

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

Tuesday, July 14, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present:
- Director Bill Dickey, Electoral Area D, Chair *(via Zoom conference call)*
  - Director Terry Raymond, Electoral Area A *(via Zoom conference call)*
  - Director Dennis Adamson, Electoral Area B *(via Zoom conference call)*
  - Director Wendy Bales, Electoral Area C *(via Zoom conference call)*
  - Director Orion Engar, Electoral Area E *(via Zoom conference call)*
  - Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*
  - Director Al Stobbart, Electoral Area G *(via Zoom conference call)*
  - Director Taryn Dixon, Electoral Area H *(via Zoom conference call)*
- Staff Present:
- Jennifer Kinneman, Chief Administrative Officer *(via Zoom conference call)*
  - Kelly Lownsbrough, Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*
  - Jaime Reilly, Manager of Corporate Administration/Corporate Officer *(via Zoom conference call)*
  - Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*
  - Graham Daneluz, Director of Planning & Development *(via Zoom conference call)*
  - Suzanne Gresham, Director of Corporate Initiatives *(via Zoom conference call)*
  - Reg Dyck, Manager of Electoral Area Emergency Services *(via Zoom conference call)*
  - Sterling Chan, Manager of Engineering and Infrastructure *(via Zoom conference call)*
  - Dave Roblin, Manager of Operations *(via Zoom conference call)*
  - David Bennett, Planner II *(via Zoom conference call)*
  - Kristen Kohuch, Executive Assistant to CAO and Board *(recording secretary)*
  - Tyler Davis, Network Analyst II
  - Gavin Luymes, Planning Technician

Tracey Heron, Planning Assistant

Also Present: Lesa Lacey, Lacey Developments Ltd. (re item 4.1) *(via Zoom conference call)*  
Laura Jeffries, Applied Research Scientist, Sylvis Environmental Services and,  
John Lavery, Senior Environmental Scientist, Sylvis Environmental Services (re  
item 4.2) *(via Zoom conference call)*  
1 member of the public

## 1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:31 pm.

Jennifer Kinneman, Chief Administrative Officer announced that Provincial Government passed Ministerial Order M192 on June 17, 2020. This new Ministerial Order replaces previous Ministerial Order M138 which allowed local governments to hold their meetings electronically online, and without the public present. Focusing on moving local governments toward normal operations, this Order still provides local governments the flexibility to hold their meetings electronically online; however, this updated Order is moving towards increased public presence at local government meetings.

Discussion ensued, resulting in the following motion:

Moved By ENGAR

Seconded By RAYMOND

**THAT** until such time the FVRD has a safety plan in place and the FVRD offices reopen to the public, the Fraser Valley Regional District continue to conduct meetings without the members of the public present in the Boardroom;

**AND THAT** the Fraser Valley Regional District continue to promote openness, transparency, accessibility and accountability by webcasting and archiving Committee meetings online, allowing members of the public to write, email or call in with questions, and promoting public participation at meetings through social media channels.

**CARRIED**

## 2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee Meeting of July 14, 2020.

## 3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By STOBART  
Seconded By RAYMOND

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of July 14, 2020 be approved;

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

**CARRIED**

#### **4. DELEGATIONS AND PRESENTATIONS**

##### **4.1 Presentation by Lesa Lacey, Lacey Developments Ltd. regarding DVP 2020-o8**

Lesa Lacey, Lacey Developments Ltd. provided a presentation on Development Variance Permit 2020-o8 to reduce the interior side lot line setbacks at 43830 & 43836 Lock Road, Electoral Area C. Plans for a proposed skywalk connecting the single family residences of the subject properties were outlined. Seven letters of support were received.

##### **4.1.1 Development Variance Permit 2020-o8 to reduce the interior side lot line setbacks at 43830 & 43836 Loch Road, Electoral Area C**

Moved By ENGAR  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board refuse Development Variance Permit application 2020-o8 to reduce the interior side lot line setbacks from 1.5 metres to 0 metres to facilitate the construction of a second storey breezeway to connect two dwelling units on separate parcels at 43830 & 43836 Loch Road, Area C.

Staff commented that the DVP Application does not meet BC Building Code requirements because when two separate dwelling units are joined together, this requires a separation between dwelling units and a party wall between the dwellings, having a specific fire resistance rating of one hour which is not consistent with the plans proposed. The BC Building Code does not provide humanitarian exemptions however, some alternative options include building a covered walk at grade or adding stair lifts to existing stairways. Discussion ensued resulting in the following motion:

Moved By BALES  
Seconded By ADAMSON

**THAT** Development Variance Permit 2020-o8 be referred back to FVRD staff, and that staff work with the applicants to revise their Development Variance Permit.

**CARRIED**

**4.2 Presentation by Laura Jeffries, Applied Research Scientist from Sylvis Environmental Services regarding FVRD Electoral Area Biosolids Management Plan**

Laura Jeffries, Applied Research Scientist, Sylvis Environmental Services provided a presentation on the FVRD Electoral Area Biosolids Management Plan, highlighting the following points:

- Six facilities currently managed by the FVRD which manage either Liquid Sludge, Liquid Class B Biosolids, or Dewatered Class B Biosolids;
- Options assessment criteria: environmental, social, technical, and economic;
- Comparison of biosolid management categories; and,
- A recommendation for Cultus Lake North to be amalgamated with the Chilliwack Dewatered Biosolids Management Program.

**4.2.1 FVRD Electoral Area Biosolids Management Plan**

Discussion ensued about onsite programming options, beneficial use programs to treat residual waste, biosolid land application requirements, and biosolid testing requirements.

Moved By ENGAR

Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board endorse the recommendations of the FVRD Biosolids Management Options Assessment.

