FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Tuesday, April 9, 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 Hugh Davidson, Electoral Area F
Director Al Stobbart, Electoral Area G
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
Milly Marshall, Director of EA Special Projects
Graham Daneluz, Deputy Director of Planning & Development
Jaime Reilly, Manager of Corporate Administration
Sterling Chan, Manager of Engineering and Infrastructure
Janice Mikuska, Human Resources Manager (part)
Louise Hinton, Bylaw Compliance and Enforcement Officer
David Bennett, Planner II
Andrea Antifaeff, Planner I
Katelyn Hipwell, Planner I
Christine Cookson, Building and Bylaw Clerk
Matthew Fang, Network Analyst I
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (Recording Secretary)

Also Present:
Alternate Director Diane Johnson, Electoral Area A
Director Jason Lum, Chair FVRD (part)
Director Ken Popove, City of Chilliwack (part)
Director Bud Mercer, City of Chilliwack (part)

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Director Carol Hamilton, District of Mission (part)
Director Peter Robb, District of Hope (part)

Superintendent Bryon Massie – Upper Fraser Valley Regional Detachment *(as per item 4.1)*
Inspector Annette Fellner, Mission RCMP detachment (*as per item 4.1)*
Sergeant Steve Crawford, Mission RCMP detachment (*as per item 4.1)*

Jai Birdie, Director, Regional Operations, Community Living BC (*as per item 4.2)*
Sharon Rose, Regional Manager, Community Living BC (*as per item 4.1)*

There were fourteen members of the public present.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:33 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By ADAMSON
Seconded By STOBBART

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of April 9, 2019 be approved;

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

CARRIED

3. SHOW CAUSE HEARING(S)

3.1 Building Bylaw and BC Building Code Contraventions at 58470 Laidlaw Road, EA B, FVRD, BC (legally described as: Parcel "A" (Ref Plan 13236) South Half District Lot 8 Group 1 Yale Division Yale District (PID 013-082-787)

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 58470 Laidlaw Road, Electoral Area B, and the efforts of staff to encourage voluntary compliance by the property owner.

DRAFT

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, at 58470 Laidlaw Road Electoral Area B, Fraser Valley Regional District, British Columbia (legally described as: Parcel "A" (Reference Plan 13236) South Half District Lot 8 Group 1 Yale Division Yale District (PID: 013-082-787).

CARRIED

4. DELEGATIONS AND PRESENTATIONS

4.1 Superintendent Bryon Massie - Upper Fraser Valley Regional Detachment

Superintendent Bryon Massie from the Upper Fraser Valley Regional Detachment (UFVRD) acknowledged the presence of Inspector Annette Fellner and Sergeant Steve Crawford from the Mission RCMP detachment.

Superintendent Bryon Massie spoke to the resources for Provincial funding for RCMP and municipal policing and the challenges faced by the RCMP. He reported that the UFVRD covers Chilliwack, District of Kent, Harrison Hot Springs, District of Hope and Boston Bar. He presented the statistics for Chilliwack, Kent, Hope and Boston Bar for the period 2000 – 2019, and indicated that there has not been that great an increase in provincial funding and that municipalities have stepped up and have been supportive. He reported that a business case has been submitted to the Province last fall requesting for additional resources and noted that a strategy has to be developed to get the Province's attention.

Inspector Fellner from the Mission RCMP detachment reported that Mission has similar concerns and has also submitted a business case to the Province requesting for additional resources and are waiting to hear back. She indicated that Mission has not had an increase in provincial resources since 2007 and that the District of Mission has lent support by increasing its municipal policing resources. Inspector Fellner reported that with the increase of visitors coming to the area for recreation, it has been a challenge to manage provincial areas, such as camp grounds.

Discussion ensued and It was noted that current policing resources is not sustainable.

DRAFT

Electoral Area Directors brought up concerns and questions regarding policing in their respective areas.

Chair Dickey thanked the delegation for their presentation.

4.2 Jai Birdi, Regional Operations and Sharon Rose, Regional Manager - Community Living BC

Jai Birdi, Director, Regional Operations of Community Living BC (CLBC) thanked the Committee for the opportunity to present at the meeting. He also acknowledged Randy Schmidt, CLBC Director of Communications who was present at the meeting.

Sharon Rose, CLBC Regional Manager spoke to CLBC's vision and eligibility criteria for clients and their key services. She reported that CLBC works with individuals and families to understand interests and goals for adulthood. Support needs are assessed and where needed CLBC works with experts to have in place effective behavioural support and safety plans. If required, CLBC also collaborates with health agencies, police and other community professionals to ensure successful integration. Ms. Rose noted that CLBC seeks to ensure homes are well-maintained and that residents are good neighbours and when neighbours have concerns or questions, CLBC communicates directly with them.

The Committee brought up concerns regarding the handling of complex situations, resources for aging parents with children in disabilities program, public safety and the need for CLBC engagement with the community.

5. MINUTES/MATTERS ARISING

5.1 Draft Minutes of the Electoral Area Services Committee Meeting - March 12, 2019

Moved By RAYMOND
Seconded By STOBBART

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

CARRIED

DRAFT

5.2 Draft EASC Strategic Planning Session Minutes - March 15, 2019

A concern was raised regarding attendance of staff members at the EASC Strategic Planning Session. Comments were offered regarding a typograph error in the minutes.

Moved By RAYMOND
Seconded By DAVIDSON

THAT the EASC Strategic Planning Session Minutes of March 15, 2019 be adopted.

CARRIED

6. CORPORATE ADMINISTRATION

No items.

7. FINANCE

7.1 Community Forest Funding Application from Hope RiverMonsters Swim Club

Moved By ADAMSON
Seconded By ENGAR

THAT the Fraser Valley Regional District Board approve an allocation of $15,000 from the Cascade Lower Canyon Community Forest 2018 Dividend to the RiverMonsters Swim Club's campaign to support the installation of replacement diving blocks at the Dan Sharrers Aquatic Centre in Hope.

CARRIED

7.2 Yale Water System - User Fee Update, Electoral Area "B"

Moved By STOBBART
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Yale Water System Regulations, Fees and Other Charges Establishment Bylaw No. 1514, 2019*.

CARRIED

DRAFT

7.3 Grant-In-Aid Request – Boston Bar North Bend Enhancement Society, Electoral Area "A"

Moved By RAYMOND
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Boston Bar North Bend Enhancement Society in the amount of $2,000 to be funded from the 2019 Electoral Area "A" grant-in-aid budget to assist with the costs of publishing the community newsletter.

CARRIED

7.4 Grant-In-Aid Request – Hope River Monsters Swim Club, Electoral Area "B"

Moved By ADAMSON
Seconded By BALES

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $3,000 to the Hope River Monsters Swim Club, funded from the 2019 Electoral Area "B' grant-in-aid budget to help offset the costs of wireless adaptors, signage, t-shirts, fins and storage equipment.

CARRIED

8. ENGINEERING & UTILITIES

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

Moved By DIXON
Seconded By ENGAR

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

CARRIED

8.2 FVRD Bylaw No. 1522, 2019 - Hatzic Prairie Water Fees and Charges Amendment, Electoral Area "F"

A comment was offered regarding mailout radiuses for bylaws. Staff offered clarification on this issue.

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Moved By DAVIDSON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1522, 2019*".

CARRIED

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Cannabis Regulations

Margaret-Ann Thornton, Director of Planning and Development provided a brief presentation on '*Cannabis – Land Use Regulations for Electoral Area*', noting that the purpose of the presentation is to obtain feedback and direction from EA Directors with respect to cannabis production in their areas. Staff will then review input from EA Directors to draft a policy for consideration.

Highlights of the presentation are:

- Cannabis is legal: Medical, Recreational and Retail Sales;
- Federal, Provincial and ALR legislation are changing and evolving;
- Cannabis industry is changing – large facilities, micro-grows, variety of products, including edibles;
- Currently there are existing legal and unauthorized facilities;
- In 2014 Medical Marihuana grow operation defined and permitted in some zones and subsequently zoning bylaw amendments were made to the 8 zoning bylaws for Electoral Areas;
- In 2018 Federal legislation permits both Medical and Recreational Cannabis;
- In 2018 Province regulates retails sales of cannabis; and
- In 2018 ALC limits production to exterior and soil-based buildings only.

Cannabis land use considerations:

- zoning: where permitted and conditions (size, setbacks);
- nuisances: odours, light-spill, building design (rural aesthetic), use of buildings if cease use, security;
- building permit requirements;
- enforcement of illegal operations and building permit requirements; and
- coordination with Federal and Provincial requirements.

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Electoral Area Directors provided feedback and indicated that more information is required before decision can be made.

9.2 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area "C"

Moved By BALES
Seconded By STOBBART

THAT the Fraser Valley Regional District Board endorse the application received February 27, 2019 for temporary changes to the liquor licence for the Sasquatch Inn Ltd (46001 Lougheed Highway, Electoral Area C) with the following comments:

The Board has no objection to the planned events and requested changes to the Liquor Licence, subject to the following items being addressed:

1. Temporary provisions for vehicular parking to ensure the requirements identified in the current local *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 100, 1979* for Electoral AreaC; and
2. Temporary provisions for the existing facilities will be adequate for the proposed increased occupant loads pursuant to the Provincial Sewerage Regulation.

CARRIED

9.3 Special Event – Run for Water Trail Race Event on Sumas Mountain, Electoral Area "G"

Moved By STOBBART
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2019-02 for the Run for Water Trail Race Event on Sumas Mountain (Electoral Area G) to be held on May 25, 2019, subject to the receipt of all required documentation necessary to complete the application;

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

AND FURTHER THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all legal instruments associated with the Special Event Licence No. 2019-02.

CARRIED

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9.4 Application for Development Variance Permit 2019-06 to reduce the side setback to permit the reconstruction/addition to an agricultural building at 11180 Popkum Road North, Electoral Area "D"

Moved By STOBBART
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-06 to reduce the side setback from 7.62 metres (25 feet) to 0 metres (0 feet), to facilitate the reconstruction/addition to an agricultural building at 11180 Popkum Road North, Area "D", subject to consideration of any comments or concerns raised by the public;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application, including a Section 219 restrictive covenant tying the sale of either of the two properties to the other to address existing and new construction built across the side lot line and to restrict the use of the building to agricultural storage.

CARRIED

9.5 Application for Development Variance Permit 2019-08 to waive requirements related to exceptions to minimum parcel size to facilitate at two (2) lot subdivision at 54660 Trans Canada Highway, Electoral Area "A"

Moved By RAYMOND
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-08 to vary requirements related to exemptions to minimum parcel size to facilitate a two (2) lot subdivision at 54660 TransCanada Highway, Area "A", subject to consideration of any comments or concerns raised by the public.

CARRIED

9.6 Rezoning amendment application for 10180 Royalwood Boulevard, Electoral Area "D" to facilitate an increase in lot coverage.

Moved By ADAMSON
Seconded By DIXON

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* to rezone the property located at 10180 Royalwood Boulevard from Suburban Residential-2 (SBR-2) to Suburban

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Residential-3 (SBR-3) to facilitate an increase in lot coverage from 25% (SBR-2) to 40% (SBR-3) for the construction of a single family dwelling and detached garage;

THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* to Director Dickey, or his alternate in his absence;

THAT Director Dickey or his alternate in his absence preside over and Chair the Public Hearing with respect to proposed *Bylaw 1518, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1518, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Dickey, or his alternate in his absence at the time of Public Hearing with respect to proposed *Bylaw 1518, 2019* the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Bylaw 1518, 2019.*

CARRIED

9.7 Summary of Legislative Changes to the Agricultural Land Reserve Regulation and the Agricultural Land Commission Act

Information on the Summary of Legislative Changes to the Agricultural Land Reserve Regulation and the Agricultural Land Commission Act was provided for information.

10. ELECTORAL AREA EMERGENCY SERVICES

No items.

11. ADDENDA ITEMS/LATE ITEMS

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11.1 Hatzic Prairie Water System Legacy Debt

Moved By DAVIDSON
Seconded By STOBBART

THAT staff be directed to enter into a Capital Improvement Construction Fee Agreement with the owners of the property located at 11426, 11210 and 11082 Sylvester Road not connecting into the Hatzic Prairie Water System Sylvester Road Extension.

CARRIED

Staff was acknowledged for coming up with a solution to resolve this complex issue.

12. REPORTS BY STAFF

None

13. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on his attendance at the Residents Association meeting.

Director Dixon reported goose management update, concerns with emergency response time in Columbia Valley and noted that she will be meeting with BC Ambulance, Fire Department and Reg Dyck next week.

Director Adamson reported that a grant in aid was provided to the Sunshine Valley Fire Department for the purchase of home sprinklers for fire protection.

Director Stobbart reported on a dialogue with the community regarding a pilot project with Fraser Health regarding Naloxone kits, and noted high numbers of opioid overdoses.

Director Raymond reported on a recent well-attended community meeting where maintenance of highways and policing issues were discussed.

Director Davidson reported on a recent incident on Spratt Road.

Director Bales reported on a recent emergency preparedness meeting in her area, and requested that emergency evacuation notices be issued with a date. She noted a lack of cell coverage in her area, and noted plans for an upcoming meeting on this topic.

Director Dickey thanked staff for work on developments in Area D.

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14. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Virginia Vale of Spratt Road in Electoral Area F asked a question regarding CLBC's presentation. It was noted that there will be further discussions with CLBC.

15. RESOLUTION TO CLOSE MEETING

Moved By RAYMOND
Seconded By BALES

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)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district.

CARRIED

The Open Meeting recessed at 3:39 p.m.

16. RECONVENE OPEN MEETING

The Open Meeting reconvened at 4:15 p.m.

17. RISE AND REPORT OUT OF CLOSED MEETING

None

18. ADJOURNMENT

Moved By RAYMOND
Seconded By DIXON

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

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 4:15 p.m.

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MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair

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