FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Wednesday, May 8, 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 Orion Engar, Electoral Area E
Director Al Stobbart, Electoral Area G
Director Taryn Dixon, Electoral Area H
Alternate Director Walter Kassian, Electoral Area B
Alternate Director Diane Rodrigue, Electoral Area C
Alternate Director Beata Kunze, Electoral Area F

Regrets: Director Dennis Adamson, Electoral Area B
Director Wendy Bales, Electoral Area C
Director Hugh Davidson, Electoral Area F

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Milly Marshall, Director of EA Special Projects
Graham Daneluz, Deputy Director of Planning & Development
Jaime Reilly, Manager of Corporate Administration
Reg Dyck, Manager of Electoral Area Emergency Services
Alison Stewart, Manager of Strategic Planning
Janice Mikuska, Human Resources Manager
Kristy Hodson, Manager of Financial Operations
Louise Hinton, Bylaw Compliance and Enforcement Officer
Katelyn Hipwell, Planner I
Andrea Antifaeff, Planner I
Julie Mundy, Planning Technician
Christine Cookson, Building and Bylaw Clerk
Melissa Geddert, Planning Technician
Tyler Davies, Network Analyst I
Gavin Luymes, Student (EA Planning)

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Anton Metalnikov, Student (Strategic Planning)
Tina Mooney, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Ian Dawkins, BC Micro License Association *(as per item 4.1)*

There were 8 members of the public present at the meeting.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m. and acknowledged the presence of Alternate Directors Kassian, Rodrigue and Kunze.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND
Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of May 8, 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 49200 Trans Canada Hwy, Electoral Area A, (PID: 003-318-273) and (PID: 003-318-206)

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 49200 Trans Canada Highway, Electoral Area A, and the efforts of staff to encourage voluntary compliance by the property owners.

No comments were offered from the public.

Moved By RAYMOND
Seconded By KASSIAN

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 49200 Trans Canada Hwy Electoral

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Area A, Fraser Valley Regional District, British Columbia (legally described as That Portion of Legal Subdivision 15 Section 2 Lying Easterly of the – Way of the Canadian Northern Pacific Railway; Township 11 Range 26 West of the 6th Meridian Yale Division Yale District Except Plan H670 (PID: 003-318-273) and Legal Subdivision 16 Section 2 Township 11 Range 26 West of the 6th Meridian Yale Division Yale District Except Plan G670 (PID: 003-318-206).

CARRIED

3.2 Building Bylaw and BC Building Code Contraventions at 13085 Degraff Road, Electoral Area F, Legally Described as: Lot 14 Section 25 Township 18 East of the Coast Meridian New Westminster District Plan 2782 (PID: 010-712-453)

Louise Hinton provided a PowerPoint presentation outlining the historic and current property bylaw infractions with respect to the property located at 13085 Degraff Road, Electoral Area F, and the efforts of staff to encourage voluntary compliance by the property owner.

No comments were offered from the public.

Moved By KUNZE
Seconded By STOBBART

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 13085 Degraff Road Electoral Area F, Fraser Valley Regional District, British Columbia (Legally described as: Lot 14 Section 25 Township 18 East of the Coast Meridian New Westminster District Plan 2782. (PID: 010-712-453).

CARRIED

Staff was commended for their work on outstanding bylaw enforcement files.

4. DELEGATIONS AND PRESENTATIONS

4.1. Ian Dawkins, BC Micro License Association

Ian Dawkins, Board member of BC Micro License Association reported that the Association is a non-profit society for small scale cannabis producers, involved in information and education related to the new federal regulatory framework for cannabis and advocacy and engagement at the municipal, provincial and federal

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level for "micro" friendly policies. He also spoke to issues pertaining to zoning bylaws and ALR non-farm use applications and how micro licensed activities will help to contribute to economic development.

Questions were raised from the Committee regarding regulation of local small cannabis producers in residential areas and zoning requirements.

5. MINUTES/MATTERS ARISING

5.1 Minutes of the Electoral Area Services Committee Meeting - April 9, 2019

Moved By STOBBART
Seconded By RODRIGUE

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

CARRIED

6. CORPORATE ADMINISTRATION

No Items.

7. FINANCE

7.1 Fraser Valley Regional Library Branch Improvements – Yale & Boston Bar

Moved By RAYMOND
Seconded By KASSIAN

THAT the Fraser Valley Regional District Board approve $45,000 for FVRL Yale Branch and $58,000 for FVRL Boston Bar Branch for additional improvements being requested at the Boston Bar Branch.