**CARRIED**

**5. MINUTES/MATTERS ARISING**

**5.1 Draft Electoral Area Services Committee Meeting Minutes - June 9, 2020**

Moved By RAYMOND

Seconded By STOBART

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held June 9, 2020 be adopted.

CARRIED

**6. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

**6.1 Agricultural Land Commission Application – Non-Farm Use on PID 023-261-510, Bridal Falls Road, Electoral Area “D”**

Moved By RAYMOND

Seconded By ENGAR

**THAT** the application for non-farm use within the Agricultural Land Reserve on Crown Land property on Bridal Falls Road, Electoral Area “D”, be forwarded to the Agricultural Land Commission for consideration;

**AND THAT** the Agricultural Land Commission consider the staff report dated July 14, 2020 under file number 3015-20 2020-02.

CARRIED

**6.2 Development Variance Permit 2020-03 to vary the height regulation in the Waterfront Residential (R-3) zone at 29 Lakeshore Drive, Cultus Lake, Electoral Area H**

The Committee commented that the Cultus Lake Park Board has reviewed and supported this item.

Moved By DIXON

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-03 for 29 Lakeshore Drive, Cultus Lake Park, to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum three (3) stories plus basement and roof to facilitate the construction of a single-family dwelling, subject to consideration of comments or concerns raised by the public.

CARRIED

**6.3 Development Variance Permit 2020-07 to reduce the front and side lot line setbacks at 58261 Fancher Road, Electoral Area B**

The Committee commented that some neighbours have given their support for this item.

Moved By ADAMSON  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-07 to reduce the front lot line setback from 25 feet (7.62 metres) to 9.84 feet (3.0 metres) clear-to-sky and side lot line setback from 25 feet (7.62 metres) to 8 feet (2.43 metres) clear-to-sky to facilitate construction of an agricultural machine shop and storage building at 58261 Fancher Road, Electoral Area B, subject to the consideration of any comments or concerns raised by the public.

**CARRIED**

**6.4 Rogers Communications Tower Proposal for 52018 Yale Road, Electoral Area D**

Staff commented on options for members of the public to provide comments and that none have been received to date.

The Committee discussed public concerns regarding studies citing cancer risks from 5G networks. It was noted Industry Canada is the authority which regulates cell tower placements, making the Regional District's role limited to the consultation plan.

Moved By STOBART  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board respond to the referral from Rogers Communications for the installation of a new communications tower at 52018 Yale Road, Electoral Area D with the following comments:

1. The scope of the proposed public consultation is satisfactory to the Fraser Valley Regional District provided consultation with Cheam First Nation is undertaken.
2. Rogers Communications will provide documentation confirming that consultation is complete.
3. The proposed communications tower would be in the Agricultural Land Reserve and it requires the approval of the Agricultural Land Commission.
4. Rogers Communications will obtain a building permit prior to construction.
5. Rogers Communications will provide information to the FVRD on the potential for other telecommunication companies to co-locate on the proposed tower.

**CARRIED**

**6.5 Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis Forest Service Rd, Area C**

Moved By RAYMOND

Seconded By DIXON

**THAT** the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Electoral Area C.

Comments were offered that the permit applicant Statlu Resources Inc., comply with a communication plan that addresses how the permit holder will communicate with the surrounding community, as referred to on page 4 of the FVRD bylaw 1181, 2014 permit application. Comments were further offered that as indicated in the applicant's noise, and water control plan there are issues of residential concern, but the applicant has not communicated with area communities on this current application. Also of concern is, that terminology for mitigating impacts in the study use the term should, instead of shall, potentially giving the applicant the option to not follow the recommendations.

Discussion ensued and the following motion was introduced:

Moved By BALES

Seconded By ADAMSON

**TO** refer back to staff the motion 6.5 that is on the July 14, 2020 EASC Agenda: "**THAT** the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Electoral Area C."

**CARRIED**

**DIRECTORS STOBART AND DIXON OPPOSED**

**7. ADDENDA ITEMS/LATE ITEMS**

None.

**8. REPORTS BY STAFF**

None.

**9. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar commented on the impacts of recent heavy rains to gardening.

Director Dixon reported on Goose Management in Cultus Lake and a trail that was added alongside the Lake.

Director Adamson reported the opening of the Yale Museum.

Director Stobbart thanked staff for their work during times of EOC activation this season, and reported on the passing of Norm Harris, a founder of the North Fraser Fire Department and former Deputy Chief.

Director Raymond reported the announcement to his community of the federal grant authorization for the CN Railway Station project in Boston Bar.

Director Bales provided an update on the Deroche Community Garden project.

#### **10. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

There were no written questions submitted with respect to items on the agenda. Staff announced the time for members of the public to provide questions to the Board via Zoom and by telephone.

The Board recessed for a period of five minutes to allow the public to call in with questions.

Pedro Pederson, Board member of West Soaring Club provided the Committee an opportunity to ask questions with respect to Item 6.1. The Committee commented that the Item will be sent to the Agricultural Land Reserve and then the Agricultural Land Commission for a decision.

No other public questions were provided.

#### **11. RESOLUTION TO CLOSE MEETING**

Moved By DIXON

Seconded By RAYMOND

**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 municipality; and,
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**CARRIED**

The meeting was recessed at 2:45 pm.



**12. RECONVENE OPEN MEETING**

The meeting was reconvened at 3:01 pm.

**13. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**14. ADJOURNMENT**

Moved By ADAMSON

Seconded By RAYMOND

**THAT** the Electoral Area Services Committee Open Meeting of July 14, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of July 14, 2020 adjourned at 3:41 pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair