the source of drinking water for the City of Chilliwack. NHC concluded that climate change and resultant changes in snow and glacial melt, are resulting in steady and significant declines in flow rates in the river. Utilizing a series of models, they project that by the middle of this century (and within the 30 year time frame that the licence for bulk water extraction would apply) flow rates in the Chilliwack River at Vedder Crossing will likely be as low as 50% of current flows in the dryer months. NHC indicate that the contribution to stream flows in the Chilliwack watershed from glacial melt in a warm dry year at present is 33% of the outflow from Chilliwack Lake. This is a

significant contribution, loss of which will have significant impact on stream flow rates, and potentially on aquifer recharge rates.

The whole issue of the impact of climate change on aquifer recharge is of global concern, and subject to investigation in many settings. However, there is much that remains unknown. We will likely see earlier freshet on the Chilliwack River, and periods of both intense rainfall, and periods of prolonged drought. Some studies and authors are suggesting that in settings of less summer and more winter precipitation, and especially intense rain events, the increased rainfall intensity may lead to more runoff and less groundwater recharge. (3) As noted, these events will also be accompanied by changes to snow melt, and major decline in the glacial component. It is not yet known what the ultimate and combined impact these climatic events will have on the aquifer in question, and careful further investigation and modelling is required.

3. The report makes no effort to address the potential impact of the proposed bulk water extraction on Environmental Flows in the Chilliwack River watershed, and importantly, no attempt to model the impact of climate change on those flows. We simply cannot, on the basis of the currently available information, and on the basis of this report, make meaningful conclusions about the potential impact on fish, on the forests and other vegetation, and other life forms in the valley, let alone on the residents living downstream, of bulk water extraction from the aquifer.

4. The aquifer in question remains poorly characterized:

The description of the aquifer in the Active Earth Engineering report appears to have significant differences to the very limited information on the BC government aquifer website(s). This almost certainly reflects the lack of investigation/study of the aquifer to this point. A simple illustration of the importance of accurate characterization, and the problems associated with not having enough basic information is contained within the report itself. On page 5 of the report, the aquifer is characterized as being 180 meters wide and 45km long with a saturated depth of 30 meters, while on page 22 of the report it is characterized as being 800 meters wide. A calculation of discharge across the site was made using the figure of 800 meters in width, resulting in a much higher value than if the calculation had been made with the aquifer being 180 meters in width. Clearly, having an accurate understanding of the actual dimensions and flow rates is vital to making sound and evidence based decisions.

In summary, at this point many critically important factors remain as unknowns: What is the true quantity of ground water currently in the aquifer during annual low water periods? What will the impact of decreasing flow rates in the Chilliwack River be on aquifer recharge? What will the impact of eventual probable total loss of the glacial melt component be on aquifer recharging? and what impact will major precipitation events interspersed with prolonged drought have on the recharging of the aquifer? What will the impact of bulk water extraction in the quantities proposed be on Environmental Flow rates in the Chilliwack River watershed?

A complete and rigorous assessment of the potential water supply from this aquifer over time, and the potential impact of bulk water extraction, absolutely requires the inclusion of climate modelling. This, I believe, is a critically important methodological omission to the Active Earth Engineering report.

I don't doubt that the Active Earth engineering staff are well qualified, and they have clearly put a lot of work into this report. However, I believe that we are witnessing another example of the challenges and difficulties of "professional reliance", where professionals are employed by a company to make an environmental, or in this case ground water quantity assessment, in order to support a project. Bias, even when the professionals are highly qualified, is inevitable. Attention has been drawn to this issue in BC over the last few years, as government departments have essentially "handed over" to corporation employed consultants, assessments that impact on the broader public. The BC Ombudsperson (<https://www.bcombudsperson.ca/documents/striking-a-balance>) and an independent review written by Forest Practices Board general counsel Mark Haddock (https://engage.gov.bc.ca/app/uploads/sites/272/2018/06/Professional_Reliance_Review_Final_Report.pdf) among others, draw attention to this concerning issue. The complete lack of any mention of, or attempt to model for potential changes in the aquifer due to climate change in the Active Earth Engineering report, demonstrates either a

total lack of understanding of the potential impact of climate change on these data, (which seems unlikely given that the authors are qualified hydrologists) or intentional omission of these factors in order to support the application.

The Ground water quantity report does give us some information about the aquifer. However, there are significant methodological concerns, and major limitations in scope that mean the report lacks the rigour required to help us make wise, and evidence based decisions. In my opinion, these limitations mean that it lacks the scientific rigour required to allow this project to proceed. Water is truly precious, and as a community, we have a responsibility to work hard for its preservation in this valley.

Yours sincerely,

David R Burdge BSc, MD, FRCP(C)(ret)
53675 O'Byrne Rd
Chilliwack, BC
V4Z 1B6

Refs:

1. Todd, J, M. Wei, M. Lepitre 2016, Guidance for technical assessment requirements in support of an application for groundwater use in British Columbia. Water Science Series, WSS 2016-08, Prov BC, Victoria, BC.
http://a100.gov.bc.ca/appsdata/acat/documents/r50847/TechAssess_1473197338159_3194880156.pdf
2. Vedder/Chilliwack River Glacial Flow Assessment; Final Report. March 2017. Northwest Hydraulic Consultants. NHC Ref number 3002184
- 3 <https://www.sciencedirect.com/topics/earth-and-planetary-sciences/groundwater-recharge>

From: Barry Redgrove [REDACTED]
Sent: March-05-19 4:20 PM
To: Graham Daneluz
Subject: Bulk Water extract from Larson Farms

I am a resident of the Chilliwack River Valley. I have been informed of a proposal to extract water in bulk from our valley.

I wish to express some concerns. I wonder about the impact on the water table and the potential impact in the future. 30 years is a long time to grant these water rights. I am also concerned about the traffic that is created from this trucking of water. My property backs onto Chilliwack Lake Road and I am not comfortable with the extra noise potentially at all hours of all days.

I recognize that others in our community have expressed concerns in addition to mine and I feel they are valid as well.

I am not in favor of this water extraction plan. Please register/convey my non support to the board and/or committee reviewing this matter.

Thank you,
Barry Redgrove
#116 - 46511 Chilliwack Lake Road
[REDACTED]

From: Orion Engar
Sent: March-04-19 1:07 PM
To: Graham Daneluz
Subject: water extraction comment

=====

Dear Director Engar.

We live in the Chilliwack River Valley and are totally opposed to the proposed bulk water extraction at 56555 Chilliwack Lake Road, or any other similar proposal that might arise in the Valley. We attended the Open House at the Fish and Game Hall and felt that some of the information given out was flawed and needed further investigation. The measuring of the water flow at the aquifer was done over a three day period in April, during freshet, when the flow is at its highest. It should have been done over a one year period to take into account the fluctuations with climate and snow melt.

With climate warming on the horizon, what is this going to do to the flow in the aquifer, and how will it affect people like us, who draw their water from the aquifer, but downstream from the proposed extraction?

If the water license is granted and in the future the land is sold to an American, or an American Company invests in the project, what will happen to the water then? Exported to the US? I understand that the license stays with the land, not with the original licensee if the land is sold.

We are opposed to the use of plastic bottles which are found all over the Valley, discarded wherever. They take 400 years to disintegrate in the ocean. We join in the Valley Clean –Ups to help those bottles reaching the river. We need to encourage people to use recyclable containers.

We say “NO” to the proposal of removing the land at 56555 Chilliwack Lake Road out of the Agriculture Land Reserve.

Regards.

Walter Koester and Jenny Federspiel.

Jenny <> [_____](#)

From: Orion Engar
Sent: March-06-19 11:40 AM
To: Karin Baer
Subject: Re: Bulk Water Extraction

Hi Karin ... thanks for sharing your comments. I am asking staff to make sure your submission is included along with others for the Board to view.

Best regards,

Orion Engar
FVRD Director Area E
Chilliwack River Valley
Tel: 604-791-8650

From: Karin Baer <[REDACTED]>
Sent: March 6, 2019 10:45:57 AM
To: Orion Engar
Subject: Bulk Water Extraction

To Whom it may concern:

We live in the Chilliwack River Valley since 2005 and attended the meeting about the application for the bulk water extraction.

To be honest I have never been at a meeting like this before. I felt lied to on numerous topics and it was strange that the applicant was not transparent. Anyways, I oppose this application for the following reasons:

- there are not enough studies done on this water flow here in the valley
- I am concerned about the monitoring
- water is a life essential resource and should not be handled by individuals
- there are no bike lanes further down the road here and that could be very dangerous with the trucks going up and down
- the world for sure does not need more plastic bottles
- we have a huge responsibility to our next generations about water as a resource and need to be good stewards
- there is no business plan in place
- the testing was done in April at high water flow
- there is no "value added" done, which results in no benefits to the valley

The list could go on and on, but my main points of concerns are listed above.

Thanks for consideration and best regards

Karin Baer
4960 Hansom Road

From: Fraser Valley Regional District
Sent: March-07-19 8:43 AM
To: Margaret Thornton; Graham Daneluz
Cc: Jaime Reilly
Subject: FW: General

Sent: Wednesday, March 06, 2019 6:34 PM
To: Fraser Valley Regional District
Subject: General

Topic

General

Name

Vicki Pauze

E-mail Address

Phone Number

Address

1275 Kent St
White Rock

[REDACTED]

[REDACTED]

Message

I would like to offer my full support to those opposed to allowing the water-filling station proposed as a “non-farm use” at 56555 Chilliwack Road, by applicant Wilf Krickhan of Larson Farms.

Commercialization of water in this instance would set a precedent for others wishing to sell our valuable resource for profit, taking it from farmers, towns and wildlife. And honestly we do not need anymore companies selling bottled water.

Gail Bell,
4225 Osborne Rd,
Chwk. B.C. V4Z 1A6

Fraser Valley Regional District
45950 Cheam Ave
Chilliwack, BC V2P 1N6

Attn: Graham Daneluz
Deputy Director of Planning & Development

Dear Sir,

I am writing to express my objections to the application by Wilf Krickhan, owner of Larson Farms Inc. @ 56555 Chilliwack Lake Road to commercially extract bulk-water from our Chwk River Valley (CRV) aquifer.

I went with many questions to Larson Farms Inc.'s public meeting @ the Chwk Fish & Game Association on February 21, 2019. Most of the talk from the Larson Farms Inc. owner, Wilf Krickhan & his 2 hired representatives (reps), David Melnychuk (agrologist), & David Kneale (hydrologist), was unfortunately, just a heck of a lot of doublespeak. I went home @ 8:45pm dissatisfied with their answers.

Near the beginning of this public meeting, the Larson Farms Inc. reps told the meeting's CRV resident attendees that "Larson Farms Inc. was not required to hold this meeting, but they (Larson Farms Inc.) decided to hold it just as a *courtesy*".

Larson Farms Inc.'s '*courtesy*' statement was also in the March 1, 2019 of The Chilliwack Progress newspaper (pages 3 & 7) "Residents rally to stop bulk water extraction proposal in the CRV" by Jennifer Feinberg.

In my research of the January 9, 2019 FVRD Electoral Area Services Committee Open Meeting Minutes on Page 4 "Some of the concerns/comments raised by Committee members are as follows:

* Imperative that consultation/dialogue with the community be carried out".

In these 2019-01-09 FVRD Minutes (pages 1- 4) I have learned Larson Farms Inc.'s '*courtesy*' statement was only one of many doublespeak statements made by the Larson Farms Inc. owner & his hired representatives @ the public meeting on February 21, 2019.

1a: I object to Larson Farms Inc. developing a **bulk-water filling station from the CRV's Aquifer** @ the above 56555 Chwk. Lake Rd. address.

b: If Larson Farms Inc. @ 56555 Chwk. Lake Rd. gets approval for this commercial bulk-water extraction, does this mean the Chilliwack River Valley is Open House to other bulk-water extractions?

2a: If Larson Farms Inc. @ 56555 Chilliwack Lake Road gets approval for this commercial bulk-water extraction of the CRV aquifer, will Larson Farms Inc. be able to **expand its CRV bulk-water extraction operations** of this aquifer & **sell additional bulk-water in more tanker trucks** to ie: Molson Coors brewery, Chwk farmers, municipal drinking water, more plastic bottled water companies, etc. ...

- if the Sardis-Vedder Aquifer does not have enough water to meet its needs??

&/or

- if the Larson Farms Inc. CRV aquifer bulk-water is cheaper than Chwk's Sardis-Vedder aquifer water??

b: Will Larson Farms Inc. be able to sell CRV aquifer water anywhere in BC, Canada or even down to the USA??

3: I object that **NO proper review on Water Sustainability** for this Upper Chwk River Aquifer has been done.

At the Larson Farms Inc. Feb. 21, 2019 public meeting, the CRV residents were told the only hydrologist study & report that has been done was commissioned by Larson Farms Inc. to David Kneale (hydrologist).

At this CRV public meeting, we were also told this total test/report consisted of **only 3 consecutive days** in April 2018 (3 days!! & not even in August – but in rainy April). (That ridiculous study is what happens when the applicants police themselves.)

BUT according to this hydrologist's presentation @ the FVRD's January 09, 2019 Meeting Minutes,

* Monitoring done during low flow period in October;

What's the truth – April or October?

4a: **Who** will be monitoring the **impact to the CRV groundwater wells**?

b: **When** & **how often** will CRV groundwater wells be monitored?

c: What guarantees are there that my 25' groundwater sand-point well will not be impacted negatively by Larson Farms Inc. bulk-water extraction?

5a: I also object to 12 daily commercial tanker truck loads of our water being taken out of our valley by Larson Farms Inc. @ 56555 Chwk. Lake Rd. (12 trucks per day multiplied by 5 days per week = 60 trucks per week multiplied by 4 weeks per month = 240 trucks per month multiplied by 12 months per year) = 2,880 tanker trucks per year filled with our CRV aquifer water & driven over our Chwk Lake Road & our CRV bridges.

In the FVRD file is the detailed agricultural report prepared by agrologist, David Melnychuk for Wilf Krickhan, applicant & owner of Larson Farms Inc.

According to this professional agrologist's presentation @ FVRD's Jan. 09, 2019 Meeting Minutes, there will be * approximately (12 trucks per day multiplied by 250 days per year) = 3000 tanker trucks per year, filled with our CRV aquifer water & driven over our Chwk Lake Road & our CRV bridges.

b: Where is our good, high quality water going?

6: Larson Farms Inc. couldn't/wouldn't tell us @ Feb. 21, 2019 meeting how many liters per day will be trucked out of our valley in those 12 tanker trucks. (2,880 tanker trucks per year multiplied by ?? liters per truck) = ????? liters per year.

7: Who is going to monitor the daily count of the trucks & the liters of water in each of those trucks?? Or is Larson Farms Inc. going to police their own counts, like they did in their hydrologist study in April 2018??

8a: Has a study been done on the impacts to the extra commercial tanker truck traffic on Chwk Lake Road & the CRV bridges? Chwk Lake Road is the only major road & sees months of high traffic volume. 12 daily commercial tanker trucks will add to these months of high traffic volume.

b: These tanker trucks will also add noise to our valley. The noise will be like living next to the freeway for some of us residents.

At the Feb. 21, 2019 CRV meeting, Larson Farms Inc. told us that the government (we, the taxpayers) will be responsible for the road & bridge repair & maintenance.

9: Will there be an above ground diesel/gas & oil fill-up area for the emergency fill-up of the diesel tanker trucks @ Larson Farms Inc.?

10a: I vehemently object to our CRV's Aquifer water being put into plastic water bottles. We should be trying to lower the impact of plastic water bottles on our environment & life forms – not continuing to support using plastic water bottles. We do not need more plastic bottles in CRV, in BC, in Canada or anywhere in the world.

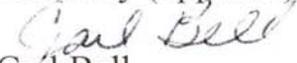
My Osborne Rd. house on .476-acre backs onto the Chwk River. I am within walking distance of Thompson Regional Park & the Chwk River Provincial Park. As I go for my walks, I pick up plastic water bottles & other garbage, along Osborne Rd, the Chwk River & the park trails. As a point of interest, I have never bought a plastic bottle of water – I reuse a glass bottle.

b: Will Larson Farms Inc. clean-up (or pay for the clean-up) of all the plastic water bottles left in our CRV?

c: One tanker truck will fill how many plastic bottles with water?

d: How many plastic water bottles will be filled daily with bulk-water from our CRV aquifer by Larson Farms Inc. @ 56555 Chwk Lake Rd. in those 12 daily tanker trucks?

Sincerely (opposed),


Gail Bell
4225 Osborne Rd.

cc
Director E - Orion Engar
CRVRA President - Sue Federspiel

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Andrea Antifaeff, Planner I

File No: 9600-25-2019-02

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

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #3 Flood Protection & Management

BACKGROUND

Proposal Details

The owners of the subject property have applied for a site specific exemption under Section 9(a)(ii) of the *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005* to allow for two new cabins to be constructed at an elevation of 7.35 m GSC which is 1.95 m GSC (6.4 feet) lower than the 9.3m flood construction level (FCL) required under Section 6(a) of Bylaw 0681.

The applicant has submitted two building permit applications to construct two new cabins – Cabin 12 (BP014362) and Cabin 13 (BP014363) at Camp Luther Retreat Centre, 9311 Shook Road. The cabins will be used for overnight accommodations available year-round. The applicant advises that the reasons for the exemption is to allow for the replacement of two old cabins at the same flood construction level as other cabins to maintain continuity with the other cabins and buildings located nearby on the subject property. Site plan attached as Schedule "A".

PROPERTY DETAILS

Electoral Area	G
Address	9311 Shook Road
PID	000-826-936

Folio	775.02143.100		
Lot Size	6.74 acres		
Owner	Camp Luther Association	Agent	n/a
Current Zoning	Civic Assembly (P-1)	Proposed Zoning	No Change
Current OCP	Institutional (I)	Proposed OCP	No Change
Current Use	Camp and Retreat Centre	Proposed Use	No Change (2 new cabins)
Development Permit Areas	DPA 2-G (RAR)		
Hazards	Floodplain		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Tourist Campsite (TC), Swans Point Resort (RV)
East	>	Rural 3 (R-3), Single Family Homes
West	<	Rural 4 (R-4), Foreshore / Hatzic Lake
South	v	Rural 3 (R-3), Green Acres Mobile Home Park

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Land Use

The subject property is located at 9311 Shook Road and is approximately 6.74 acres in size. The property is zoned Civic Assembly (P-1) under "*Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559, 1992*". The property since the 1960's has been used as a camp and retreat centre and surrounding lots contain residential uses.

Fraser River Floodplain

Dewdney Dike System

The property is located on Hatzic Island which is within the 1:200 year floodplain of the Fraser River. The Dewdney Dike protects Hatzic Island from flooding from the Fraser River. Since the 1948 flood there have been no Fraser River floods; however, parts of Hatzic Island still experience flooding due to the volume of water coming off the surrounding watersheds, overwhelming the drainage capacity of the system. The last noteworthy flood event occurred on Hatzic Island in 1990. Drainage from Hatzic Lake flows into the Fraser River through the Lower Hatzic Slough. However, high Fraser River levels can prevent this drainage and during rain events the lack of drainage causes flood and necessitates the use of a pump station. In 2013, a second pump station was installed to enhance drainage during high Fraser River levels. The dike and associated infrastructure is administered by the Dewdney Area Improvement District. The Dewdney dike is considered "standard" because it: 1) was built to a minimum crest elevation equal to the Flood Construction Level (as designated in Bylaw 681); 2.) met the standards of

design and construction approved by the Ministry of Water, Land and Air Protection; and, 3) is maintained by public authority, an improvement district.

Hatzic Island

Recognizing Hatzic Island is located within the floodplain, the FVRD has included the Island within the *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*. Bylaw 0681 states the Flood Construction Level (FCL) for Hatzic Island is 9.3 metres Geodetic Survey of Canada (GSC) datum. The minimum ponding elevation, which addresses flooding from within the Hatzic watershed, is 5.2 metres GSC datum.

The mapping provided in Schedule "B" illustrates the low elevation of Hatzic Island. This mapping is showing GSC datum elevation levels and is therefore measuring elevation from sea level, but it still is illustrative of the low elevation levels of Hatzic Island. Camp Luther Retreat Centre (9311 Shook Road) is shown as having a GSC datum elevation level between 6.1 and 8.0 metres.

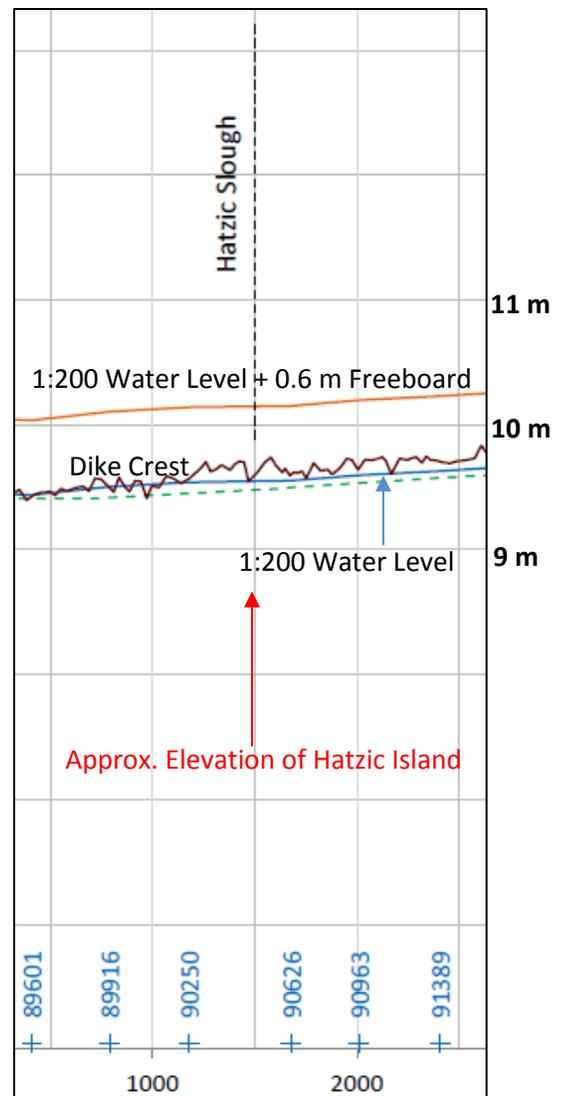
To meet the required FCL either fill has to be brought in to elevate the structure or construction has to be designed to have the non-habitable space (i.e. garage) locate below the FCL and the habitable floor located above the FCL or a combination of fill and construction. The elevation levels highlight the risk of flooding and the challenges of developing low lying areas such as Hatzic Island.