CARRIED

7.2 Grant-In-Aid Request – Chilliwack Vedder River Cleanup Society, Electoral Area "E"

Moved By ENGAR
Seconded By KASSIAN

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $1,100 to the Chilliwack Vedder River Cleanup Society, funded from

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the 2019 Electoral Area "E" grant-in-aid budget to help offset the costs associated with hosting the Chilliwack Vedder River cleanups on April 13 and September 22 of 2019.

CARRIED

7.3 Grant-In-Aid Request – Deroche & District Community Association, Electoral Area "G"

Moved By STOBBART
Seconded By KUNZE

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Deroche & District Community Association in the amount of $5,000, to be funded from the 2019 Electoral Area "G" grant-in-aid budget to help offset the costs of building a community tennis court.

CARRIED

7.4 Grant-In-Aid Request – Chilliwack Area Lions Clubs, Electoral Area "H"

Moved By DIXON
Seconded By ENGAR

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,500 to the Chilliwack Area Lions Clubs, funded from the Electoral Area "H" grant-in-aid budget, to help offset the costs of the Cultus Lake Pike Minnow Fishing Derby.

CARRIED

7.5 Grant-In-Aid Request – Cultus Lake Community and Events Engagement Committee, Electoral Area "H"

Moved By DIXON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $3,500 to the Cultus Lake Community and Events Engagement Committee with the grant being funded from the Electoral Area "H" grant-in-aid budget to help offset the costs of the annual Cultus Lake Day event.

CARRIED

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8. ENGINEERING & UTILITIES

No items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Secondary Dwellings Study - Policy Development Update

Katelyn Hipwell, Planner I gave a presentation on '*Secondary Dwellings Study - Policy Development Update'.* She provided information on the project background, noting that the intent of the study was to explore changes to existing policies and to gauge community support. Highlights on the project timeline and policy framework were also provided. It was reported that the purpose of the policy is to provide a guide for FVRD initiated zoning amendments and consideration of individual zoning amendment applications.

Questions were raised by the Committee and Ms. Hipwell reported that staff will be meeting with EA Directors to get their feedback and that a draft policy will be brought forward to EASC for consideration.

9.2 Application for Development Variance Permit 2018-28 to reduce the rear setback to facilitate the construction of an accessory structure (shed) at #129-14500 Morris Valley Road, Electoral Area "C"

In response to a question regarding site specific text amendment, staff reported that they are in the process of consolidating the nine zoning bylaws and this will provide an opportunity to address deficiency within the PRD-1 zone which currently does not provide any setbacks for sheds. It is anticipated that the consolidated zoning bylaw will be finalized by the end of the year and there will be a public engagement process and the bylaw will be brought forward to the EASC for consideration.

Moved By RODRIGUE
Seconded By STOBBART

THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-28 for the property located at #129-14500 Morris Valley Road, Electoral Area C to reduce the rear lot line setback from 7.6 metres (24.9 feet) to 5.0 metres (16.4 feet), clear to sky to facilitate the construction of an accessory structure (shed);

AND THAT the Fraser Valley Regional District Board direct staff to consider zoning regulations related to accessory structures (sheds) in the Private Resort

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Development (PRD-1) zone at the time that staff are reviewing the consolidated zoning bylaw;

AND FURTHER THAT the Fraser Valley Regional District Board direct staff to take no further bylaw enforcement actions at #129-14500 Morris Valley Road with respect to the shed, provided that the accessory structure (shed) is moved to the proposed location in the application for Development Variance Permit 2018-28 and pending resolution of the PRD-1 accessory structure (shed) zoning regulations in the consolidated zoning bylaw.

CARRIED

9.3 Application for Development Variance Permit 2019-09 to reduce the front lot line setback to permit the re-construction of a residential porch at 35103 North Sward Road, Electoral Area "F"

Moved By KUNZE
Seconded By KASSIAN

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-09 for 35103 North Sward Road, Electoral Area F, to reduce the front lot line setback from 6.0 metres (19.7 feet) to 2.1 metres (6.9 feet), to facilitate the re-construction of a residential porch, subject to the issuance of an Encroachment Permit from the BC Ministry of Transportation and Infrastructure, and subject to consideration of any comments or concerns raised by the public.

CARRIED

9.4 Application for Development Variance Permit 2019-10 to vary the maximum height and size requirements for an accessory building at 10395 Wildrose Road, Electoral Area "D"

Moved By STOBBART
Seconded By RAYMOND

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-10 to increase the maximum permitted area of an accessory building from 45 square metres to 58 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.2 metres, subject to consideration of any comment or concerns raised by the public.

CARRIED

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9.5 Application for Development Variance Permit 2019-12 to vary the maximum height and size requirements for an accessory building at 10163 Royalwood Blvd, Electoral Area "D"

Moved By KASSIAN
Seconded By ENGAR

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-12 to increase the maximum permitted area of an accessory building from 45 square metres to 76 square metres and to increase the maximum permitted height of an accessory building from 5.0 metres to 5.3 metres, subject to consideration of any comment or concerns raised by the public.

CARRIED

9.6 Aquadel Crossing Ltd. applied to amend an existing Development Permit (relating to form and character) to permit fencing across common strata property at the development known as Aquadel Crossing, 1885 Columbia Valley Road, Electoral Area "H"

Moved By DIXON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board refuse Development Permit 2019-02.

CARRIED

9.7 FVRD Bylaw No. 1525, 2019 - to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, Electoral Area "D"

Moved By STOBBART
Seconded By RAYMOND

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. 1525, 2019* to permit the construction of Enclosed Decks in the Bridal Falls RV Resort;

THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be forwarded to Public Hearing;

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THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 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 *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 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 *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Dickey, or his alternate in his/her absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 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 *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*.

CARRIED

9.8 Agricultural Land Commission Application – Proposed Two (2) Lot Subdivision at 1385 Frost Road, Electoral Area "H"

Moved By DIXON
Seconded By RODRIGUE

THAT the application for a two (2) lot subdivision within the Agricultural Land Reserve for the property located at 1385 Frost Road, Electoral Area "H", be forwarded to the Agricultural Land Commission for consideration with the following comments from the FVRD Board:

The subject property under the ownership of the applicant over the past few years has lost the appearance of a viable farming operation and the lands appear to be degraded. The property also no longer has farm status. If the Agricultural Land Commission is considering the approval of the two lot subdivision as proposed, the FVRD Board recommends that the ALC holds the property owner accountable to invest in the property to resume viable farming operations;

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AND FURTHER THAT the Agricultural Land Commission consider the staff report dated May 8, 2019 under file number 3015-20 2019-05.

CARRIED

Staff was thanked for their work on this file.

9.9 Policy – Non-Farm Use Applications for Cannabis Production Facilities in the ALR

Graham Daneluz, Deputy Director of Planning and Development provided a presentation with respect to the Draft Policy on *'Non-Farm Use Applications for Cannabis Production Facilities in the ALR',* noting that the intent of the policy is to assist Board in evaluating Non-farm Use applications and also help applicants make better applications.

Concerns were raised regarding the loss of farm land, future use of these facilities on agricultural land when cannabis production has ceased and any potential for liquid pollution from these facilities.

Moved By STOBBART
Seconded By RODRIGUE

THAT the Fraser Valley Regional District Board adopt the policy titled *Non-Farm Use Application for Cannabis Production Facilities in the ALR.*

CARRIED

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 FVRD Emergency Program Regulations Establishment Bylaw No. 1526, 2019

Moved By RAYMOND
Seconded By STOBBART

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Emergency Program Regulations Establishment Bylaw No. 1526, 2019.*

CARRIED

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11. OTHER MATTERS

11.1 Bill 18 - 2018 Local Government Statutes Amendment Act, 2018 - Housing Needs Reports

The report dated May 8, 2019 from the Planning Technician pertaining to *Bill 18 - 2018 Local Government Statutes Amendment Act, 2018 - Housing Needs Reports* was provided for information.

12. ADDENDA ITEMS/LATE ITEMS

None

13. REPORTS BY STAFF

Jennifer Kinneman, Acting Chief Administrative Officer introduced summer students Gavin Luymes (EA Planning) and Anton Metalnikov (Strategic Planning).

14. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on the upcoming Open House this weekend at the Chilliwack River Valley Firehall on Emergency Preparedness and the Provincial Indigenous Ministry Liaison coming out to Chilliwack River Valley on May 16 to discuss land claims.

Director Dixon reported on the OCP review for Area H on housekeeping issues, a community meeting taking place on June 8 and community events in June at Cultus Lake.

Director Kassian reported that a long hot summer is expected and reiterated the importance of addressing fire hazards.

Director Raymond thanked staff for the work done up in Area "A".

Director Dickey thanked staff for hosting the Open House for Area 'D' OCP which was well received.

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None.

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16. ADJOURNMENT

Moved By STOBBART
Seconded By ENGAR

THAT the Electoral Area Services Committee Open Meeting of May 8, 2019 be adjourned.

CARRIED

The Electoral Area Services Committee Meeting adjourned at 3:05 p.m.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair

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