2014 Fraser River Design Flood Level Update

From 2006 to 2014, Northwest Hydraulic Consultants (NHC) and the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) completed a program of hydraulic modelling to update the 1:200 year flood profile of the lower Fraser River.

The 1:200 flood is the "design" flood that serves as the basis for provincial floodplain management strategies. The flood profiles developed by NHC and FLNRO have been adopted as the provincial standard. They replaced the previous estimate of the 1:200 flood profile created in 1969, prior to modern computer modelling methods.

The 2014 flood profile maps indicated that the elevation of the water during a 1:200 year flood in the area of the subject property would be about 9.6 metres GSC at Hatzic Slough or Island. The flood construction level, which includes 0.6 m 'freeboard', would be 10.2 metres (freeboard accounts for



wave action). The dike crest elevation in this location is about 9.6 metres GSC (at approximately the 1:200 year flood level).

The ground elevation at the proposed building site is 6.93 to 7.18 metres GSC. Accordingly, a 1:200 year Fraser River flood would result in floodwaters about 2.42 – 2.67 metres (7.9 – 8.8 feet) deep at the subject property.

The 2014 flood profile is not reflected in flood construction levels established in the *FVRD Floodplain Management Bylaw No. 0681* which utilized the previous 1969 flood profile data.

FVRD Floodplain Management Bylaw 0681

Bylaw 0681 establishes a flood construction level of 9.3 m GSC for the subject property. It is this elevation that the applicant has applied through the site specific exemption process to reduce by 1.95 m (6.4 feet) down to 7.35 m GSC to support the construction of two cabins.

Bylaw 0681 allows the FVRD Board to grant site-specific exemptions if the Board considers it advisable and provided that:

- the exemption is consistent with the Provincial Guidelines or a report prepared by a Professional Engineer certifying that the land may be used safely for the use intended is provided; and,
- the owner enters into a Restrictive Covenant.

Engineering Report

In support of the request to reduce the flood construction level, the applicant has provided a report dated January 11, 2019 by a Professional Engineer from Cornerstone Geo-Structural Engineering Ltd. which includes a Geohazard Assurance Statement as prescribed by the FVRD and Engineers and Geoscientists of BC (EGBC). The report is attached hereto as Schedule "C". A preliminary review of the report shows that Fraser River and Tributaries Flooding (Inundation by Flood Waters) has an annual return frequency of 1:40 – 1:200 affecting the subject property. The report in its current form, does not meet the minimum standards for geohazard reports as required in the FVRD Geohazard Assurance Statement. If this proposal is supported and is to proceed, prior to proceeding to a Board meeting, staff will need to work with the Professional Engineer to ensure that the report is amended to meet FVRD standards.

FVRD Policies

Flood protection and management is a current priority of the FVRD Board and the Board has adopted a body of policy around it.

Official Community Plan

Fraser River flood protection is addressed in the *Official Community Plan for Electoral Area G Bylaw No. 0866, 2008*. The policies of the Plan aim to:

- minimize exposure to flood risk and consequences of Fraser River flood events will be central concerns in land use planning decisions (11.2.1);
- utilize floodplain management and zoning bylaws, official community plan policies and covenants to limit development within the floodplain and minimize exposure to risk (11.2.2);
- reinforce the 1:200 year design flood as the basis for flood-proofing measures (11.2.3);
- continue reliance on dykes combined with on-site flood-proofing measures including the implementation of flood construction levels, siting, and floodplain setbacks to minimize exposure to flood hazards (11.2.4);
- consider the Ministry of Environment *Flood Hazard Area Land Use Management Guidelines* when amending the floodplain bylaw and generally when developing land use policy and regulation for the Fraser River floodplain within the Plan area (11.2.5); and,
- support an update to the Floodplain Management Bylaw to reflect the most current Fraser River flood profile modelling (11.2.6).

FVRD Hazard Acceptability Thresholds Policy

FVRD’s Hazard Acceptability Thresholds Policy identifies acceptable levels of risk based on the type of hazard and the form of development proposed. The likelihood that the subject property will be flooded by the Fraser River and tributaries is identified in the submitted Engineering Report as having an annual return frequency of 1:40–1:200. As shown below, the policy supports construction of new buildings where the flood risk is between 1:40-1:200 as long as there are protective works to mitigate the hazard.



Inundation¹ by Flood Waters

Flood inundation involves the submersion of land or property by flood waters. This includes areas located on the flood-plain of the Fraser River and its tributaries, which may be susceptible to inundation by flood waters, particularly during spring thaw or periods of heavy rainfall.

Table 1

	1:40	1:40 - 1:200	<1:200
Minor Repair (< 25%)	2	1	1
Major Repair (> 25%)	4	3	1
Reconstruction	4	3	1
Extension	4	3	1
New Building	4	3	1
Subdivision (infill/extend)	5	4	1
Rezoning (for new community)	5	5	1

¹ Flooding Hazard involves both inundation and erosion at a given site.

Figure 2. Hazard-Related Responses to Development Approval Applications

- 1 Approval without conditions relating to hazards.
- 2 Approval, without siting conditions or protective works conditions, but with a covenant including "save harmless" conditions.
- 3 Approval, but with siting requirements to avoid the hazard, or with requirements for protective works to mitigate the hazard.
- 4 Approval as (3) above, but with a covenant including "save harmless" conditions as well as siting conditions, protective works or both.
- 5 Not approvable.

The Dewdney Dike mitigates much of the flood risk, but (as described above) however it has inadequate freeboard and is at a high risk of overtopping during a design flood event. Elevating the buildings to meet the flood construction elevation would deal with this residual risk.

Provincial Policy

The Province of BC adopted the Flood Hazard Area Land Use Management Guidelines in May 2004 and subsequently updated them in 2011 and 2018.

The goals of the provincial guidelines are to:

- reduce or prevent injury, human trauma and loss of life; and,
- minimize property damage during flooding events.

With respect to “requests for modification of bylaws”, such as site specific exemption requests, the guidelines state:

Subject to review by and if acceptable to the local government, a floodplain bylaw may be modified. The local government may alter any bylaw condition to best match the flood hazard provided the level of protection is not altered. This discretion extends to the reduction of elevation requirements, where floodplain mapping exists, by the freeboard, provided the subject property is in the floodplain fringe area and there are no major erosion or channel avulsion hazards in the immediate vicinity.

Prior to agreeing to a modification, other exceptions in the surrounding area should be reviewed to ensure consistency and a summary report prepared. Review by the local government may not support modification on technical grounds but the applicant may nevertheless have demonstrated a hardship.

In order to avoid setting difficult precedents these site characteristics should be unique to the subject property and environs. The economic circumstances or design and siting preferences of the owner should not be considered as grounds for hardship. Before agreeing to modification, consideration should be given to other options such as the use of alternate building sites, construction techniques and designs (e.g. construction and additional storey and thereby reducing the size of the 'building footprint').

The proposal does not meet the above guidelines.

Previous Site Specific Exemptions on Hatzic Island

The FVRD Board considers all applications on their own merits based on the facts and issues specific to the application. Support or denial of this application does not hinder the FVRD Board in considering other applications. However, successful requests for site specific exemptions inform broader community expectation and may be seen as standard-setting by the community.

Address	Year	Description	FCL Reduction
#4-9201 Shook Road (Aqua Vista)	2009	The Regional Board approved a site specific exemption to allow an addition and renovation to a single family dwelling, varying the required FCL from 9.3 m GSC to 5.2 m GSC.	4.1 m
#11-8985 Shook Road (Dogpatch)	2013	The Regional Board approved a site specific exemption to convert a 32.27 m ² garage area to a habitable residential floor space, varying the required FCL from 9.3 m GSC to 6.02 m GSC.	3.28 m
9181 Shook Road	2014	The Regional Board approved a site specific exemption to allow an accessory residential storage building (133m ²), varying the required FCL from 9.3 m GSC to 6.0 m GSC.	3.3 m
8785 Miles Road	2014	The Regional Board approved a site specific exemption to convert a garage area to a habitable residential floor space, varying the required FCL from 9.3 m GSC to 7.18 m GSC.	2.12 m
#18-9201 Shook Road (Aqua Vista)	2015	The Regional Board approved a site specific exemption to allow an addition and renovation to a single family dwelling, varying the required FCL from 9.3 m GSC to 7.2 m GSC.	2.1 m

COST

The application fee of \$400.00 has been paid by the applicant.

ALTERNATIVES

FVRD staff reviewed with the applicant the FCL requirements and options to construct on the property to meet the required FCL, recognizing the existing buildings and historical use of the Camp Luther Retreat Centre. Some alternatives include:

- Revised building design where parking is located at the existing grade and the habitable area is located above. (There would be requirements for accessibility). There are also sufficient undeveloped areas on the property for construction;
- Revised building design using a combination of fill and construction. There are also sufficient undeveloped areas on the property for construction; or,
- A comprehensive property review to provide a phased approach and strategy to have all existing buildings meet the required FCL.

CONCLUSION

The property owners have applied for a Site Specific Exemption to reduce the flood construction level from 9.3 m GSC to 7.35 m GSC to facilitate the construction of two cabins. Staff recommend that the FVRD Board refuse the request and require the proposed construction conform to the 9.3m GSC flood construction level as required by the *Bylaw 0681*. New construction is the opportunity to ensure that proposals meet the requirements of *Bylaw 0681*. The proposal to build the two cabins 1.95 metres below the required FCL established in *Bylaw 0681* is:

- not consistent with Official Community Plan policies;
- not consistent with provincial guidelines; and,
- does not contain a compelling rationale.

In considering the request by the property owner to reduce the flood construction level for the construction of two cabins on the property located at 9311 Shook Road, the FVRD Board may wish to consider the following options:

Option 1 – Refuse (Staff Recommendation)

Staff recommend that the FVRD 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 9.3 m flood construction level (FCL) required at 9311 Shook Road.

Option 2 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues (including the geo-hazard report submitted) or to propose other building design options to meet the required FCL, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Site Specific Exemption 2019-02 for the property located at 9311 Shook Road, Electoral Area G to FVRD staff.

COMMENTS BY:

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

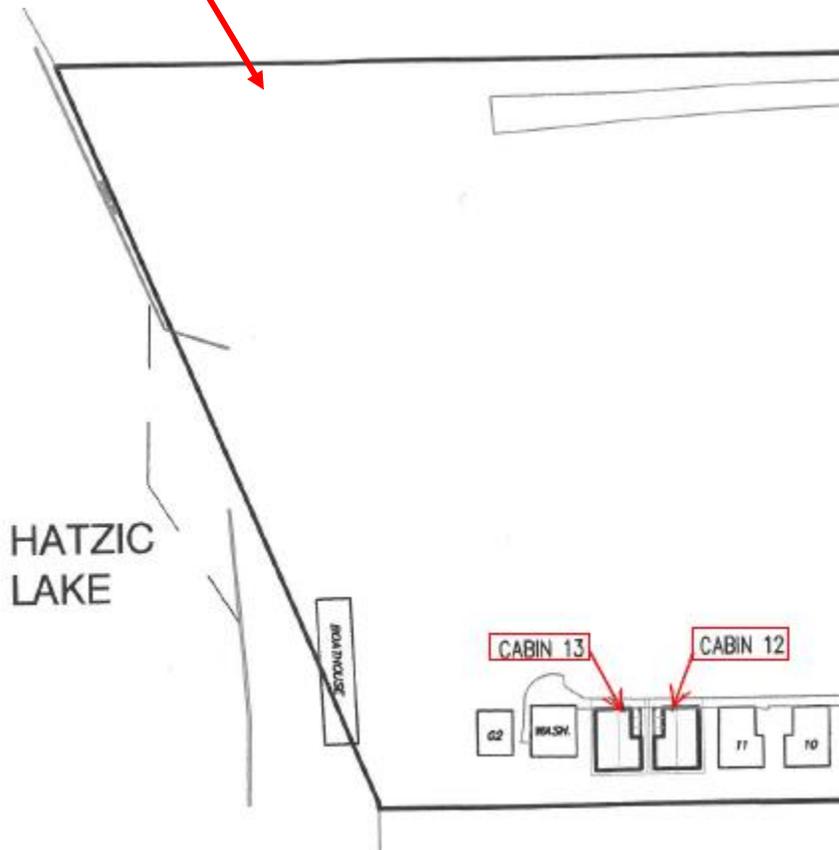
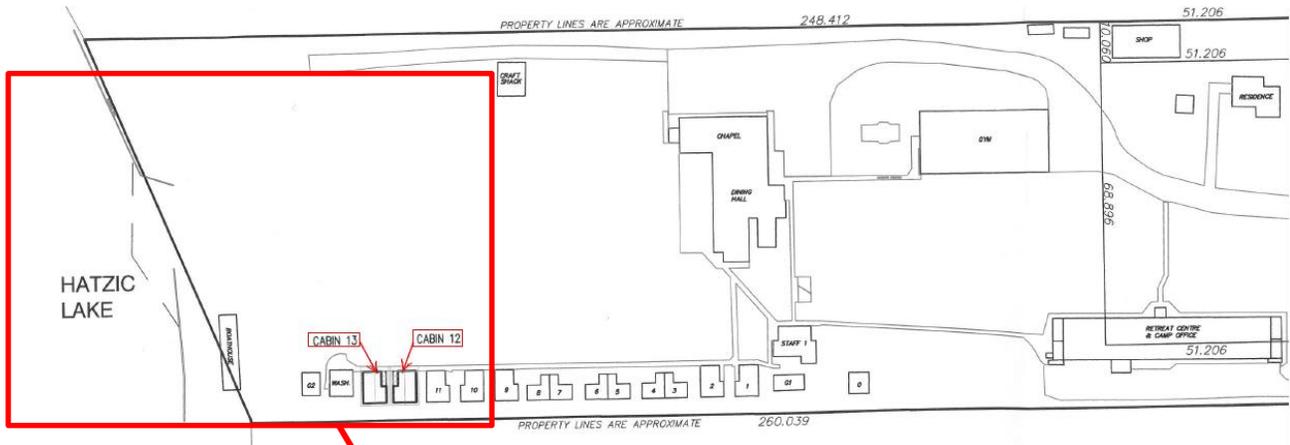
Margaret Thornton, Director of Planning & Development: Reviewed and supported.

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

Paul Gipps, Chief Administrative Officer Not available for comment.

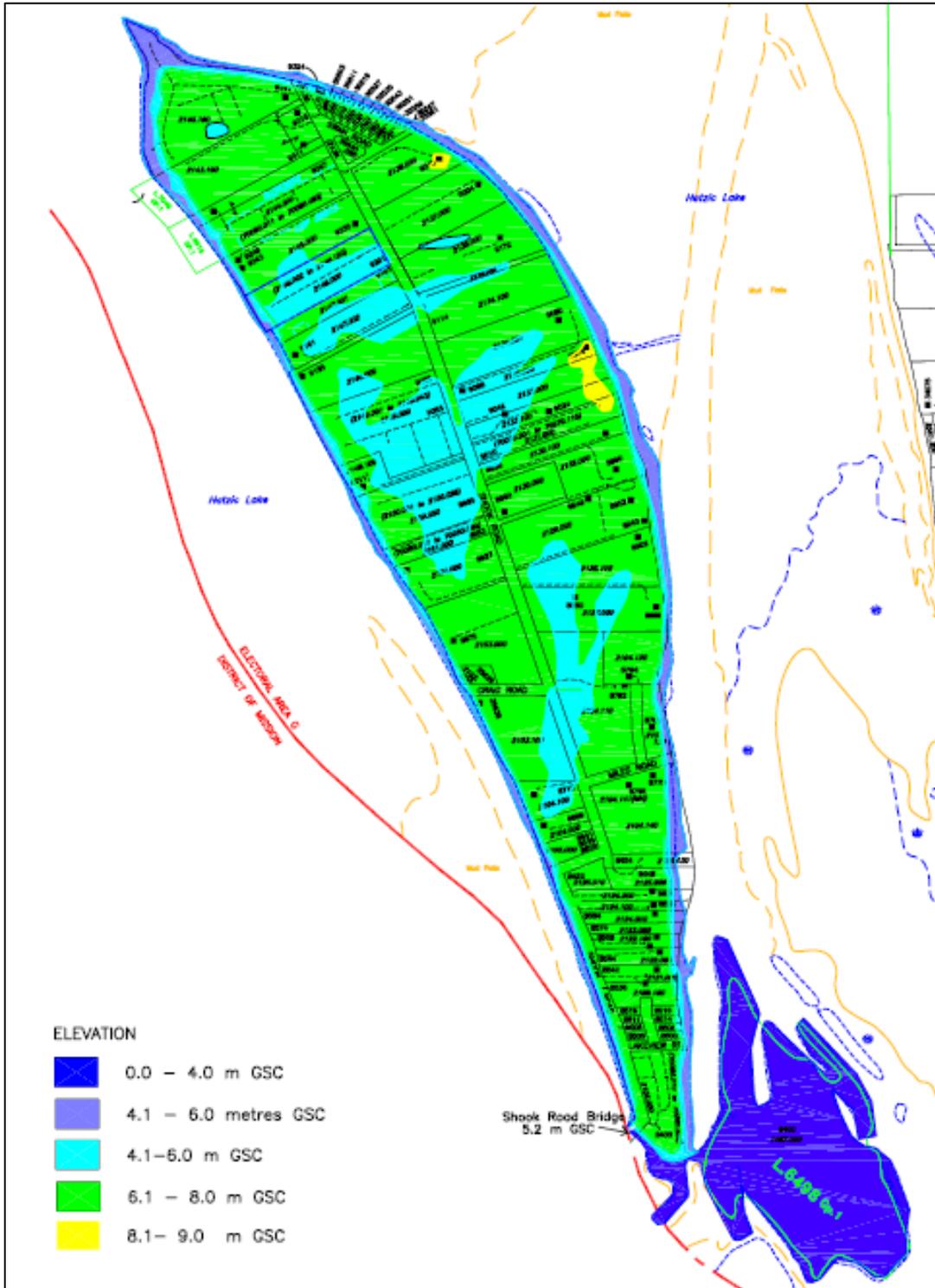
Schedule "A"

Site Plan



Schedule "B"

Hatzic Island Elevations



Schedule "C"

Geotechnical Report – Cornerstone Geo-Structural Engineering dated January 11, 2019



January 11, 2019

Camp Luther

Attn.: Mr. Nathan Janzen
Property Manager
9311 Shook Rd, Mission, BC V2V 7M2

Ref.: 9311 Shook Rd, FVRD, BC – Proposed Cabin Construction
Geotechnical Report

Dear Sirs:

As requested, Cornerstone Geo-Structural Engineering Ltd. (Cornerstone) conducted a geotechnical subsoil investigation at the above-referenced property for the proposed construction of two cabins. The purpose of the investigation was to assess the subsoil conditions and conduct a geotechnical hazard assessment of the site and provide recommendations for geotechnical and structural design.

The scope of this study comprises the geotechnical assessment of the site only. This report includes the description of the site, of the subsoil investigation conducted, summarizes the ground conditions observed the results of our hazard assessment, and provides geotechnical recommendations as stated above.

1. Site and Project Description

The site is located at 9311 Shook Rd on the Hatzic Lake Island in the Electoral Area G of the Fraser Valley Regional District as shown on Figure 1, attached. The site, with a total area of 2.63 Ha, is used as a Camp and Retreat Facility and is occupied by a number of buildings which include offices, a chapel, a gym and 13 cabins, among others.

The proposed works consist of the demolition of two existing cabins (# 12 and 13 in Figure No. 2) and their replacement with new ones. The new cabins will consist of one-storey buildings with an area of 39.3 m² (423 sq. ft.) each, to be built using conventional timber framing.

2. Subsoil Investigation

The geotechnical subsoil investigation was conducted on December 13, 2018. One Test Hole (TH-1) was excavated to a maximum depth of 2.4 m (8 ft.) using a track-mounted mini excavator supplied by the client. A Cornerstone's geotechnical engineer supervised the test hole

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1

9311 Shook Rd - Geotechnical Report, Rev. 0 – 11 Jan 2019

excavation, logged the subsoil conditions and conducted a geotechnical reconnaissance of the site.

The approximate location of the test hole was logged using a handheld GPS and is shown in Figure 2. The soil stratigraphy observed at the test holes is described in Section 5.3 m below.

3. Background Information

Cornerstone reviewed the following information relevant to the project or the study area:

- FVRD, Official Community Plan Electoral Area G, Bylaw No. 0866, 2008
- FVRD, Floodplain Management Bylaw No. 0681, 2005, Consolidated by Bylaw 0748, 2006
- Geological Survey of Canada Map 1485a “Surficial Geology Mission”
- Topographic Survey of the property and architectural drawings A1, A2, and A3 by Richard Lowe, June, 2018, supplied by the client

4. Geology, Geomorphology and Soil Condition

4.1 Geologic Setting and Geomorphology

The GSC Map 1485a indicates that the soils in the area consist of Fraser River Sediments (Fh in Figure 3, below) including sandy loam and loamy sand.

As mentioned previously, the site is located on the Hatzic Lake Island on terrain characterized by generally flat topography underlain by fine grained soils of alluvial origin. The subject cabins are at an approximate distance of 40 m from the lake; the geodetic elevation of the ground around them varies from 6.9 m to 7.1 m and the difference in elevation with the high-water mark of the lake is of 4 m, approximately. The ground slopes gently in southwest direction towards the beach level in proximity to the water body.

No signs of erosion, avulsion or slope instability were observed at the site.

4.2 Subsoil Condition

Based on our subsoil investigation, the stratigraphy of the site is consistent with the geology described above. The soils observed in the test hole vary from silt with trace of sand to sand.

The description of the stratigraphy observed in the Test Hole (TH-01) is as follows (depths measured from existing ground elevation at TH location:

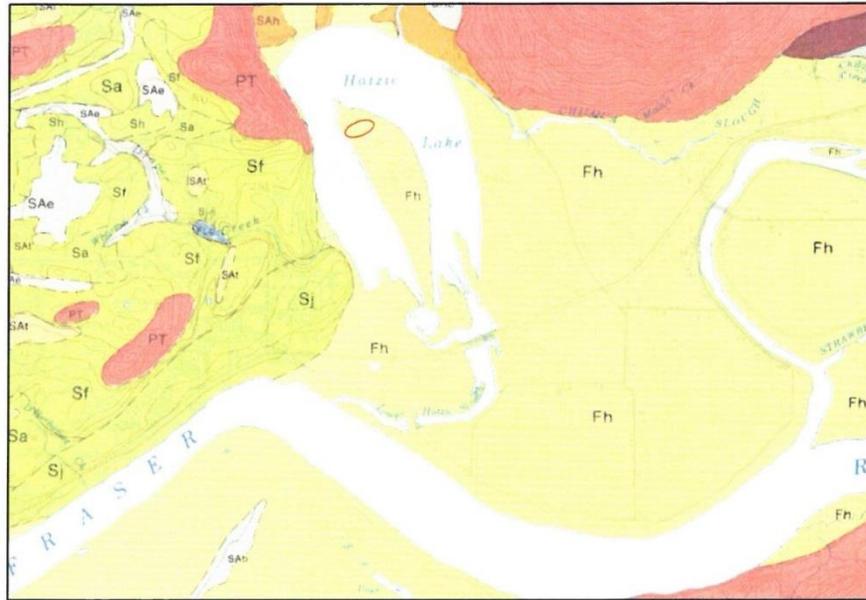


Figure 3. Geology at the Area of Study (From GSC Map 1485a)

Test Hole TH-01:

From 0.0 m to 0.30 m	Top soil
From 0.30 m to 0.7 m	Fill – Soft, moist, medium plasticity, sandy SILT
From 0.7 m to 2.1 m	Firm, moist, low plasticity SILT, trace sand
From 2.1 m to 2.4 m	Compact, moist to wet, light brown, fine SAND, trace silt
2.4 m	End of Test Hole
	No ground water or water seepage observed to the depth of investigation

5. Geotechnical Hazard Assessment

5.1 Area of Interest

The primary area to be assessed corresponds to the portion of terrain within the boundaries of the parcel identified in Section 1 of this report and shown in Figures 1 and 2. The Topographic Survey of the property is included in Appendix 1.

5.2 Hazard Identification

Seismic Hazard & Seismic Site Response

Based on the soil condition assessment and geological information reviewed for the site and our knowledge of the area, the Site Classification for the structural design of the proposed development is **Class E** – Soft Soil per the BC Building Code (BCBC), 2018 and National Building Code (NBC), 2015.

The Peak Ground Acceleration and spectral values -reported for **Site Class C** by the BCBC and NBC- to be used in the structural design, where needed, for a 2% probability of exceedance in 50 years per as provided by National Resources Canada (<http://www.earthquakescanada.nrcan.gc.ca>) are:

PGA = 0.27g
Sa(0.2) = 0.617
Sa(0.5) = 0.523
Sa(1.0) = 0.314
Sa(2.0) = 0.196

Amplification factors F_a and F_v to be determined based on the above parameters and **Site Class "E"**, per the BC Building Code 2018.

Flooding

According to the Floodplain Management Bylaw, Map 8, the Flood Construction Level (FCL) at the site is 9.3 m for a return period of 200 years, while the Minimum Ponding Elevation is 5.2 m.

Since the elevation of the underside of the proposed slab-on-grade is 7.35 m, the FCL is not met. Considering that the cabins are not inhabited permanently, and that implementing other measures for achieving the FCL are not feasible technically or are cost-prohibitive to the client, it is recommended to apply for an exemption to the Flood Bylaw.

For a Flood Level of 8.7 m (FCL less the free board), the depth of flow would vary from 1.6 m to 1.8 m approximately, above the surrounding ground, and 1.35 m above the underside of the slab-on-grade.

Among the potential damages that may affect the structure as a result of the 200-yr design flood are:

- Damage to building envelope

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- Damage to dry wall partitions, floors and structural and non-structural elements
- Erosion and scour of foundations
- Buoyancy
- Damage to electrical connections

Liquefaction

The phenomenon of soil liquefaction consists of the loss of strength and deformation of saturated, loose granular soils and low plasticity silts when subjected to earthquake shaking resulting in settlement of buildings.

Based on the information collected for the project and on the recommendations of the Liquefaction Task Force Report for Greater Vancouver Region it is Cornerstone's opinion that the soils in the area, have a high potential for liquefaction in the event of occurrence of the design earthquake with a probability of exceedance of 2% in 50-years (2,475-yr return period) per the National Building Code and BC Building Code, resulting in estimated differential settlements in the range of 150 mm to 300 mm, approximately, between building corners.

The structural engineer must design the foundation and other structural elements considering the above. Footings must be tied together per the National Building Code. Raft foundations, footings tied to the slab-on-grade or other structural solutions can be used to control differential settlements under the occurrence of liquefaction.

The selection of the structural solution must take in consideration the applicable seismic design objectives and expected performance as stated by the National Building Code (User's Guide – NBC 2015 Structural Commentaries [Part 4 of Division B]):

1. to protect the life and safety of building occupants and the general public as the building responds to strong ground shaking,
2. to limit building damage during low to moderate levels of ground shaking.

Other Hazards

Other potential geotechnical hazards including landslide, mountain stream erosion or avulsion, rockfall, major catastrophic landslide, were considered in our assessment and are deemed to be unlikely or in-existent on this property.

6. Discussion and Recommendations

6.1 General

Based on the geotechnical conditions of the soils at the subject site, it is our professional opinion that the construction of the proposed cabins is feasible from a geotechnical point of view and that the land may be used safely for the use intended per the probabilities described and the Hazard Acceptability Thresholds for Development Approvals by Local Government (Cave, 1993) and provided that the recommendations below are implemented.

6.2 Site Preparation

Top soil, soft silt fill and any other soft or loose soils, organic or deleterious materials must be excavated to the depth of the native silt. Over-excavated materials shall be replaced with compacted structural fill to the footing elevation.

Fills for grading purposes shall be carried out using compacted structural fill. It shall consist of sound, durable, well graded granular material, free of earth lumps, organic or deleterious materials, with a maximum size of 75 mm and fine contents (material passing sieve 0.075 mm/No. 200) less than 8% and plasticity index measured on the fraction of soil passing sieve No. 40 lower than 6 percent, to be approved by the geotechnical engineer.

The structural fill must be compacted to a minimum density of 100% Standard Proctor Maximum Dry Density (SPMDD) of the material, placed in 150 mm loose thickness lifts when compacted using light compaction equipment or 300 mm loose thickness lifts when heavy equipment is used. Structural fills must be placed at a maximum inclination of 2H:1V (H=horizontal; V=vertical). The fill must extend beyond the footing edge to a minimum distance equal to the larger of: (i) four times the footing width; (ii) the fill height, or (iii) 2.0 m

Temporary excavations into the silty fill or into the native sandy silt or sand can be carried out at a maximum inclination of 1.5H:1V (H=Horizontal; V=vertical). Excavations deeper than 1.8 m, are not anticipated, but if required, must be carried out under the direction of the geotechnical engineer.

In order to minimize the foundation scour in case of occurrence of the 200-yr design flood, it is recommended to backfill around the perimeter footings a minimum width of 1.0 m using structural fill compacted to 100% SPMDD to the slab-on-grade elevation.

6.3 Bearing Capacity

Footings founded on a layer of compacted structural fill, 150 mm min. thickness, placed on top of the native, low plasticity silt can be designed based on a factored bearing pressure (ULS condition) of 112 kPa (~2,250 psf, approx.), for a resistance factor ϕ of 0.5. Applied bearing

pressures must be limited to a serviceability bearing pressure (SLS condition) of 75 kPa (~1,500 psf, approx.).

If founded on the native silt, the footings must be designed based on a factored bearing pressure (ULS condition) of 75 kPa (~1,500 psf, approx.), for a resistance factor ϕ of 0.5. Applied bearing pressures must be limited to a serviceability bearing pressure (SLS condition) of 50 kPa (~1,000 psf, approx.).

The above bearing capacity values do not consider the effect of eccentric or inclined loads. Footings on fills must be placed at a minimum distance equal to the larger of (i) four times the footing width, or (ii) the fill thickness; otherwise the geotechnical engineer must verify the validity of those values.

Minimum footing width must be 450 mm (24 in.) for strip footings and 900 mm (3 ft.) for pad footings. Footings must be sized by the structural engineer based on the loads estimated by their analysis and on the bearing capacity values described above.

6.4 Flooding

In case of occurrence of the 200-yr design flood, damage to the building elements described above may take place. Therefore, the structural engineer must conduct an analysis of the above flood levels and provide mitigation measures to counteract the effect of buoyancy and hydrodynamic forces and debris impact on the proposed building addition.

The owner shall enter into a restrictive covenant under Section 219 of the Land Title Act.

6.5 Liquefaction

The structural engineer must implement measures to counteract the detrimental effect of differential settlements due to liquefaction as described in Section

7. Review and Inspection

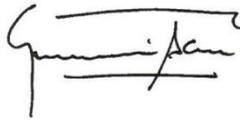
We recommend retaining Cornerstone to conduct the following activities:

- Excavation and foundation inspection
- Placement of grading fills

8. Limitations and Closure

The recommendations provided in this report are based on the analysis of the results of the subsoil investigation and geomorphological conditions of the site and our engineering judgement. Due to the variable nature of the subsoil and bedrock and limitations inherent to the subsoil investigation, unexpected conditions may be found; Cornerstone Geo-Structural Engineering Ltd. must be informed by the client in this event to conduct the necessary reviews. This report has been prepared in accordance with general accepted engineering practice for the exclusive use of the client for the purposes stated. No other warranty, expressed or implied is made.

Reviewed,




German A. Cajigas Silva, M.Eng., P.Eng.
Senior Geotechnical Engineer



Jorge Silva, P.Eng.
Principal

ATTACHMENTS

- Figure 1. General Site Location
- Figure 2. Site Layout and Location of Proposed Cabins

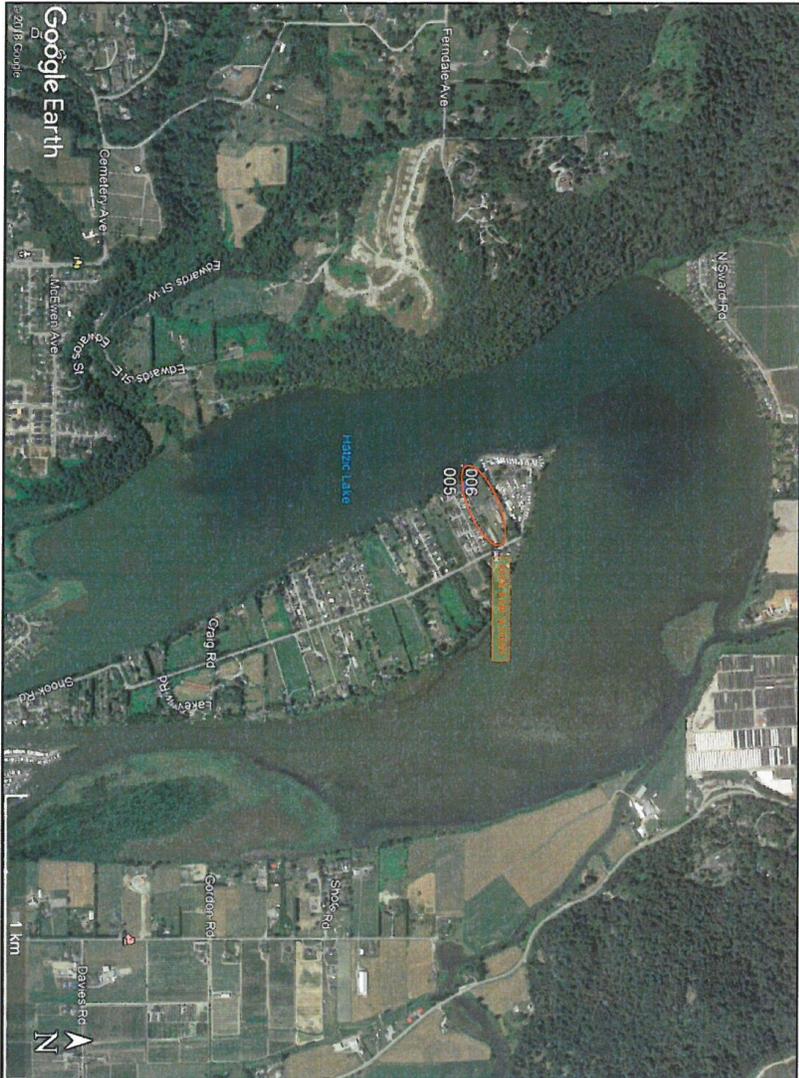
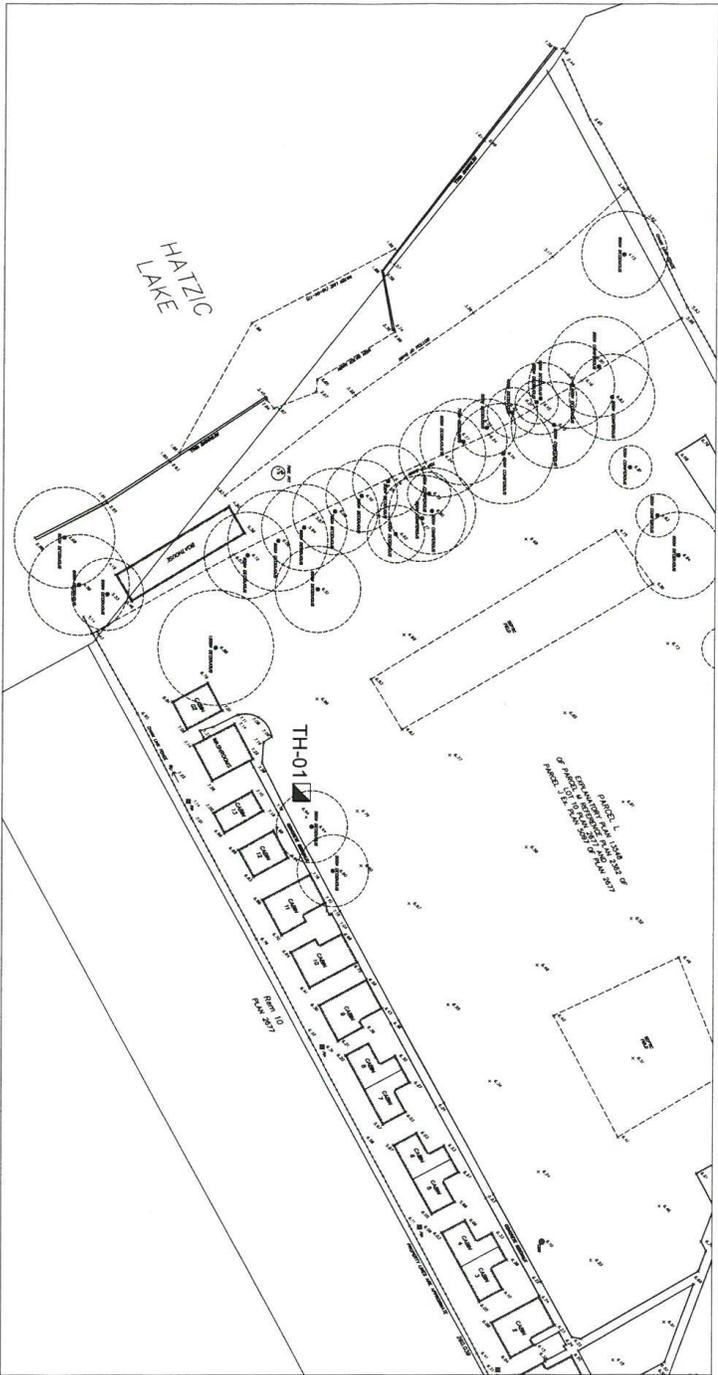


Figure 1. General Site Location (Taken from Google Earth)

Unit 1B – 30508 Great Northern Ave, Abbotsford, BC V2T 6H4 Tel: 604-746-5070

9311 Shook Rd - Geotechnical Report, Rev 0 – 11 Jan 2019



CORNERS ONE
 GEO-STRUCTURAL ENGINEERING LTD
 18-30508 Great Northern Avenue
 Abbotsford, BC V1 7S4 S70
 Tel: (778) 928-7589
 Email: corners@geblow.ca
 PROFESSIONAL SERVICES ONLY, OPEN THE BOOK

FIG. 2 SITE TOPOGRAPHY, BUILDING LAYOUT AND TEST HOLE (TH) LOCATION
 9311 SHOOK RD, MISSION, BC

CLIENT: CAMPPLUTHER
 Drawn: German Cajigas Date: January 11, 2019
 Revised: Jorge Sivo SCALE: 1:500 1/1

REVISIONS	
0	ISSUED FOR BUILDING PERMIT

Geo-Hazard Assurance Statement

for Development Approvals

A. Project Information

Date 24 JANUARY 2019 FVRD File No. _____

Property Information

Project Name & Description Camp Luther - Proposed Cabin Construction
Legal Description Parcel L (Explanatory PLan 13548) of Parcel M (Reference Plan 2362) of Lot 10 and Parcel J (Explanatory PI
Site Address 9311 Shook Rd PID 000-811-068 / 826-936 / 826-928

Client Information

Name Camp Luther - Mr. Nathan Janzen
Role Property Owner Developer Other
Client Address _____

Qualified Professional Information

Name German A. Cajigas-Silva
APEGBC Designation P.Eng. P. Geo. Eng.L Geo.L
Company Name Cornerstone Geo-Structural Engineering Ltd.
Mailing Address Unit 1B - 30508 Great Northern Ave, Abbotsford, BC V2T 6H4
Email Address gecajigas@yahoo.com Phone # 778-918-7085

Geo-Hazard Report Reference

Title 9311 Shook Rd, FVRD, BC - Proposed Cabin Construction Date January 11, 2019

Personal information on this form is being collected in accordance with Section 27 of the Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165; Part 9, Division 1 [Building Regulation] and Part 14 [Planning and Land Use Management] of the Local Government Act, RSBC 2015 Ch. 1; and Section 56 of the Community Charter, SBC 2003 Ch. 26 and will only be collected, used and disclosed for the purpose of administering geo-technical hazard reviews and assurance statements related to development approvals. Questions? Contact FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6; 604-702-5000 or 1-800-528-0061; or FQI@fvrd.ca.



Geo-Hazard Assurance Statement

for Development Approvals

B. Assurance

Based on the contents of this Assurance Statement and the Report, I hereby give assurance that:
(check as applicable)

<input type="checkbox"/> Development Permit	The Report will "assist the local government in determining what conditions or requirements under it will impose in the permit", as required by the <i>Local Government Act</i> (Division 7)
<input type="checkbox"/> Building Permit	"The land may be used safely for the use intended", as required by the <i>Community Charter</i> (Section 56)
<input checked="" type="checkbox"/> Community Charter	
<input type="checkbox"/> Seismic Slope	The Report addresses the requirements of the BC Building Code 2006, 4.1.8.1.6 (8) and 9.4.4.4 (2), as detailed in the BC Building & Safety Policy Branch Information Bulletin B10-01, Jan 18, 2010
<input checked="" type="checkbox"/> Floodplain Management Bylaw Exemption	"The land may be used safely for the use intended", as required by the <i>Local Government Act</i> . (Section 524)
<input type="checkbox"/> Subdivision	"The land may be used safely for the use intended", as required by the <i>Land Title Act</i> (Section 86).
<input type="checkbox"/> Other (e.g. <i>Zoning Bylaw Amendment, Official Community Plan Amendment, Temporary Use Permit, etc.</i>)	<Insert statement as appropriate>

C. APEGBC Professional Practice Guidelines

The Report and this Assurance Statement should be completed in accordance with the current version of one or both of the following Professional Engineers and Geoscientists of BC (APEGBC).

- *Legislated Flood Assessments in a Changing Climate in BC*
- *Legislated Landslide Assessments for Proposed Residential Development in British Columbia, ("APEGBC Landslide Guidelines")*.

These two documents are collectively referred to as the "APEGBC Guidelines". The italicized words in this Assurance Statement are defined in the APEGBC Guidelines.

The Report has been prepared pursuant to the following APEGBC Guidelines (check one or both as applicable).

- APEGBC Flood Guidelines
- APEGBC Landslide Guidelines



Geo-Hazard Assurance Statement

for Development Approvals

If the Report is **not** prepared pursuant to either of the APEGBC Guidelines, please explain.

D. Background Information

Qualified Professionals **must** confirm and check that each item is included in the Report.

- 1. Property location map — 8.5 x 11 size
- 2. Development proposal site plan — 8.5 x 11 size. *If a subdivision, show the parent parcel and all lots to be created, including any remainder.*
- 3. Description of the proposed development project (including building use) to the extent this is known at the time of Report preparation.
 - residential
 - industrial
 - commercial
 - institutional
 - other _____



E. Technical Requirements

Qualified Professionals **must** review, confirm and check completed items (as applicable).

Report Content

- 4. Relevant information pertaining to the Property and pertinent potential hazards from appropriate background sources, including the FVRD online library.
- 5. Time limitation or condition statement to describe extent the FVRD may rely on the Assurance Statement and Report for development approvals, and when resubmittal is recommended.
- 6. Maps, illustrations and diagrams to illustrate areas referred to in the Report.
- 7. Description of field work conducted on and, if required, beyond the Property.
- 8. Contact and consultation with the Fraser Valley Regional District. Provide name and title of contact.

- 9. Review of relevant FVRD bylaws and other statutory requirements.
- 10. Restrictive covenants registered against the Property title that pertain to geo-hazards (if registered, the Report provides relevant information about the covenants).
- 11. Notation of any visibly apparent natural hazards or other hazards identified in background reports, which are not identified and addressed in this Report. If yes, provide details in Section H: Geo-Hazard Summary Table.
 - Yes
 - No
- 12. Does the report rely on one or more supporting reports, each of which is independently reviewed, signed and sealed. If yes, provide details in Section H: Geo-Hazard Summary Table.
 - Yes
 - No
- 13. For subdivision approval, the Report addresses natural hazards for:
 - the parent parcel prior to subdivision
 - any lots to be created (including any remainder)



Geo-Hazard Assurance Statement for Development Approvals

Geo-hazard Assessment, Risk Acceptability and Risk Transfer

14. In considering the above-noted potential hazards that may affect the property, I have:
- reviewed and characterized the potential hazard(s)
 - estimated the potential frequency and magnitude of the potential hazard(s)
 - relied on supporting reports as noted above
 - relied on a pre-existing assessment of hazard frequency and magnitude
 - considered the potential effects of climate change in the context identified in the Report
 - considered the potential effects of changed future conditions (upstream watershed changes, forestry activity, land use changes, sea level rise, etc.) in the context identified in the Report
15. This Assurance Statement pertains to all geo-hazards that are assessed in the Report and any supporting reports, and accurately reflects the contents of those documents.
16. The FVRD has adopted "Hazard Acceptability Thresholds for Development Approvals by Local Government", which provides a specific level of hazard or risk tolerance. I have included a Hazard Summary Table which:
- lists all the potential hazards addressed by the Report and any supporting reports
 - provides an annual return frequency and acceptability threshold classification for the unmitigated condition
 - proposes mitigative measures to appropriately reduce the geo-hazard risk
 - provides an annual return frequency and acceptability threshold classification for the mitigated condition
17. The Report describes the potential transfer of natural hazard risk to other properties or infrastructure as a result of the proposed project (including any proposed *mitigation works*) and
- considered the potential for transfer of natural hazard risk
 - concludes that there is no significant transfer of natural hazard risk
 - identifies the potential transfer of natural hazard risk and proposes measures to offset such transfer of risk



Fraser Valley Regional District

Geo-Hazard Assurance Statement for Development Approvals

Mitigation and Design Recommendations (if recommended)

The Report contains the following items:

- 18. Implementation steps for the identified structural mitigation works (in terms of design, construction and approval).
- 19. Clearly identified safe locations for building(s), ancillary structures, and onsite utility services (as applicable, such as a septic field) out of the natural hazard area as a preferred development alternative.
- 20. Commentary on the effectiveness of proposed structural mitigation works in terms of ability to reduce the potential hazard impact, and identification of any residual risk that would remain.
- 21. Proposed Flood Construction Level (FCL) for future development and including specification of an appropriate method of achieving the FCL.
- 22. Proposed watercourse setback, which is clearly referenced from the natural boundary, top of bank or another suitable basis.
- 23. Proposed operation and maintenance actions that will be necessary in order for the level of safety to be maintained in the future, with indications of who should be responsible for those actions and when.

Riparian Area Regulation (if applicable)

- 24. QP must review RAR assessment report to avoid conflict with Geo-Hazard Report recommendations.

E FVRD Supplemental Requirements

The following points are understood by the Qualified Professional when submitting a Report:

- 25. Permission is granted to the FVRD to use the Report in considering approval of the proposed development on the property, provided that such permission is limited only to the proposed development project for which the Report was prepared.
- 26. Methodology used in the Report is described in sufficient detail to facilitate a professional review of the study by the FVRD when necessary.
- 27. Professional liability insurance coverage of at least \$1 million per claim is carried by the QP.
- 28. Third party review or supplemental information may be required by the FVRD where complex development proposals warrant.
- 29. Permission is granted to the FVRD to include the Report in the online FVRD geo-hazard report library (as background information, not for other parties to rely).



Geo-Hazard Assurance Statement

for Development Approvals

G. Qualified Professional (QP)

Prepared by: (QP of Record)

Name German A. Cajigas-Silva

Designation P.Eng. P. Geo. Eng.L. Geo.L.

Reviewed by:

Name Jorge Silva

Designation P.Eng. P. Geo.

The Report has received appropriate technical review which is consistent with both the APEGBC Professional Practice Guidelines, and APGBC Quality Management Guidelines. The name of the reviewer is noted in the Report and below.

Professional Seal, Signature and Date:



- I am a Qualified Professional as defined in the APEGBC Guidelines, and I fulfill the education, training and experience requirements as outlined in the APEGBC Guidelines
- I have signed, sealed, dated and thereby certify, this Assurance Statement and the attached report.



Geo-Hazard Assurance Statement

for Development Approvals

H. Geo-Hazard Summary Table

The geo-hazard report and/or any supporting reports addresses the following hazard types.

Geo-Hazard Type #1		Geo-Hazard Type #2	
Fraser River and tributaries flooding		Seismic Effects/Liquefaction	
Annual Return Frequency (Unmitigated) 1:40 - 1:200		Annual Return Frequency (Unmitigated) 1:2475	
Acceptability Threshold Classification	4	Acceptability Threshold Classification	5
MITIGATION (if necessary)			
Proposed Mitigation Measures	Yes <input checked="" type="radio"/> No	Proposed Mitigation Measures	Yes <input checked="" type="radio"/> No
Annual Return Frequency (Mitigated) 1:40 - 1:200		Annual Return Frequency (Mitigated) 1:2475	
Acceptability Threshold Classification	4	Acceptability Threshold Classification	3
Comments A Floodplain Bylaw exemption is recommended		Comments	
SUPPORTING REPORT			
Was this report prepared by others?	Yes No <input checked="" type="radio"/>	Was this report prepared by others?	Yes No <input checked="" type="radio"/>
If yes, list report name, date and author.		If yes, list report name, date and author.	

Geo-Hazard Type #3		Geo-Hazard Type #4	
Annual Return Frequency (Unmitigated)		Annual Return Frequency (Unmitigated)	
Acceptability Threshold Classification		Acceptability Threshold Classification	
MITIGATION (if necessary)			
Proposed Mitigation Measures	Yes <input type="radio"/> No <input type="radio"/>	Proposed Mitigation Measures	Yes <input type="radio"/> No <input type="radio"/>
Annual Return Frequency (Mitigated)		Annual Return Frequency (Mitigated)	
Acceptability Threshold Classification		Acceptability Threshold Classification	
Comments		Comments	
SUPPORTING REPORT			
Was this report prepared by others?	Yes <input type="radio"/> No <input type="radio"/>	Was this report prepared by others?	Yes <input type="radio"/> No <input type="radio"/>
If yes, list report name, date and author.		If yes, list report name, date and author.	

Geo-Hazard Assurance Statement for Development Approvals

Indicate which hazards were NOT reviewed:

- | | |
|---|--|
| <input type="checkbox"/> Chilliwack River Valley Erosion or Avulsion | <input checked="" type="checkbox"/> Seismic Effects/Liquefaction |
| <input type="checkbox"/> Debris Flow and Debris Torrent | <input type="checkbox"/> Rockfall - Small Scale Detachment |
| <input type="checkbox"/> Debris Flood | <input type="checkbox"/> Slope Stability |
| <input checked="" type="checkbox"/> Fraser River & tributaries flooding | <input type="checkbox"/> Small Scale Localized Landslide |
| <input type="checkbox"/> Mountain Stream Erosion or Avulsion | <input type="checkbox"/> Snow Avalanche |
| <input type="checkbox"/> Major Catastrophic Landslide | <input type="checkbox"/> Tsunami |

Hazard Acceptability Thresholds Classification, as per Hazard Acceptability Thresholds for Development Approvals by Local Government dated November 1993 by Dr. Peter Cave.

- 1 Approval with conditions relating to hazards.
- 2 Approval, without siting conditions or protective works conditions, but with a covenant including "save harmless" conditions.
- 3 Approval, but with siting requirements to avoid the hazard, or with requirements for protective works to mitigate the hazard.
- 4 Approval as (3) above, but with a covenant including "save harmless" conditions as well as siting conditions, protective works or both.
- 5 Not approvable.

Additional Comments





JAN 28 2019

www.fvrd.ca | planning@fvrd.ca

Request for Site Specific Exemption

Floodplain Management Provisions

Name: Camp Luther Association Phone No. _____

Address: 9311 Shook Road, Mission, BC, V2V 7M2 _____

Legal Description of Property:

Section 36, Plan 2677, Township 17 NWP, PID 000-826-936

(Lot, Block, Legal Subdivision, Section, Plan, Township, Range, Land District, PID No.)

PROPOSED DEVELOPMENT:

Demolition of two existing cabins and their replacement with new ones

Name of Adjacent Watercourse or Body of Water:

Hatzic Lake

Flood Construction Level in Bylaw (No. 0681, 2005): 9.3 meters

Flood Construction Level Requested: 7.35 meters

Floodplain Setback in Bylaw (No. _____): _____

Floodplain Setback Requested: _____

ENCLOSED AREA:

(check where provides; provision of all of this information will facilitate processing of application)

___ legal map of property

___ map indicating property location and relationship of proposed building to adjacent watercourse

___ photos of property (proposed building location, adjacent existing development, etc.)

___ other information pertinent to this application

REASONS FOR APPLICATION:

To allow for the replacement of old cabins with new cabins at the same or similar construction level to maintain continuity with the other cabins and buildings located nearby

DATE OF APPLICATION: JANUARY 28, 2019

SIGNATURE OF APPLICANT: [Handwritten Signature]

SIGNATURE OF BUILDING INSPECTOR: _____

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.

To: CAO for the Electoral Area Services Committee
From: David Bennett, Planner II

Date: 2019-03-12
File No: 3060-20-2019-01
3090-20-2019-04

Subject: 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".

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Cultus Country Investments has applied for minor amendments to an existing comprehensive Development Permit and a Development Variance Permit to address the siting and size of detached garages on 5 of the final 10 lots of the 'Cottages at Cultus Lake' development.

A comprehensive Development Permit and Development Variance Permit were issued in 2018 for this project, but the developer has requested minor amendments to allow for slightly larger garages on five of the final 10 lots.

Overall, the design, siting of buildings and structures, buffer strips and general layout of this final phase are congruent with the first three phases of the "Cottages" development.

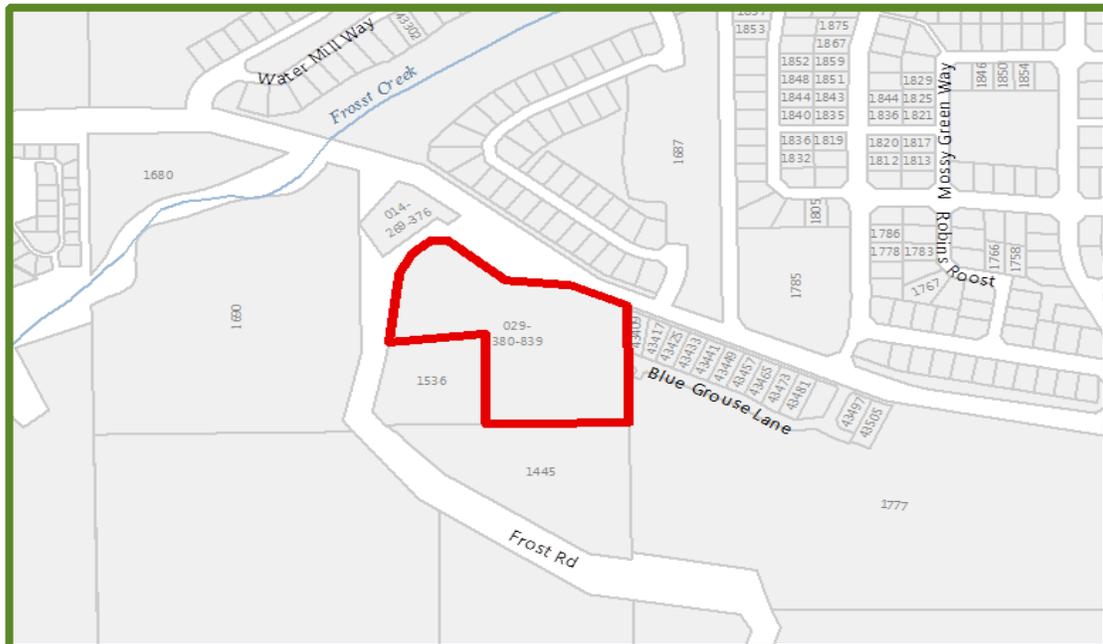
PROPERTY DETAILS

Electoral Area:	H		
Address:	Lot 2, Columbia Valley Rd		
PID:	029-380-839		
Folio:	733.03155.002		
Lot Size:	4.547 acres		
Owner:	Cultus Country Investments Ltd	Agent:	N/A
Current Zoning:	Campground-Holiday Park- CHP	Proposed Zoning:	No change
Current OCP:	Resort - RT	Proposed OCP:	No change
Current Use:	Vacant	Proposed Use:	Residential
Development Permit Areas:	DPA 4-E – Cultus Lake Resort Form & Character DPA 5-E – Riparian Areas DPA 7-E – Cultus Lake South Ground & Lake Water Quality		
Agricultural Land Reserve:	No		

ADJACENT ZONING & LAND USES

North	^	Private Resort Residential (PRD-1), Single Family Homes
East	>	Campground-Holiday Park, CHP; Single family homes, Vacant (forested)
West	<	Rural (R) & Country Residential (CR); Single family home, Vacant (forested)
South	v	Rural (R) & Country Residential (CR); Single family home, Vacant (forested)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal Details:

The purpose of these amendments to the existing Development Permit and Development Variance Permit is to accommodate the siting of double garages on the 5 largest lots in the final phase of the development.

Proposed Amendments

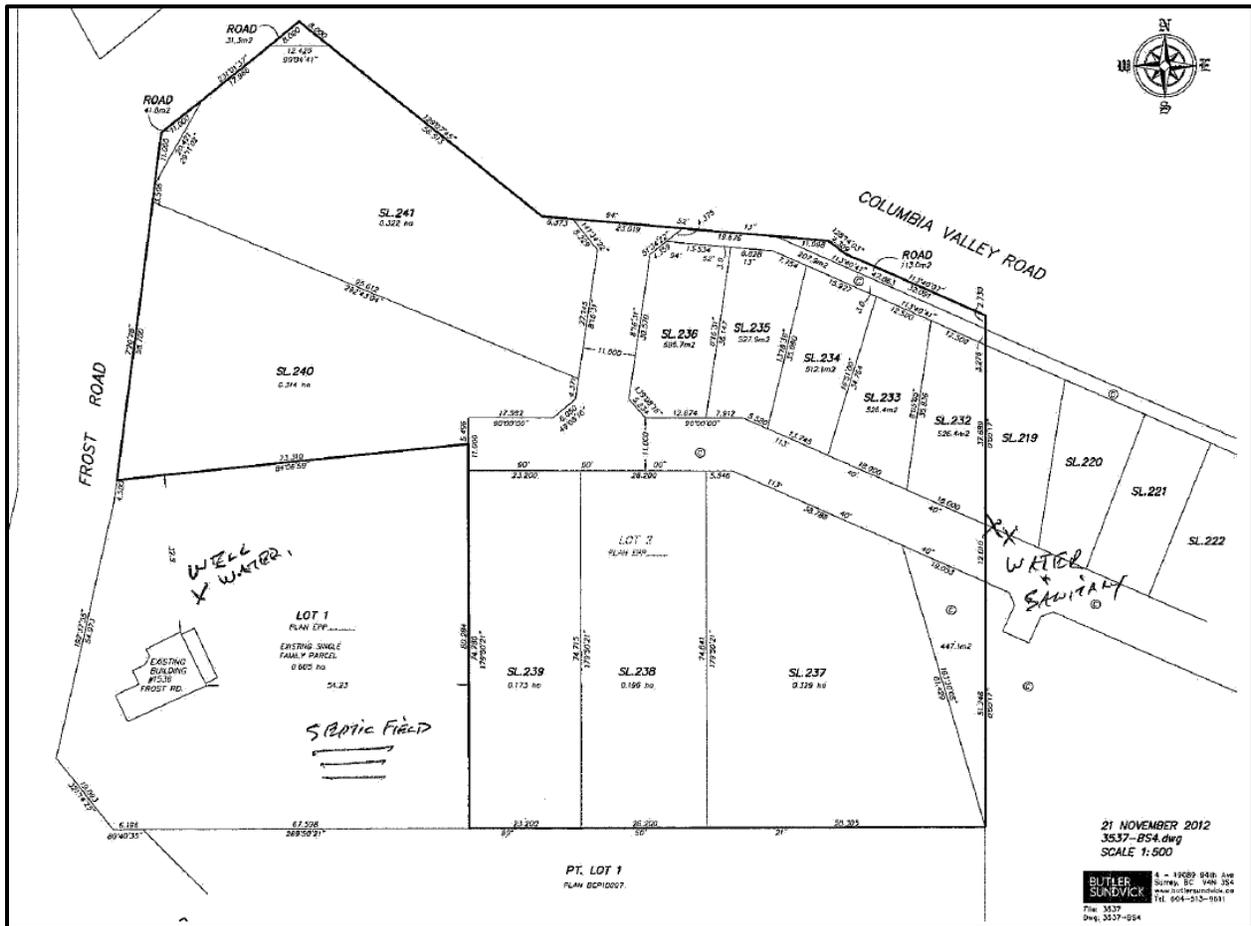
ITEM	2018 PERMIT	2019 PERMIT AMENDMENT	COMMENT
Detached Garage Height	6m	9.1m	A 6m garage height was requested by the developer. They no longer want this reduction and have requested to return to the original 9.1m height.
Garage width	5m maximum width	7.4m	To accommodate double garages on lots greater than 0.17ha (the 5 largest lots in this final phase).
Garage Form and Character	Single door garages	Single or double door	Architectural review confirms that the double garages will match the form and character.
Holiday Home siting on Lot 236	2m flanking road setback	1m flanking road setback	Site is adjacent to an emergency access to Columbia valley road and not a through road.

Additional Project Background

The developer of the 'Cottages at Cultus Lake' has applied to develop the final phase of the "Cottages" project on 4.5 acres adjacent to Phase III. The draft layout of the final 10 lots is shown below. These lots will be served by the private community water system and the private community sewer system owned by Corix Utilities and serves the existing "Cottages" development. The access to the site will be from the existing entrance to Phase III off of Columbia Valley Road. An emergency access to Columbia Valley is proposed near the intersection with Frosst Road. An internal walkway adjacent to Columbia Valley Road will provide owners and guests with a walking trail to access the common amenities (pools, clubhouse) across the street. A decorative fence and vegetation will buffer the lots from the road.

The proposed subdivision received Preliminary Layout Approval from the Ministry of Transportation and Infrastructure who is the Approving Authority for subdivisions in the Electoral Areas of the Regional District.

Proposed Subdivision Layout:



Cultus Lake Resort Form and Character Development Permit Area 4-E

This development is located in an area of high recreational and aesthetic amenities, such as Cultus Lake, and this area experiences high intensity of visitation and recreational use. Development in this area is highly visible, and, in turn, relies on the natural beauty and recreational amenity of the area. Visual values and recreational amenity are integral to the economy and community of these areas. Accordingly, there is a need to ensure that resort development is of a form and character which does not detract from the aesthetic experience of the area or resort uses and visual values on adjacent parcels. Development should reflect, and enhance the natural landscape of the area in which it is located. In addition, the concentration of resort development in nodes such as Cultus Lake South requires that developments are carefully designed to coordinate and be compatible with adjacent developments to create a cohesive functional resort node.

The objectives of Development Permit Area 4-E are to:

- Protect the overall aesthetics of the area by ensuring resort developments demonstrate a high level of design and are integrated into the nature and built environment including maintaining visual values such as views of mountains, lake and the sky; maintaining the aesthetics and experience of a natural setting amongst and within resort developments; and, maintaining the experience of traveling on a scenic road or highway;
- Ensure a gentle and sensitive transition between resort developments and between public and private realms through provisions to protect the aesthetic and amenity values by coordinating the character, form and scale of new development;
- Provide for an integrated resort village of connected and coordinated, but individual and secure, private developments;
- Provide architectural guidelines for buildings and structures that support diversity while maintaining cohesiveness; and,
- Facilitate high-quality site development and landscaping that integrates into the broader community, preserves connections to landscape and natural aesthetics, and maintains visual privacy.

The “Cottages” development meets these objectives.

In addition to meeting the objectives of the Development Permit area, projects must also be consistent with certain Development Permit guidelines. The guidelines for this Development Permit area relate to:

- Pedestrian Linkages
- Borders Landscaping and Screening
- Professional Review and Reporting
- Surfacing
- Siting, Design and Finishing of Buildings

The Cottages development meets these guidelines.

The following documents are submitted in support of the application and are attached as schedules to the draft Development Permit.

- Design Rationale Compliance. Prepared by Keystone Architecture, Dated December 13, 2018.
- Cottage Design Examples

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the Development Permit and Development Variance Permit application and 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, strata corporations and neighbouring residents of the

requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

Development Permit Fee	\$350.00
Development Variance Permit Fee	\$350.00

CONCLUSION

The proposed amendments to the existing Development Permit and Development Variance Permit for this final phase of the 'Cottages at Cultus Lake' are considered minor. The larger garages are proposed for only the five largest lots (all of which are greater than 0.17ha (0.42 acres)).

Staff recommend Development Variance Permit 2019-04 and Development Permit 2019-01 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development reviewed & supported

Margaret Thornton, Director of Planning & Development reviewed & supported

Mike Veenbaas, Director of Financial Services No further financial comments

Paul Gipps, Chief Administrative Officer Not available for comment



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 1700 BIK COLUMBIA VALLEY RD PID PID 029-380-839

Legal Description

Lot 2 Block _____ Section 15 Township 22 Range _____ Plan EPP4111

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) <u>CULTUS COUNTY FLD.</u> <u>LTD.</u>	Signature of Owner 	Date <u>JAN 30 / 2019</u>
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address <u>216 - 3388 ROSEMARY HEIGHTS CRES</u>	City <u>Surrey</u>
Postal Code <u>V3Z 0K7</u>	Fax

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
--------------------	------

Development Details

Property Size 1.84 H. Present Zoning CH-17

Existing Use VACANT

Proposed Development _____

Proposed Variation / Supplement _____

(use separate sheet if necessary)

Reasons in Support of Application _____

December 8th 2017

Variance requirements for cottages phase 4 (10 lots)

File # 2016-03278

Cultus Country Investments LTD.

Zoning amendment requirements as follows;

- 1) for lots 232-236 inclusive - Section 18.4.1(e) (i) front strata lot setback is varied from 6 meters to 0.6 meters clear to sky for detached garage; and lots 237-241 Section 18.4.1(e)(i) varied from 6 meters to 3.0 meters for detached garage
- 2) for lots 232-236 inclusive - Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 3.5 meters, clear to sky for a holiday home, and to 2.0 meters, clear to sky, for an open sided veranda or porch.
- 3) for lot 236 - the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to ~~1~~^{ONE} meters, clear to sky.
- 4) for lots 232 -241 inclusive , for side strata lot lines other than those adjacent to a flanking road, section 18.4.1 (e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky for any part of a holiday home and to 0.6 meters clear to sky for a detached garage.
- 5) section 18.4.2 (b) is varied by reducing the minimum area of a strata lot for a holiday home served by both approved water and sewer systems from 560 square meters to 500 square meters.
- 6) Section 18.4.4 (a) is varied by reducing the maximum height of a garage from 9.1meters to 6 meters or one storey whichever is lesser. X
- 7) for lots 237-241 inclusive- Section 18.4.1 (e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky for a holiday home or an open sided veranda or porch.

Holiday park Bylaw amendments as follows:

Section 4.06.01 varied by reducing buffer strip width around a holiday park

- a) along Columbia Valley road from 7.6 meters to 3.0 meters
- b) along all other property boundaries from 7.6 meters to 0.0 meters.

Parking bylaw amendment as follows;

Section 2.4.5 is varied by reducing the distance between off street parking space and any side lot line from 1.5 meters to 0.6 meters.

Special terms and conditions

A solid fence between 1.2m and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia valley rd extending to the emergency exit at Frosst Rd. entrance..

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

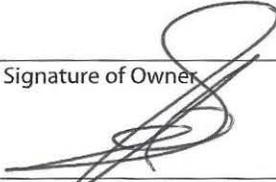
An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 1700 BIK COLUMBIA VALLEY RD PID PID 029-380-839

Legal Description Lot 2 Block _____ Section 15 Township 22 Range _____ Plan EPP4111

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) <u>CULTUS COUNTY TOWN LTD</u>	Signature of Owner 	Date <u>JAN 30 / 2019</u>
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address <u>216 - 3388 ROSEMARY HEIGHTS CRESENT</u>	City <u>Surrey</u>
	Postal Code <u>V3Z 0K7</u>
	Fax

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
--------------------	------

Development Details

Property Size 1.84 H. Present Zoning CH-17

Existing Use VACANT

Proposed Development _____

Proposed Variation / Supplement _____

(use separate sheet if necessary)

Reasons in Support of Application _____

December 8th 2017

Variance requirements for cottages phase 4 (10 lots)

File # 2016-03278

Cultus Country Investments LTD.

Zoning amendment requirements as follows;

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- 2) for lots 232-236 inclusive - Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 3.5 meters, clear to sky for a holiday home, and to 2.0 meters, clear to sky, for an open sided veranda or porch.
- 3) for lot 236 - the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to ~~1~~^{ONE} meters, clear to sky.
- 4) for lots 232 -241 inclusive , for side strata lot lines other than those adjacent to a flanking road, section 18.4.1 (e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky for any part of a holiday home and to 0.6 meters clear to sky for a detached garage.
- 5) section 18.4.2 (b) is varied by reducing the minimum area of a strata lot for a holiday home served by both approved water and sewer systems from 560 square meters to 500 square meters.
- 6) Section 18.4.4 (a) is varied by reducing the maximum height of a garage from 9.1meters to 6 meters or one storey whichever is lesser. X
- 7) for lots 237-241 inclusive- Section 18.4.1 (e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky for a holiday home or an open sided veranda or porch.

Holiday park Bylaw amendments as follows:

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- b) along all other property boundaries from 7.6 meters to 0.0 meters.

Parking bylaw amendment as follows;

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Special terms and conditions

A solid fence between 1.2m and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia valley rd extending to the emergency exit at Frosst Rd. entrance..

December 13, 2018

Project # 13-141

Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attn: David Bennett

Re: Proposed DP amendment for Double Garages for lot 237, 238, 239, 240, and 241 of Phase 4 of The Cottages – 1700 Block Columbia Valley Road

Dear Sir/Madam,

The developer wishes to apply for a DP amendment for Phase 4 of the Cottages to allow for double garages on five large lots. (See enclosed survey plan). The double garages will meet the existing form and character design rational for the project with the following conditions.

1. Garages to articulate similar roof design pitch and exterior finishes as the residence cottage buildings
2. Maximum width 24 feet at a maximum size of 625 sq. ft.
3. Side elevations of garage to have 1 to 3 windows on street elevation
4. A choice of 1 double door or 2 single doors are acceptable
5. All lots are 18,000 sq. ft in area

I have included two examples of elevation of garages which would meet the design intent. If you have any questions please contact me.

Thank you,

Norm Davis Sr. Architect
Architect AIBC, MRAIC

ND/mf

Enclosures









FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684
website: www.fvrd.bc.ca e-mail: info@fvrd.bc.ca

Folios: 733.03154.010
733.02962.100

September 8, 2011

Cultus Country Investments Ltd.
216-3388 Rosemary Heights Crescent
Surrey, BC V3S 0K7

Cultus Country Investments Ltd.,

Re: Development Variance Permit 2011-10

The above-noted Development Variance Permit has now been issued by the Regional Board and registered on title in the Land Title Office. Enclosed, for your records, is a copy of your Development Variance Permit, a copy of the Notice of Permit, which shows the notation number, and a copy of a recent title search showing the notation on title.

Should you have any questions or require any other information, please contact David Bennett at (604) 702-5000.

Sincerely,

Chris McBeath
Planning Assistant

Enclosures



FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

 Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684
 website: www.fvrd.bc.ca e-mail: info@fvrd.bc.ca

NOTICE OF PERMIT

APPENDIX I

TO: Registrar of Titles
New Westminster

Folios: 733.03154.010
733.02962.100

TAKE NOTICE that the land described below is subject of a permit issued by the Fraser Valley Regional District.

PARTICULARS OF PERMIT

Permit Description

- (a) Type of Permit: Development Variance Permit 2011-10
- (b) Statutory Authority: Section 922 of the Local Government Act R.S.B.C. 1997, Chapter 323

Legal Description of Lands Affected:

LOT 1 SECTION 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN BCP41213
PID 027-954-731

LOT 2 EXCEPT: PART ON HIGHWAY PLAN 59985, SECTION 10 TOWNSHIP 22 NEW WESTMINSTER
DISTRICT PLAN 50104 PID 000-909-807

Issue Date: August 19, 2011

Expiry Date (if any): N/A (for Temporary Commercial or Industrial Permits Only)

USE THIS SECTION ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER SECTION 930 OF THE LOCAL GOVERNMENT ACT:

THIS NOTICE relates to the amendment of Land Use Contract No. (registration no.)

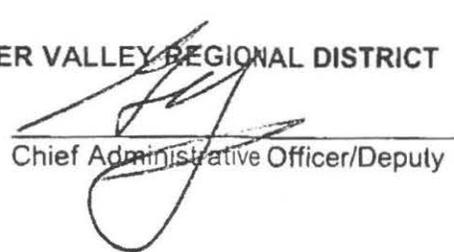
Which is registered as a charge against the above-described land. PARTICULARS OF THE AMENDMENT MAY BE OBTAINED FROM THE ISSUING AUTHORITY.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or industrial Permit you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

Dated: AUG. 25, 2011

FRASER VALLEY REGIONAL DISTRICT

BY:


Chief Administrative Officer/Deputy



FRASER VALLEY REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT

Permit No. 2011-10	Folio No. 733.03154.010 & 733.02962.100
Issued to: Cultus Country Investments	Telephone:
Address: 216-3388 Rosemary Heights Crescent Surrey V3S 0K7	
Applicant: same	Telephone:
Site Address: 1760 and 1766 COLUMBIA VALLEY ROAD	

This Permit amends and replaces DVP 2010-02 as issued on June 22, 2010.

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 1 SECTION 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN
BCP41213 PID 027-954-731**
And
**LOT 2 EXCEPT: PART ON HIGHWAY PLAN 59985, SECTION 10 TOWNSHIP 22
NEW WESTMINSTER DISTRICT PLAN 50104 PID 000-909-807**

LIST OF ATTACHMENTS

- Schedule "A": Location Map
 - Schedule "B": Site Plan
 - Appendix I: Notice of Permit
-

AUTHORITY TO ISSUE

This Development Variance Permit is issued under Section 922 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:

1. Section 18.4.1 (e) (i) is varied by reducing the front strata lot setback from 6 metres to 0.6 metres clear to sky for a detached garage.
2. Section 18.4.1 (e) (i) is varied by reducing the **rear** strata lot setback from 6 metres to 4 metres, clear to sky, for a holiday home, and to 3 metres, clear to sky, for an open-sided veranda or porch.

3. Where a side strata lot line is adjacent to a **flanking** strata road, Section 18.4.1 (e) (ii) is supplemented and varied by increasing the side flanking strata lot line setback from 3 metres to 3.5 metres, clear to sky, for a holiday home, and by reducing the side flanking strata lot line setback from 3 metres to 2 metres, clear to sky, for an open-sided veranda or porch.
4. On lots 220 to 231 inclusive, for **side** strata lot lines, other than those adjacent to a flanking road, Section 18.4.1 (e) (ii) is varied by reducing the side strata lot setback from 3 metres to 1.2 metres clear to sky, for any part of a holiday home, and to 0.6 metres, clear to sky, for a detached garage.
5. On lot 219, the western strata lot line is varied by reducing Section 18.4.1 (e) (ii) for the **side** strata lot setback from 3 metres to 2.2 metres clear to sky, for any part of a holiday home, and to 1.6 metres, clear to sky, for a detached garage. On lot 219, the eastern side strata lot line is varied by reducing Section 18.4.1 (e) (ii) for the **side** strata lot setback from 3 metres to 1.2 metres clear to sky, for any part of a holiday home, and to 0.6 metres, clear to sky, for a detached garage.
6. Section 18.4.2 (b) is varied by reducing the **minimum area** of a strata lot for a holiday home served by both approved water and sewer systems from 560 square metres to 500 square metres.
7. Section 18.4.4 (a) is varied by reducing the maximum **height** of a garage from 9.1m to 6m or one story whichever is lesser.

“Regional District of Fraser Cheam Campground and Holiday Park Bylaw 1190, 1994” is **varied** as follows:

8. Section 4.06.01 is varied by reducing the required buffer strip width surrounding a holiday park as shown on Schedule B and as follows:
 - a. From 7.6 metres to 3.0 metres along Columbia Valley Road.
 - b. From 7.6 metres to 0.0 metres along the western boundary of 1760 Columbia Valley Road extending from the North West corner of proposed lot 219, south approximately 100m
9. Section 4.06.07 and 08 are varied by reducing the maximum height of a fence screen from 2.5m to 1.8m and reducing the minimum height of a fence screen from 1.8m to 1.2m.
10. Section 6.06.01.02 (a) is varied by reducing the required roadway width from 15 metres to 10 metres for the access road connection to Columbia Valley Road.

11. Section 6.06.01.02 (c) is varied by increasing the maximum cul-de-sac length from 90 metres to 160 metres.
12. Section 6.07.01 is varied by reducing the requirement for a turning circle from a radius of 12 metres to a 6.0m by 6.0m by 6.0m "Hammer Head" turning area as shown on Schedule "B", subject to approval by the Approving Officer.

"Regional District of Fraser-Cheam Electoral Area "E" Parking Bylaw No. 1072, 1992" is varied as follows:

13. Section 2.4.5 is varied by reducing the distance between an off-street parking space and any rear lot line from 1.5 metres to 0.0 metres and by reducing the distance between an off-street parking space and any side lot line from 1.5 metres to 0.6 metres.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. Notwithstanding the variances granted by this permit, all development shall comply with the density regulations established by section 18.3 of "Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam".
3. At least two parking spaces each measuring at least 2.7 meters width and 6.0 meters length shall be provided entirely on each strata lot as a condition of construction of any holiday home on a strata lot. Parking spaces may be contained within a detached garage. All parking spaces on a strata lot shall be orientated substantially at right angles to the fronting or flanking strata road; parking spaces orientated parallel to a strata road shall not be permitted. The required parking spaces may be located length-wise or adjacent to each other on a holiday home lot. Notwithstanding the variances in this permit, no parking space shall be located in a manner that would obstruct access and egress from any holiday home in the event of a fire or other emergency.
4. Where a second storey is provided in holiday home, the floor area of the second floor shall not exceed 75% of the floor area of the first floor of the holiday home. For the purposes of this section, floor area shall include all floor space on a given storey of the building, and shall be measured to the outside of all exterior walls, including any internal floor area plus all verandas, porches, balconies, and similar outdoor areas.
5. One (1) detached garage may be permitted on any holiday home lot. A garage may not be attached to a holiday home. The maximum width of a garage shall be 5m, measured to the furthest projection of the exterior walls.
6. Carports, ramadas, or accessory storage buildings shall not be permitted on any holiday home lot.

7. Unless noted otherwise, all terms used in this permit have the same meaning as defined in the Zoning Bylaw No. 66 for Electoral Area E, 1976. For the purposes of this permit, "veranda" or "porch" shall mean an open-sided structure attached to a holiday home and intended as an outdoor amenity area, which may have a roof overhead, and which may have a hand rail and/or screen up to a maximum height of 1.22 meters above the floor, but which shall otherwise have no walls other than the wall of the adjacent holiday home.
8. No fence on a holiday home lot shall exceed 1.2 meters in height at any location, except that fences on common land or fences on strata lots adjacent to a buffer strip, common land or external boundary of the lands may be between 1.2 and 1.8m in height.
9. A solid fence between 1.2 and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia Valley Road as shown on Schedule "B"
10. If the holder of this permit does not commence the construction with respect to which the Permit was issued within one (1) year after the date of the permit, this permit shall lapse.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Section 922 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 910(2) 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 *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 925 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 s 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 2011-10 The notice shall take the form of Appendix I attached hereto.

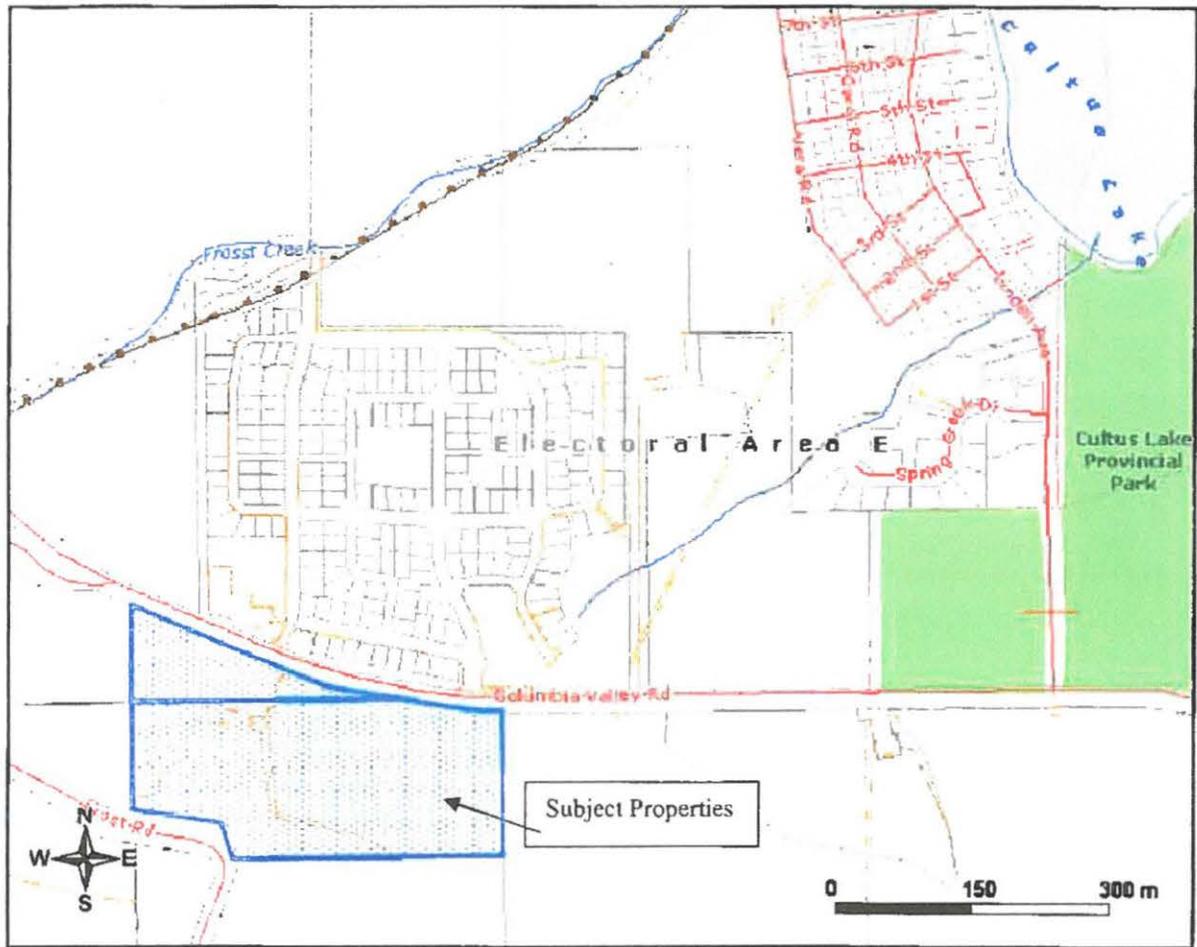
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 19 DAY OF August, 2011



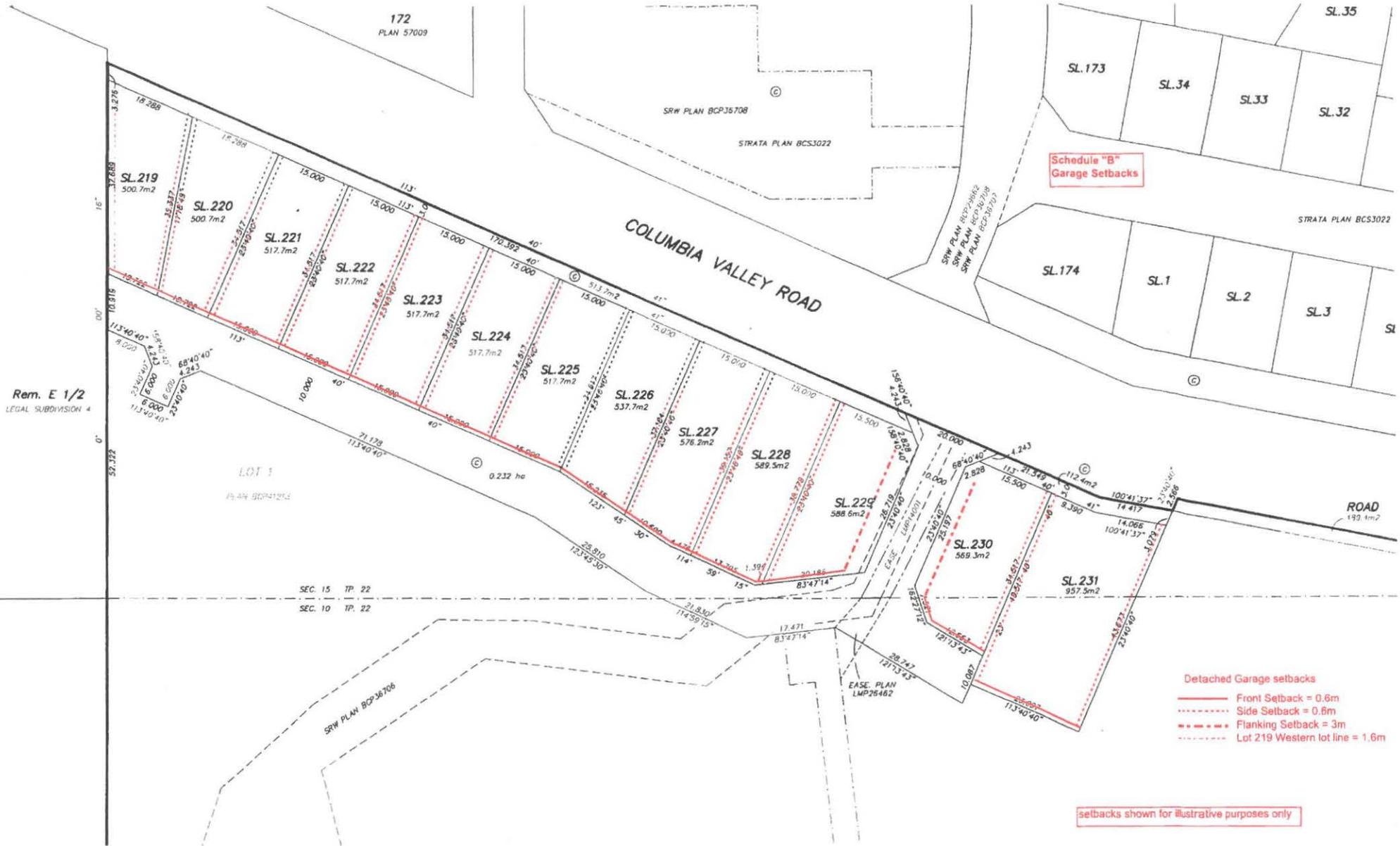
 Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2011 -10
SCHEDULE "A"
Location Map



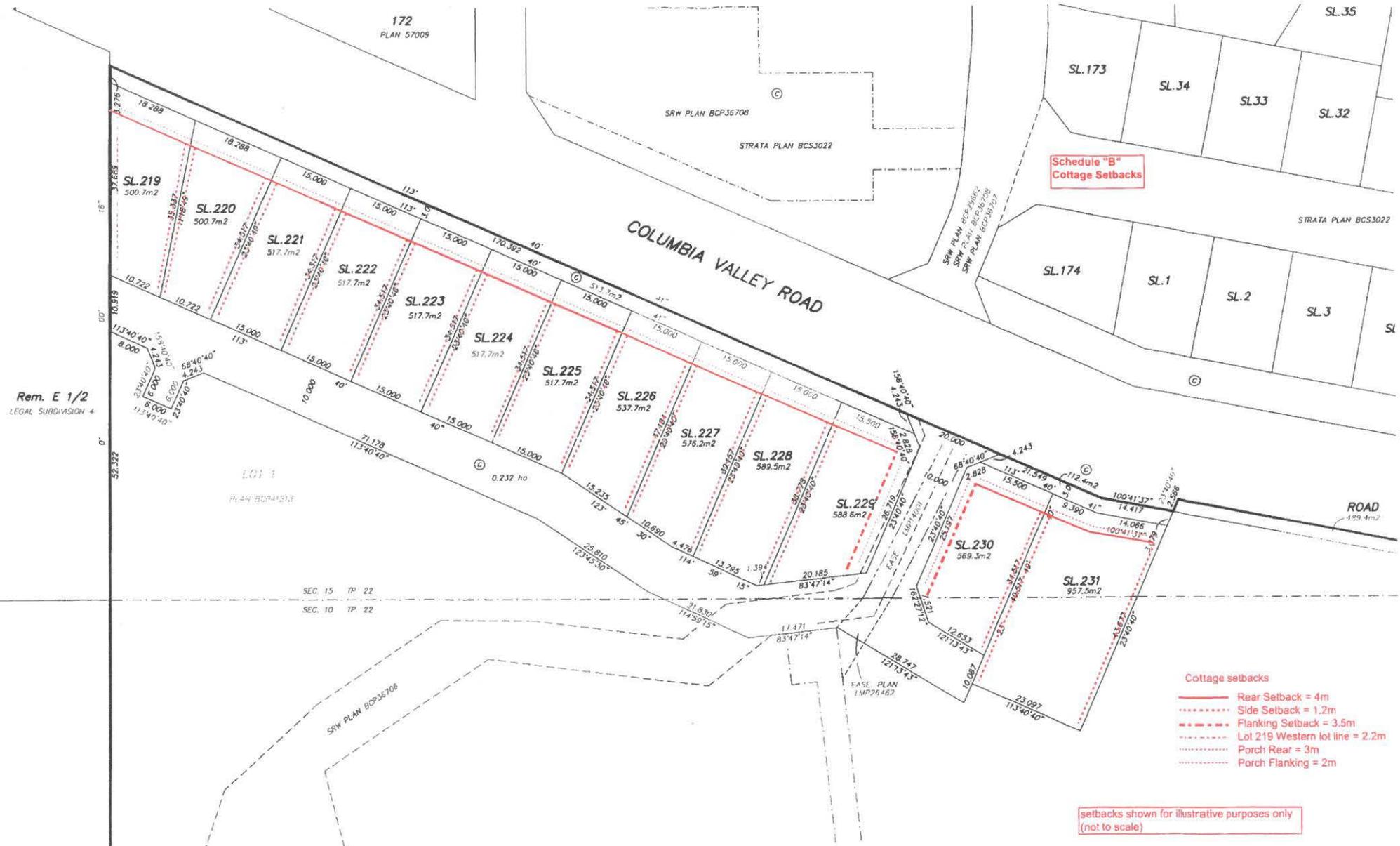




Schedule "B"
Garage Setbacks

- Detached Garage setbacks
- Front Setback = 0.6m
 - Side Setback = 0.6m
 - - - - Flanking Setback = 3m
 - · - · Lot 219 Western lot line = 1.6m

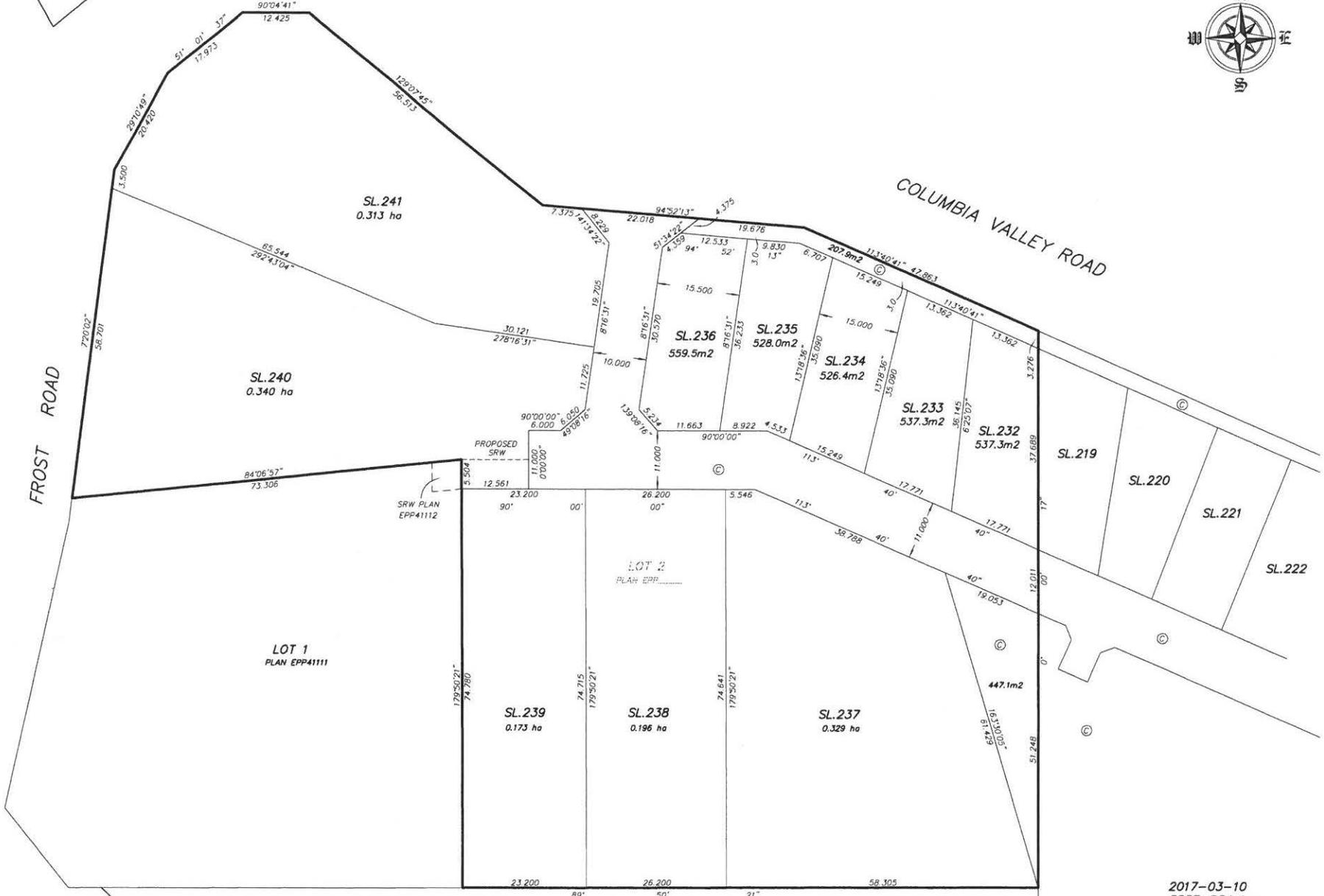
setbacks shown for illustrative purposes only





FROST ROAD

COLUMBIA VALLEY ROAD



LOT 1
PLAN EPP41111

LOT 2
PLAN EPP41112

SRW PLAN
EPP41112

PT. LOT 1
PLAN BCP10007

2017-03-10
3537-BS4.dwg
SCALE 1:500

**BUTLER
SUNDVICK**
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611
File: 3537
Dwg: 3537-BS4



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT PERMIT

Permit No. Development Permit 2019-01 **Folio No.** 733-03155.002

Issued to: Cultus Country Investments Ltd.

Address: 216-3388 Rosemary Heights Surrey BC

Applicant: Jon Van Geel

Site Address: PID 029-380-839

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 15 Township 22 New Westminster District Plan EPP41111
029-380-839

**THIS PERMIT AMENDS SECTION OF DEVELOPMENT PERMIT 2018-02
RELATING TO THE FORM AND CHARACTER OF DETACHED GARAGES
ONLY ON PROPOSED LOTS 237 – 241 INCLUSIVE**

LIST OF ATTACHMENTS:

Schedule "A": Location Map

Schedule "B": Proposed Subdivision Plan

Schedule "C": Keystone Architecture, Design Rationale Compliance report dated December 13, 2018.

AUTHORITY TO ISSUE

This Development Permit is issued pursuant to Part 14 – Division 7 of the Local Government Act. The above-noted property lies within DEVELOPMENT PERMIT AREA 4-E in Electoral H of the Fraser Valley Regional District. Pursuant to Section 488 of the Local Government Act, R.S.B.C., this area has been designated under the Official Community Plan for Electoral "E", Bylaw No. 1115, 2011 for the:

- (a) protection of the natural environment, its ecosystems and biological diversity
- (b) protection of development from hazardous conditions
- (c) protection of farming
- (d) revitalization of an area in which a commercial use is permitted
- (e) establishment of objectives for form and character of intensive residential development
- (f) establishment of objectives for form and character of commercial, industrial or multi-family residential development

BYLAWS SUPPLEMENTED OR VARIED BY THIS PERMIT:

None

The associated Development Variance Permits are 3090-20-2018-01 and 3090-20-2019-04

The associated Development Permit is 3060-20-2018-02

SPECIAL TERMS AND CONDITIONS OF THIS PERMIT

1. This permit pertains specifically to the form and character of detached garages on proposed strata lots 237 – 241 inclusive at PID 029-380-839, off Columbia Valley Road, representing 5 lots of a 10 lot Holiday Resort bare land strata.
2. No approval of any further Development Permits, Zoning Amendments, Development Variance Permits, Building Permits, or FVRD Bylaw Amendments on the subject property are implied, or construed by issuance of this Development Permit.
3. If the holder of this permit is issued any Development Permits, Zoning Amendments, Development Variance Permits, Building Permits or any other FVRD Regulatory Bylaw approvals, for the subject property, that require any change to the form and character of the proposed development described in this permit, this permit shall become null and void and the applicant shall obtain a new or amended permit.
4. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule B.
5. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
6. No alteration to the natural drainage, construction or excavation shall be undertaken on any portion of the subject property except areas identified on the Site Plan attached hereto as Schedule "B".

Subdivision Layout

1. The subdivision of the lands shall be substantially in accordance with Schedule "B" attached hereto.

Siting, Design and Finishing of Buildings

1. All buildings shall be constructed in accordance with Schedules "C" attached hereto.

Future Building Construction including Holiday Homes

1. No additional development permits will be required for the construction of structures within resort, provided that such construction is in accordance with the requirements of this permit, and provided that the conditions present at the time of development do not change from the time of issuance of this permit. However, notwithstanding the foregoing, the Regional District

reserves the right to require an updated reports and a development permit for any construction subject to its applicable bylaws.

GENERAL TERMS AND CONDITIONS

1. This Development Permit is issued Pursuant to Part 14 – Division 7 of the *Local Government Act*.
2. A development permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw, except that permitted uses or densities may be varied where the land has been designated under the Official Community Plan for the protection of development from hazardous conditions pursuant to Section 488 of the *Local Government Act*.
3. Nothing in this permit shall waive the owner'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 owner's 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.
5. The owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
6. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.

SECURITY DEPOSIT

1. 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.
2. 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;
3. 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 any excess to be returned to the holder of the permit.
4. 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 Permit Number 3060-20 2019-01. 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 ___ DAY OF _____, 2019.

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-04 **Folio No.** 733-03155.002

Issued to: Cultus Country Investments Ltd.

Address: 216-3388 Rosemary Heights Surrey BC

Applicant: Jon Van Geel

Site Address: PID 029-380-839

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 15 Township 22 New Westminster District Plan EPP41111
029-380-839

THIS PERMIT AMENDS SECTION OF DEVELOPMENT VARIANCE PERMIT 2018-01

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Proposed Subdivision Plan

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:

Holiday Home Setbacks – Lot 236 ONLY

1. for lot 236- the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to 1 meters, clear to sky.

Detached Garage Setbacks –Lots (237 – 241 inclusive)

1. The provision contained in development variance permit 2018-01 that reduced the maximum height of a garage from 9.1 to 6m is eliminated and garages may be constructed to a maximum height of 9.1m or one storey whichever is lesser.
2. One (1) detached garage may be permitted on any holiday home lot. A garage may not be attached to a holiday home. The maximum width of a garage shall be 7.4m (24ft), measured to the furthest projection of the exterior walls.
3. Garages may have single or double garage doors.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. Notwithstanding the variances granted by this permit, all development shall comply with the density regulations established by section 18.3 of "Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam" and the provisions of any previously issued development permits or development variance permits.
3. 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.

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> .

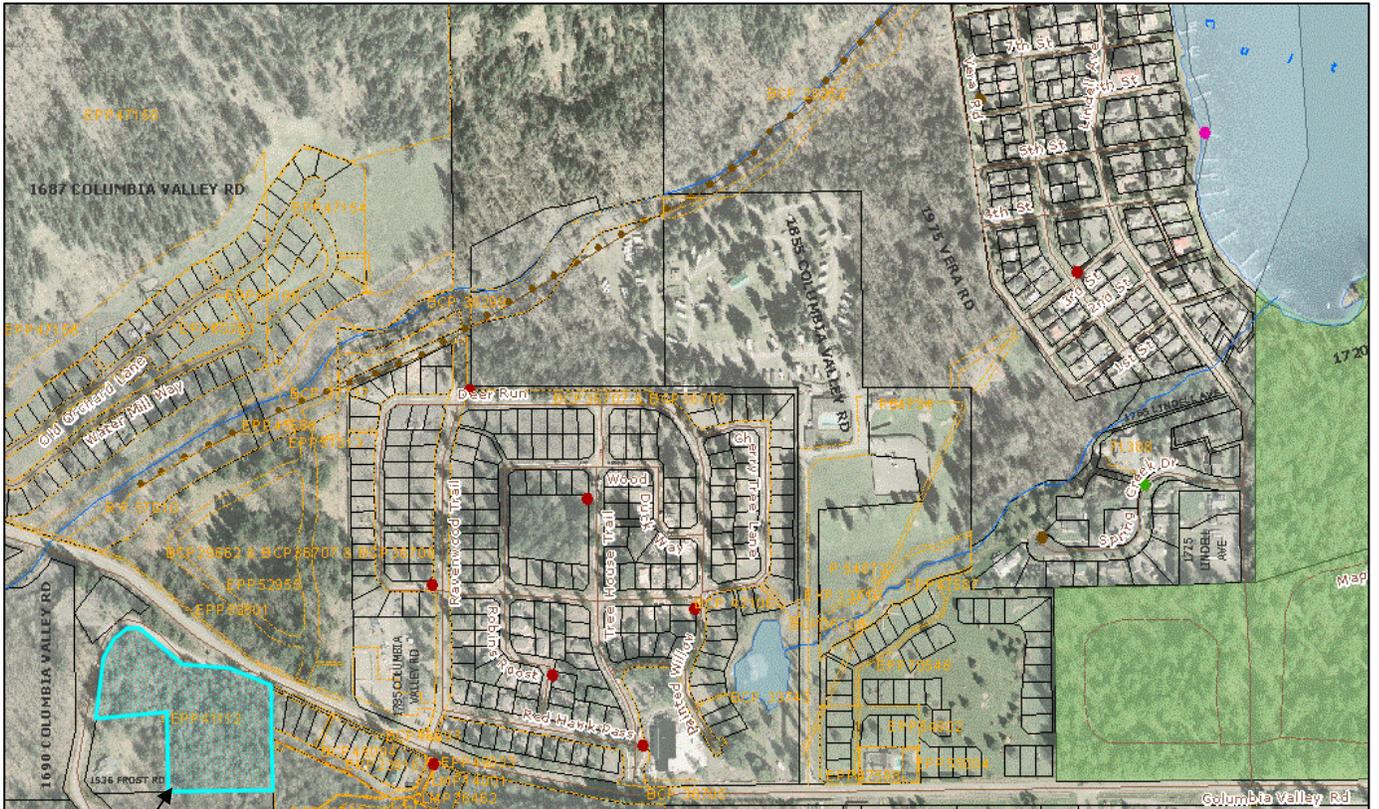
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2019-04. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE __DAY OF _____, 2019

Chief Administrative Officer / Deputy

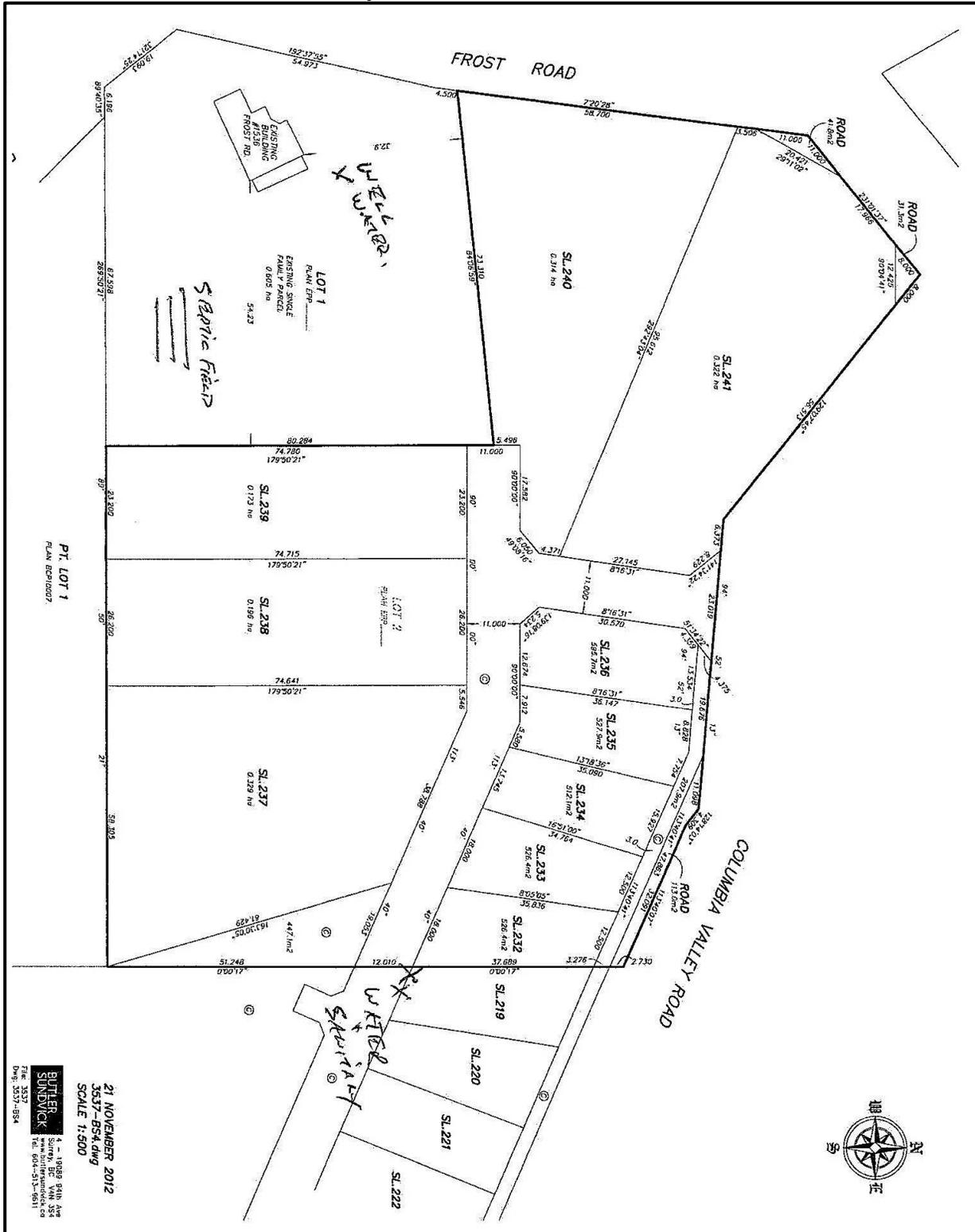
THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2019-04 SCHEDULE "A" Location Map



PID 029-380-839

DEVELOPMENT VARIANCE PERMIT 2019-04 SCHEDULE "B" Proposed Subdivision Plan



21 NOVEMBER 2012
3537-BSK.DWG
SCALE 1:500

BUTLER
SUNDVICK

1 - 10839 54th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel: 604-512-9511
Fax: 604-512-9514

To: CAO for the Electoral Area Services Committee

Date: 2019-03-12

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-05

Subject: 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

RECOMMENDATION

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.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

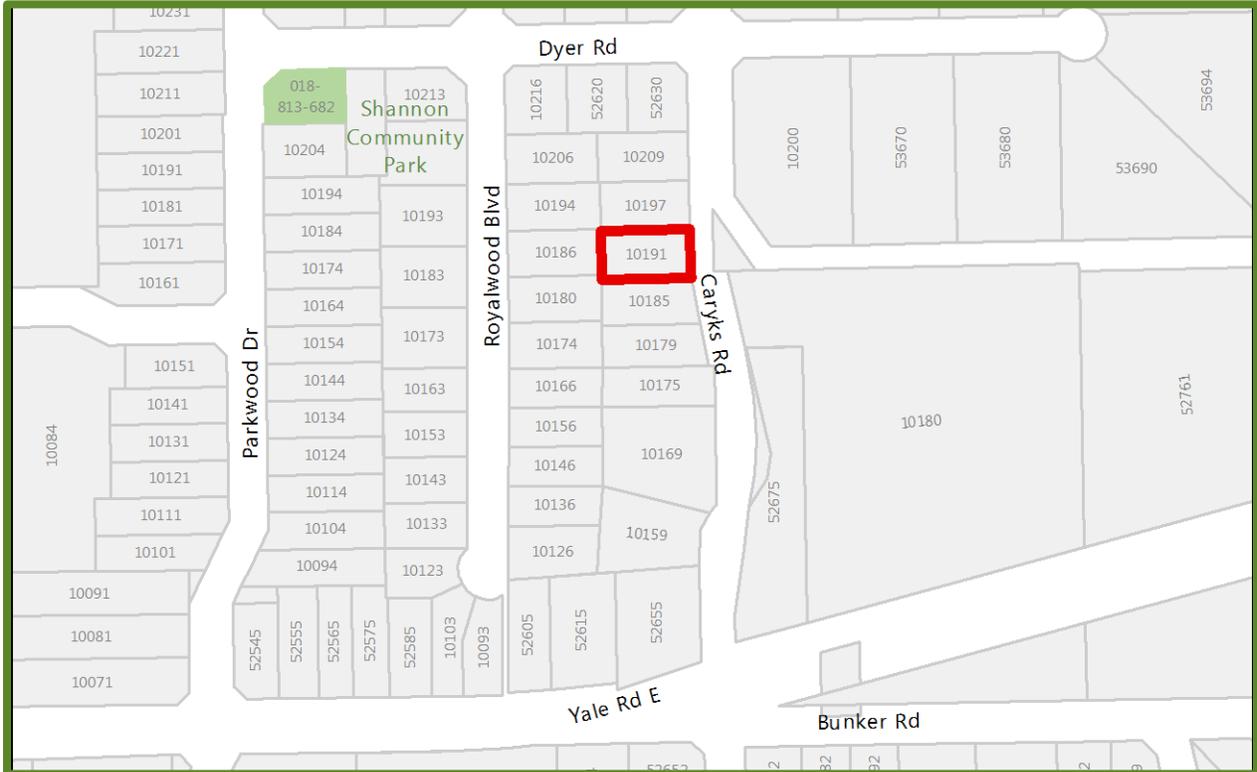
The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height and area of an accessory building (garage) as outlined in *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	D		
Address	10191 Caryks Road		
PID	030-594-278		
Folio	733.06644.265		
Lot Size	0.27 acres		
Owner	Morrison, Graeme & Katelyn	Agent	
Current Zoning	Suburban Residential 2 (RS-2)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	Residential
Development Permit Areas	DPA 6-D		
Hazards	-		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Suburban Residential 2 (SBR-2), Vacant Lot
East	>	Country Residential (CR), Single Family Home
West	<	Suburban Residential 2(SBR-2), Single Family Home
South	v	Suburban Residential 2(SBR-2), Single Family Home

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The applicant is proposing to construct a detached garage which exceeds the 1) maximum allowable height and 2) the maximum allowable area for an accessory building under the *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser Cheam*. The property is currently bare land with the owner planning to build a new residence and a detached garage.

The applicant advises the reason for the variance is to provide extra space for a home gym above the garage. The extra floor space will additionally accommodate the parking of one vehicle and leave room for a workshop / hobby space on the ground floor.

Height and Size Variance

The proposed garage will have a total height of 7.3 metres (24 feet). The owners are seeking a height variance of 2.3 metres (7.5 feet) to allow the building to have a full second storey. The drawings show the first floor will have a ceiling height of 9 feet (2.7 metres) and the second floor will have a ceiling height of 8 feet (2.4 metres). The structure has a steep roof pitch that makes up the remaining height.

Height of Accessory Buildings	
Permitted (zoning)	5.0 metres (16.4 feet)
Proposed	7.3 metres (24 feet)
Requested Variance	2.3 metres (7.5 feet)

The proposed garage will be 24 x 24 feet with a total area of 576 square feet (53.5 square metres). The owners are seeking a size variance of 91.6 square feet (8.5 square metres).

Maximum Size of Accessory Buildings	
Permitted (zoning)	45.0 square metres (484.4 sq feet)
Proposed	53.5 square metres (576 sq feet)
Requested Variance	8.5 square metres (91.6 sq feet)

If the height variance is not granted, the applicant could construct single storey garage. If the size variance is not granted, the applicant could build a 22 x 22 foot structure that complies with the zoning regulation.

Building Permit

The applicant has not yet submitted a building permit application. The submitted preliminary drawings appear to meet all other zoning requirements. A detailed review of setbacks, proposed uses, and other legal requirements will be conducted during the building permit process. This will include ensuring no cooking facilities are present within the accessory building. The applicant has additionally agreed to omit plumbing from the accessory building to provide an assurance the structure will not be used as a dwelling in the future. This will be a condition of the DVP.

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 2019-05 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 2019-05 for the property located at 10191 Caryks Road, Electoral Area D to increase the maximum accessory building height from 5.0 metres to 7.3 metres, and to increase the maximum allowable area of an accessory building from 45 square metres to 53.6 square 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 2019-05 for the property located at 10191 Caryks Road, Electoral Area D.

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 2019-05 for the property located at 10191 Caryks Road, Electoral Area D to FVRD Staff.

COMMENTS BY:

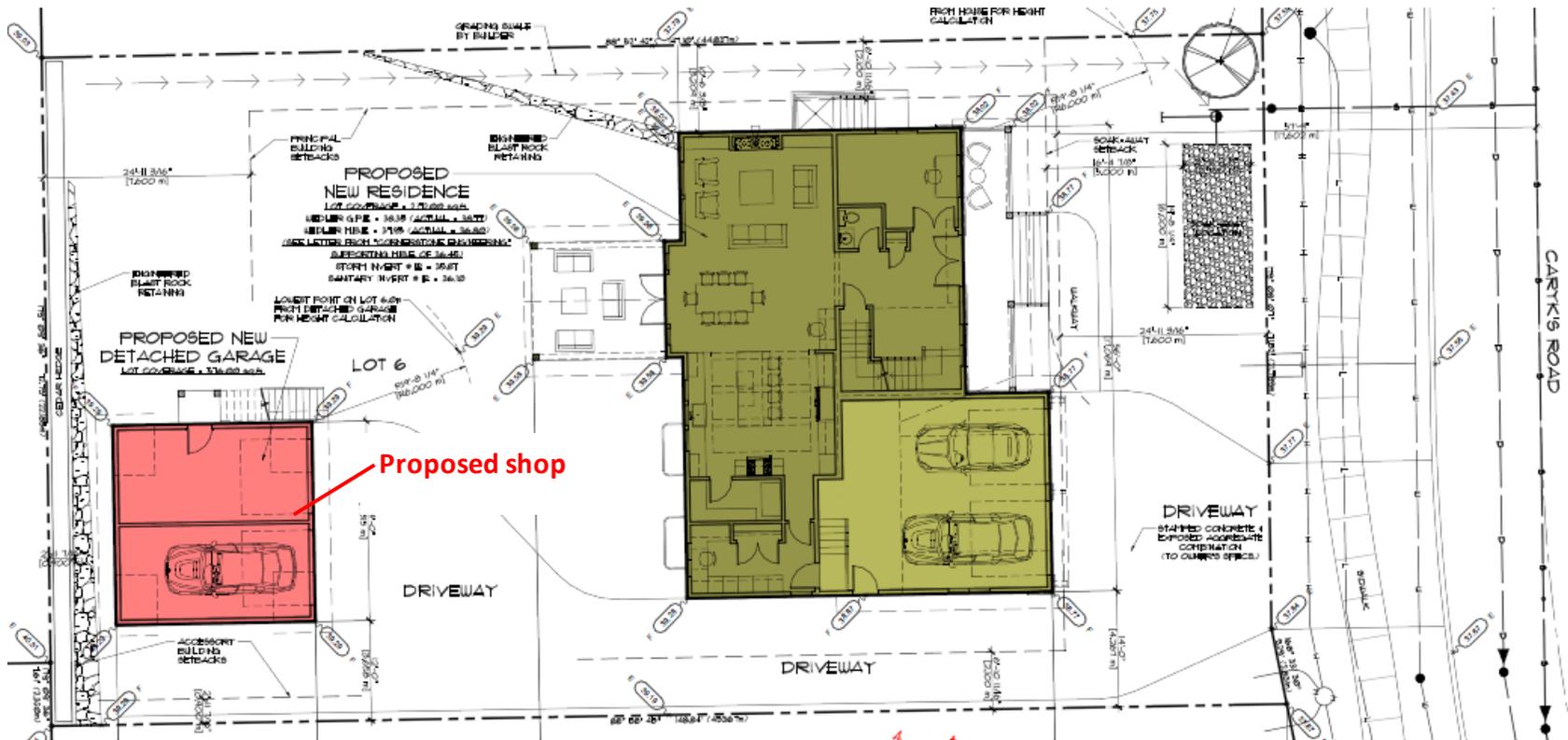
Graham Daneluz, Deputy Director of Planning & Development: Reviewed & supported

Margaret Thornton, Director of Planning & Development: Reviewed & supported

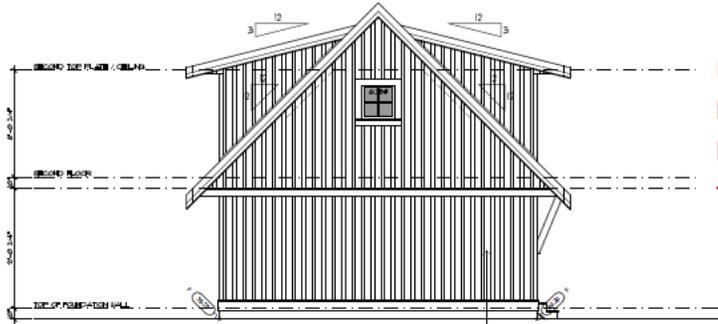
Mike Veenbaas, Director of Financial Services: No further financial comments.

Paul Gipps, Chief Administrative Officer: Not available for comment.

Appendix A – Site Plan



Appendix B –
Proposed Building Plans



**DETACHED GARAGE
SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

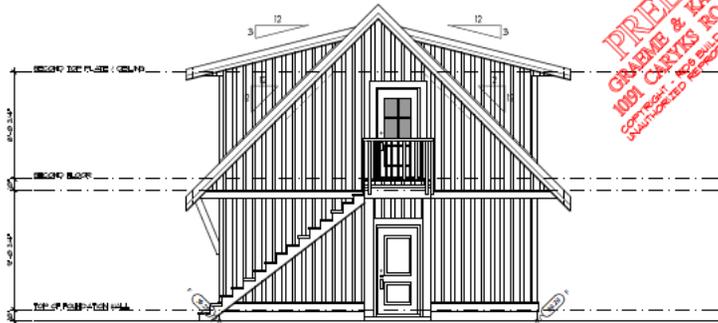
SPATIAL SEPARATION CALCULATION WITH RESPONSE TIME:
RESPONSE TIME: 3000 FT MINUTE TO THE FLOOR
TOTAL PROPOSED BUILDING FLOOR AREA: 300 sq ft
LIFTING CAPACITY: 3000 LBS
PROPOSED BUILDING FLOOR PORTION AREA: N/A
TOTAL AREA OF UNLIFTED COMPONENTS: 3000 + 300 sq ft (3300 sq ft)
ACTUAL AREA OF UNLIFTED COMPONENTS: 300 sq ft
CONSTRUCTION: UNLIFTED
NOTE

Proposed
building
height 24
feet (7.3m)



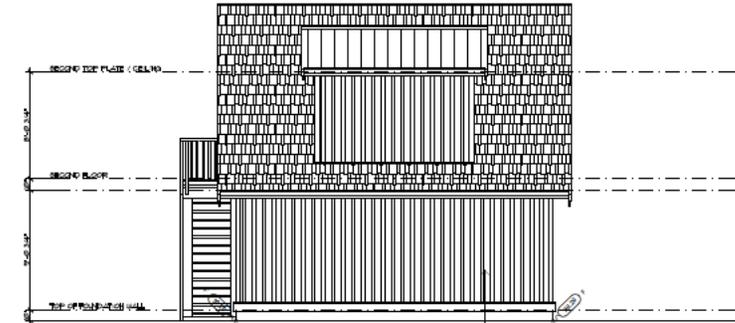
**DETACHED GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

LOWEST POINT ON LOT 400
NOT FOR SHADING CALCULATION
FOR NEARBY CALCULATION



**DETACHED GARAGE
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

PRELIMINARY
GENEME & KATELYN MORRISON
1001 CURRY ROAD, ROSDALE, B.C.
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**DETACHED GARAGE
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION WITH RESPONSE TIME:
RESPONSE TIME: 3000 FT MINUTE TO THE FLOOR
TOTAL PROPOSED BUILDING FLOOR AREA: 300 sq ft
LIFTING CAPACITY: 3000 LBS
PROPOSED BUILDING FLOOR PORTION AREA: N/A
TOTAL AREA OF UNLIFTED COMPONENTS: 3000 + 300 sq ft (3300 sq ft)
ACTUAL AREA OF UNLIFTED COMPONENTS: 300 sq ft
CONSTRUCTION: UNLIFTED
NOTE



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

10191 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA PID 030-594-278

Legal

Description

Lot 6 Block _____ Section 1 Township 3 Range 29 Plan EPP72713

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)	<u>Graeme Morrison</u>	Date	<u>2019/02/19</u>
Name of Owner (print)	<u>Katelyn Morrison</u>	Date	<u>2019/02/19</u>

Owner's Contact Information

Address	<u>10358 Wildrose Dr</u>	City	<u>Rosedale</u>
Email		Postal Code	<u>V6X 1X1</u>
Phone		Fax	

Office Use Only	Date	<u>Feb 19 2019</u>	File No.	
	Received By	<u>JM</u>	Folio No.	
	Receipt No.	<u>8012/3</u>	Fees Paid: \$	<u>350</u>

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
--------------------	------

Development Details

Property Size 11840.3 sq ft Present Zoning SBR-2

Existing Use _____

Proposed Development Single Family Home

Proposed Variation / Supplement I am asking for an Accessory Building

Height Variance from 5.0m to 7.3m to accommodate a home gym area above the Garage. I am also asking for an Accessory Building Size Variance from 484.37 sqft to 576.00 sqft
(use separate sheet if necessary)

Reasons in Support of Application _____

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
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan 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:	
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan 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:
Reports			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@fvrd.ca.



PLANNING & DEVELOPMENT

www.fvrd.bc.ca | building@fvrd.bc.ca

LETTER OF AUTHORIZATION

Registered Authority 0877268 BC Ltd. and DT Unity Ltd.

Please be advised that I/we, _____ (Print names of ALL Registered Owners or Corporate Director)

Representing, _____ (Corporate name - if applicable)

am/are the registered owner(s);

Site Civic Address:

10191 Cary KS Rd. Rosedale, BC VOX 1X1
Lot# 6 Block _____ Plan _____ PID# 030-594-278

Appointed Authorized Agent

Name of Authorized Agent
Company Name
Mailing Address

Graeme and Katelyn Morrison
10358 Wildrose Drive
City: Rosedale, BC Postal Code: VOX 1X1

Signature of Authorized Agent

Permission to act:

As my/our Authorized Agent in the matter of the following:

- to view and obtain copies of all plans and permits
to apply for and obtain building permits for proposed construction to the above reference Civic Address
to apply for Planning File: Development Permit Development Variance Permit Subdivision
other:

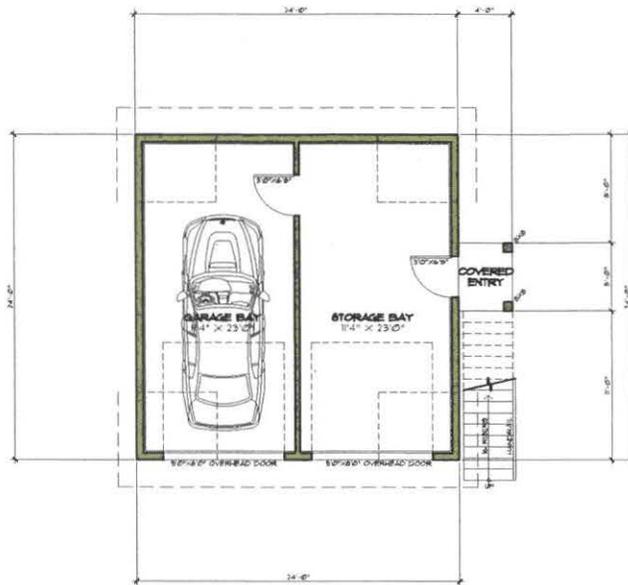
Authorized Signature (Registered Owner or Corporate Director)

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

X
Sign
Print
Date:

X
2/18/2019 10:56:49 AM PST
Sign Natalie Tebrinke
Print
Date: 02/18/2019

The personal information on this form is being collected in accordance with Section 27 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@fvrd.ca.

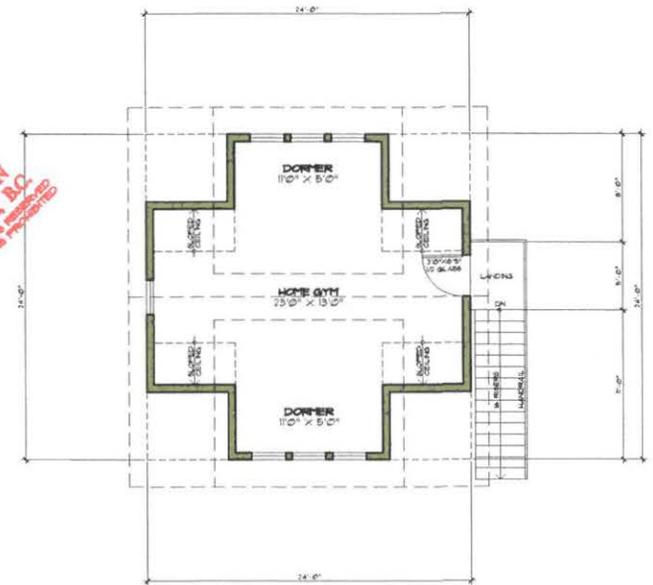


**DETACHED GARAGE
MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DETACHED GARAGE MAIN FLOOR AREA: 516.00 sq.ft.
 DETACHED GARAGE COVERED ENTRY AREA: 20.00 sq.ft.
 CEILING HEIGHT: 8' PLUS 10" OF CONCRETE FOUNDATION WALL
 DETACHED GARAGE LOT COVERAGE: 516.00 sq.ft.

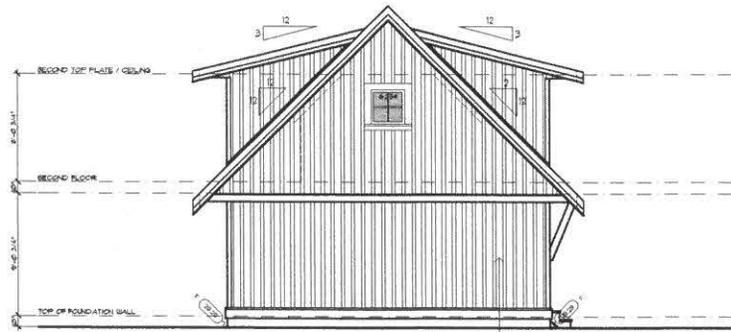
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 1001 CAYCE ROAD, ROSSELLE, GA
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**DETACHED GARAGE
SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DETACHED GARAGE SECOND FLOOR AREA: 456.00 sq.ft.
 CEILING HEIGHT: 8'



**DETACHED GARAGE
SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

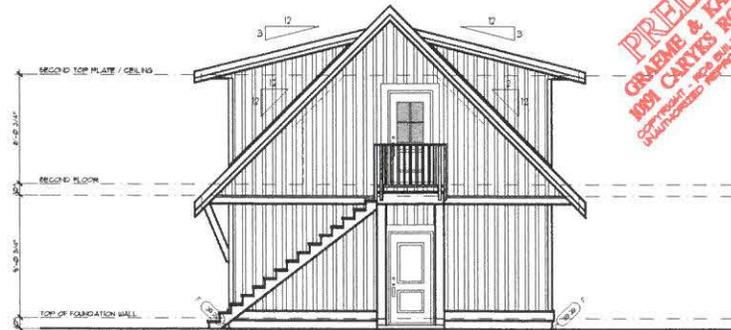
INITIAL SEPARATION CALCULATION (OUTSIDE 30 MIN. RESPONSE TIME)
DESCRIPTION: SOUTH EXPOSING BUILDING FACE
TOTAL EXPOSING BUILDING FACE AREA: 3141 sq ft
LETTING DISTANCE: 3480 ft (1.1 km)
EXPOSING BUILDING FACE PORTION AREA: 1570
PORTION AREA OF GLAZED OPENINGS: 3088 + 3440 sq ft (10624 sq ft)
ACTUAL AREA OF GLAZED OPENINGS: 828 sq ft
CONSTRUCTION REQUIREMENTS:
NONE



**DETACHED GARAGE
EAST ELEVATION**

SCALE: 1/4" = 1'-0"

LOBBY FLOOR ON LOT AND FRONT DETACHED GARAGE FOR HEIGHT CALCULATION



**DETACHED GARAGE
NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

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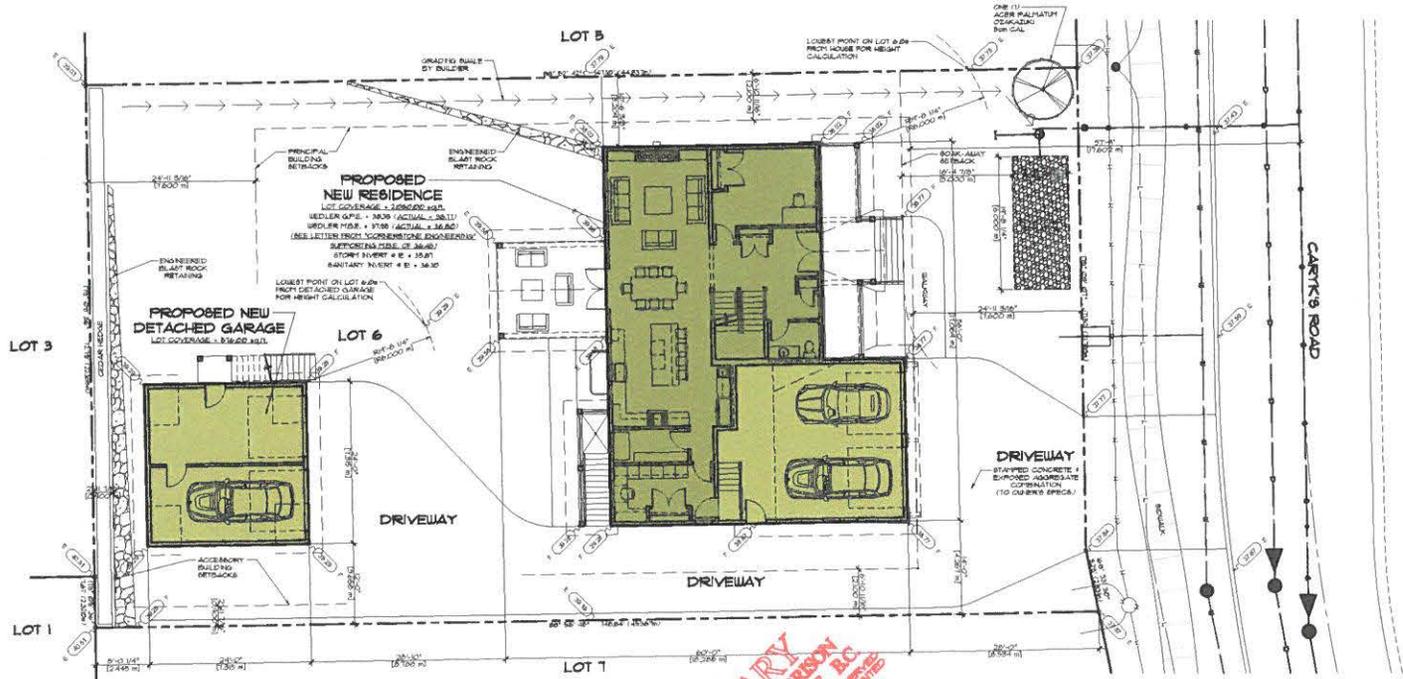
**DETACHED GARAGE
WEST ELEVATION**

SCALE: 1/4" = 1'-0"

INITIAL SEPARATION CALCULATION (OUTSIDE 30 MIN. RESPONSE TIME)
DESCRIPTION: WEST EXPOSING BUILDING FACE
TOTAL EXPOSING BUILDING FACE AREA: 1088 sq ft
LETTING DISTANCE: 3480 ft (1.1 km)
EXPOSING BUILDING FACE PORTION AREA: 1570
PORTION AREA OF GLAZED OPENINGS: 75 + 324 sq ft (3429 sq ft)
ACTUAL AREA OF GLAZED OPENINGS: 878 sq ft
CONSTRUCTION REQUIREMENTS:
NONE

NEW RESIDENCE & DETACHED GARAGE GRAEME & KATELYN MORRISON

10191 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA



PRELIMINARY
GRAEME & KATELYN MORRISON
10191 CARYKS ROAD, ROSEDALE, BC
 CONSULT THE DESIGN OFFICE - ALL RIGHTS RESERVED
 SUBMITTED FOR APPROVAL BY ANY THIRD PARTY

SITE PLAN
 SCALE: 1/8" = 1'-0"

NOTE:
 THESE DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH CIVIL DRAWINGS PREPARED
 BY "WEDLER ENGINEERING" AND LETTER
 PREPARED BY "CORNERSTONE ENGINEERING"

SITE ZONING INFORMATION / CALCULATIONS	
LEGAL DESCRIPTION	LOT 5 & SECTION 1 TOWNSHIP 3 RANGE 70 WEST OF THE MOUNTAINS NEW WESTMINSTER DISTRICT PLAN E8911070
CIVIC ADDRESS	101 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA
PID	030-001-078
LOCAL AUTHORITY	FRASER VALLEY REGIONAL DISTRICT
ZONING	MURRISBURGH RESIDENTIAL-2 (RMR-2)
LOT AREA	18,400 sq ft (1,700 sq m)
USE	ONE-FAMILY RESIDENCE & ACCESSORY BUILDING (DETACHED OR NOT MORE THAN ONE (1) ONE-FAMILY RESIDENCE ON A LOT
DENSITY (MAXIMUM)	N/A
FLOOR AREA RATIO (MAXIMUM)	FOR ALL BUILDINGS AND STRUCTURES: 75% = 2,160 sq ft
LOT COVERAGE (MAXIMUM)	RESIDENCE ACTUAL = 2,200 sq ft ACCESSORY BUILDING ACTUAL = 1,500 sq ft TOTAL ACTUAL = 3,700 sq ft (20.1%)
SETBACKS (MINIMUM)	FRONTSET - 1.5M TO ROW BOUNDARY OR 1.5M TO CENTRE LINE SIDE - PRINCIPAL BUILDING - 3.0M SIDE - ACCESSORY BUILDING - 3.0M REAR - PRINCIPAL BUILDING - 3.0M REAR - ACCESSORY BUILDING - 3.0M FLYWAYS - 4.5M TO ROW BOUNDARY OR 3.0M TO CENTRE LINE PRINCIPAL BUILDING HEIGHT - 10.0M
BUILDING DIMENSIONS (MAXIMUM)	ACTUAL = 30.0M ACCESSORY BUILDING = 30.0M ACTUAL = 13.0M (MAXIMUM REQUIRED) SIDE OF ACCESSORY BUILDING = 14.63M (14.6M) ACCESSORY BUILDING ACTUAL = 3,160 sq ft (1,310 sq ft)



FRASER VALLEY REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-05 **Folio No.** 733.06644.265

Issued to: Graeme & Katelyn Morrison

Address: 10358 Wildrose Drive

Applicant: Graeme & Katelyn Morrison

Site Address: 10191 Caryks Road, Electoral Area D

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 6 SECTION 1 TOWNSHIP 3 RANGE 29 WEST OF THE SIXTH MERIDIAN
NEW WESTMINSTER DISTRICT PLAN EPP72713
PID: 030-594-278

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

Schedule "C": Proposed building plans

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 By-law for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam is **varied** as follows:

1. Division 23 Section 2302.3 (a) (ii): the maximum height of an accessory building is increased from 5.0m (16.4 ft) to 7.3m (24 ft).
 2. Division 23 Section 2302.3 (b): the maximum area of an accessory building is increased from 45 square metres (484 sq.ft) to 53.5 square metres (576 sq ft).
-

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. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.
5. No cooking facilities and no plumbing shall be permitted within the accessory building.

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 2019-05. The notice shall take the form of Appendix I attached hereto.

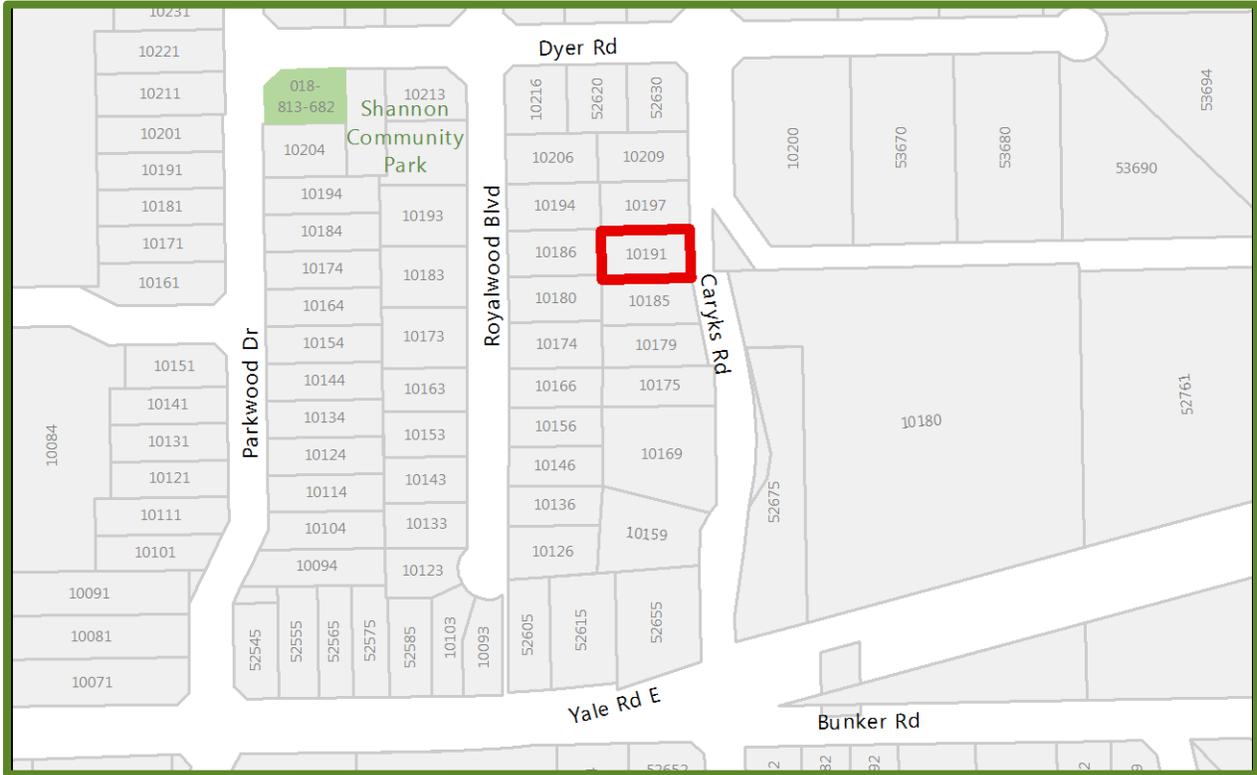
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 20th DAY OF <MONTH>, <YEAR>

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT

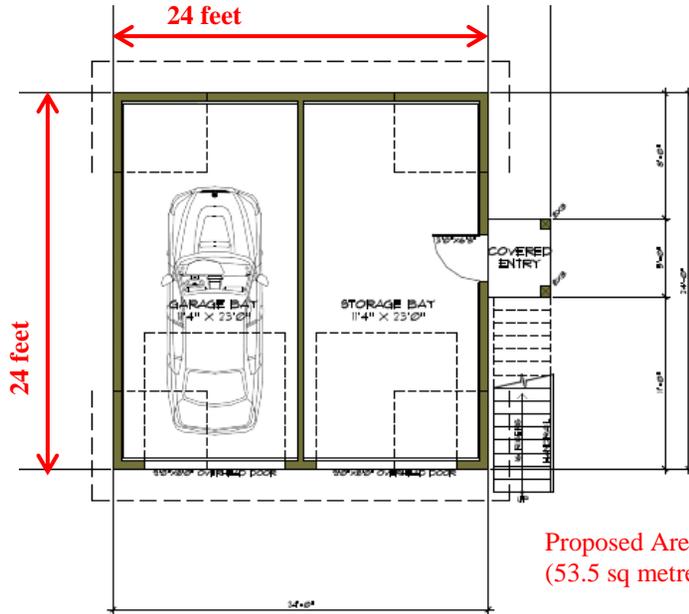
DEVELOPMENT VARIANCE PERMIT 2019-05
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2019-05
SCHEDULE "B"
Site Plan

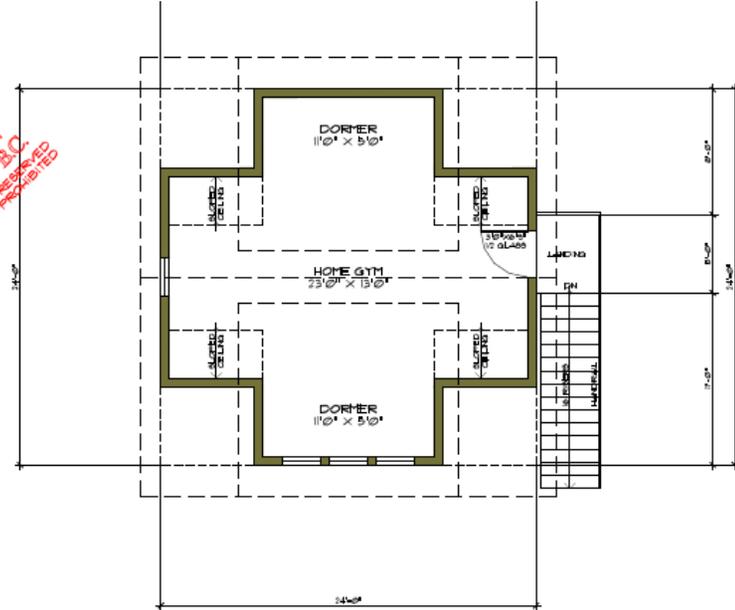


DEVELOPMENT VARIANCE PERMIT 2019-05 SCHEDULE "C" Proposed Building Plans



Proposed Area = 576 sq ft
(53.5 sq metres)

PRELIMINARY
GRAEME & KATELYN MORRISON
1091 CARYS ROAD, ROSDALE, BC
COPYRIGHT © 2018 BUILDING DESIGN. ALL RIGHTS RESERVED.
AUTHORIZED REPRODUCTION BY ANY PERSON IS PROHIBITED.



**DETACHED GARAGE
MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DETACHED GARAGE MAIN FLOOR AREA: 516.00 sq.ft.
DETACHED GARAGE COVERED ENTRY AREA: 70.00 sq.ft.

CEILING HEIGHT: 8' PLUS 10" OF CONCRETE FOUNDATION WALL

DETACHED GARAGE LOT COVERAGE: 516.00 sq.ft.

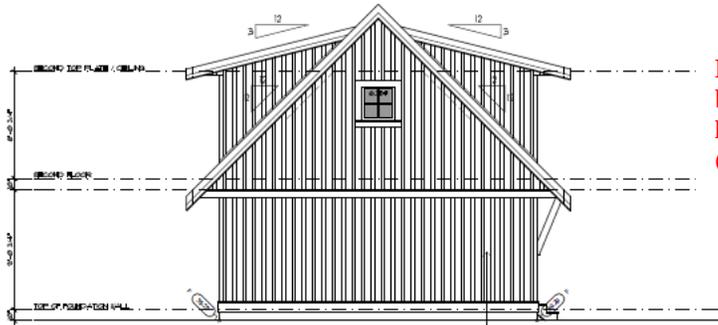


**DETACHED GARAGE
SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DETACHED GARAGE SECOND FLOOR AREA: 486.00 sq.ft.

CEILING HEIGHT: 8'



**DETACHED GARAGE
SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

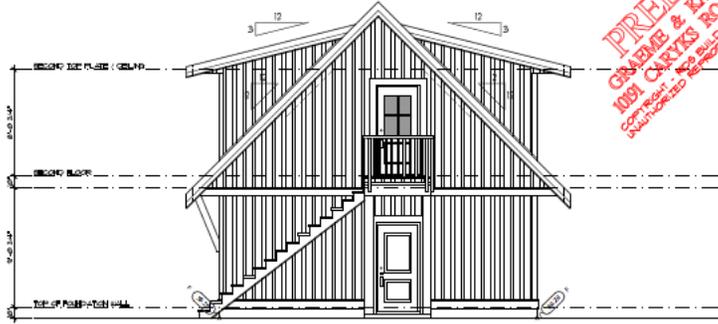
ALL DIMENSIONS GIVEN ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED.
CONFORM TO THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.
TOP OF PROPOSED BUILDING SHALL BE 24' HIGH.
LIMITS OF ELEVATION: 24' TO 26'
PROPOSED BUILDING SHALL BE 10' WIDE.
HEIGHT OF SIDE WALLS: 7'0" TO 8'0" MAX. (SEE 2D PLAN)
ACTUAL AREA OF ALL WALLS: 10' x 7'0" = 70 SQ. FT.
CONSTRUCTION SHALL BE: 2x6 STUDS, 2x8 JOISTS, 2x10 RAFTERS.
NOTE

Proposed
building
height 24 feet
(7.3m)

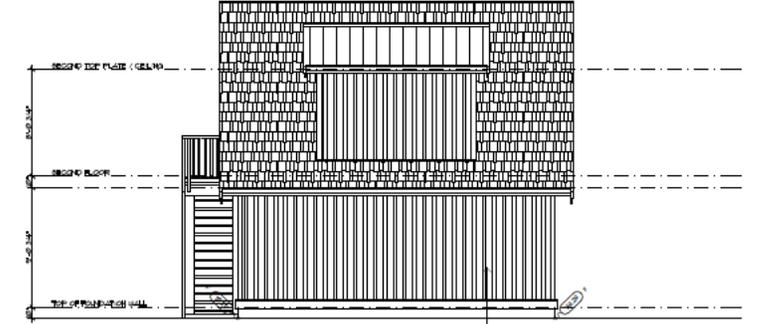


**DETACHED GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

LOWEST POINT ON LOT & ON
PROPOSED BUILDING
FOR HEIGHT CALCULATION



**DETACHED GARAGE
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



**DETACHED GARAGE
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS GIVEN ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED.
CONFORM TO THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.
TOP OF PROPOSED BUILDING SHALL BE 24' HIGH.
LIMITS OF ELEVATION: 24' TO 26'
PROPOSED BUILDING SHALL BE 10' WIDE.
HEIGHT OF SIDE WALLS: 7'0" TO 8'0" MAX. (SEE 2D PLAN)
ACTUAL AREA OF ALL WALLS: 10' x 7'0" = 70 SQ. FT.
CONSTRUCTION SHALL BE: 2x6 STUDS, 2x8 JOISTS, 2x10 RAFTERS.
NOTE

PRELIMINARY
GENE & KATELYN MORRISON
1081 CARYS ROAD, ROSDALE BC
CONTRACT NO. 2019-05-001
UNAUTHORIZED REPRODUCTION BY ANY PARTY IS PROHIBITED

To: CAO for the Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2019-02-12
File No: 1720-01

Subject: Impact of Municipal Officer's Expense Allowance Exemption Elimination

INTENT

This report is intended to advise the Electoral Area Services Committee of information pertaining to the estimated impact of the elimination of the Municipal Officer's Expense Allowance Exemption. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

As part of the 2017 Federal Budget, the Federal Government announced that tax exemptions that apply for the non-accountable expense allowances paid to members of provincial and territorial legislative assemblies and to certain municipal office-holders would be eliminated. This change was effective January 1, 2019 and impacted the net remuneration received by FVRD Board and Alternate Directors. Information regarding this change was discussed as part of the Board remuneration review completed in mid-2017.

DISCUSSION

At the January 2019 EASC meeting a motion was passed asking Staff to report back on the impact of the elimination of the Municipal Officer's Expense Allowance Exemption (up to 1/3 tax exemption). While the impact can be estimated based on net remuneration received from FVRD, the actual impact

per Director will vary depending on the Director's total overall income level from all sources and any applicable income tax deductions/exemptions.

In order to understand the impact from the exemption elimination, Staff reviewed the net remuneration level by Director from the last pay period of 2018 to the first pay period of 2019. On average the net remuneration in 2019 is 93.2% of 2018 levels which also includes a 2.6% CPI adjustment for 2019. If no CPI adjustment had been applied, the net remuneration levels for 2019 would be 90.8% of what was received in 2018. The decrease is fully the result of the exemption elimination. The table bellows summarizes the impact on a bi-weekly basis for an average Electoral Area Director and Municipal Director:

	2018 Bi-weekly Net Pay	2019 Bi-weekly Net Pay	2019 over 2018	2019 over 2018 (excluding 2019 CPI adjustment)
Average Municipal Director	\$418	\$392	93.8%	91.4%
Average Electoral Area Director	\$1,101	\$1,019	92.5%	90.2%

When annualized, the reduction in average net remuneration would be \$680 for a Municipal Director and \$2,140 for an Electoral Area Director. The amount of impact varies for Board members that hold additional positions such as Committee or Board Chair/Vice-Chair.

To allow a Board Director's average 2019 net remuneration to be roughly equal with their 2018 net remuneration plus the 2.6% CPI adjustment, remuneration levels would need to increase an estimated 13-14%. The estimated increase also provides for the additional tax impact that would result in a remuneration increase.

COST

Board Director stipends are budgeted in the Regional Administration and Electoral Area Administration service areas. The table below can help the Committee understand the financial impact of a remuneration adjustment:

	2019 Budget	2019 Budget with 14% Increase	Requisition Increase	Impact per \$100,000 of Assessment
Regional Administration	\$259,800	\$296,200	\$36,400	\$0.04
Electoral Area Administration	\$214,170	\$244,170	\$30,000	\$0.62

CONCLUSION

As a result of changes made by the Federal Government to the Income Tax Act, the Municipal Officer's Expense Allowance Exemption was eliminated January 1, 2019. This had the result of removing a tax free allowance for up to 1/3 of a Board Director's stipend and effectively decreased the 2019 average net remuneration level to 90.8% of what was being received in 2018.

COMMENT BY:

Paul Gipps, Chief Administrative Officer

Reviewed and supported