

FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Wednesday, September 9, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Dennis Adamson, Electoral Area B (*via Zoom conference call – arrived at 1:41 pm*)
Director Wendy Bales, Electoral Area C
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
Director Taryn Dixon, Electoral Area H
- Regrets: Director Terry Raymond, Electoral Area A
- Staff Present: Jennifer Kinneman, Chief Administrative Officer
Kelly Lownsborough, Director of Financial Services/Chief Financial Officer (*via Zoom conference call*)
Jaime Reilly, Manager of Corporate Administration/Corporate Officer
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*)
Tareq Islam, Director of Engineering & Community Services (*via Zoom conference call*)
Reg Dyck, Manager of Electoral Area Emergency Services (*via Zoom conference call*)
Alison Stewart, Manager of Strategic Planning (*via Zoom conference call*)
Katelyn Hipwell, Planner II (*via Zoom conference call*)
Robin Beukens, Planner II (*via Zoom conference call*)

David Bennett, Planner II (*via Zoom conference call*)
Kristen Kohuch, Executive Assistant to CAO and Board (*recording secretary*)
Tyler Davis, Fire Dispatch Management Communications Coordinator
Gavin Luymes, Planning Technician (*via Zoom conference call – arrived at 1:56 pm*)

1. CALL TO ORDER

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

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 September 9, 2020.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By DIXON

Seconded By STOBART

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 9, 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 Draft Regional Growth Strategy

Alison Stewart, Manager of Strategic Planning provided a presentation, highlighting the following points:

- Lower mainland growth predicted for 2020- 2050 from 2.9 million to 4.1 million people;
- The Key Guiding Principle for the Regional Growth Strategy (RGS) is Collaboration, which focuses on Engagement, Consultation, and Public Input, and with an improved emphasis on Indigenous Community Input;
- Three new distinct policy areas include changes mandated through legislation, input from the RGS engagement process, and new policies to address opportunities or issues of regional concerns that have arisen since 2004;
- 8 Draft RGS Goals outlined; and,

- The RGS timeline and implementation which includes updating Official Community Plans with Regional Context Statements as well as an RGS monitoring program.

4.1.1 Draft Regional Growth Strategy

The report dated September 9, 2020 from Robin Beukens, Planner II was provided for information.

The Committee recommended including information about broadband development in Section 2 *Economic Strength & Resiliency* of the Draft Regional Growth Strategy. Discussion ensued and concerns were raised regarding the potential negative impacts of tourism and population growth in Electoral Areas such as increased traffic and parking issues.

Staff commented on the formatting of the document, and how engagement processes will be impacted by COVID-19.

5. MINUTES/MATTERS ARISING

5.1 Draft Electoral Area Services Committee Meeting Minutes - July 14, 2020

Moved By STOBART

Seconded By DIXON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held July 14, 2020 be adopted.

A comment was offered expressing concern that the wording for item 6.5 of the minutes did not accurately reflect her intended motion. A discussion on minute taking standards took place, resulting in the following motion being introduced:

Moved By BALES

Seconded By DAVIDSON

THAT the draft minutes of the July 14, 2020 Electoral Area Services Committee be referred back to staff.

CARRIED

6. FINANCE

6.1 Grant-In-Aid Request – Sunshine Valley Volunteer Fire Department, Electoral Area “B”

Moved By ADAMSON
Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Sunshine Valley Volunteer Fire Department, funded from the 2020 Electoral Area "B" grant-in-aid budget, to put towards upgrades of their communications system.

CARRIED

7. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

7.1 Public Hearings during the COVID-19 Provincial State of Emergency

Staff commented on impacts to holding public hearings and public meetings as result of the COVID-19 Provincial Health Order on Gatherings and Events; the FVRD hosts and encourages online meetings where limiting the number of attendees is not feasible.

Discussion ensued about online meetings during COVID-19.

Moved By STOBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board resolve to resume public hearings for rezoning and Official Community Plan amendment bylaws;

THAT Fraser Valley Regional District Board authorise the holding of public hearings by means of electronic communication;

AND THAT the Fraser Valley Regional District Board direct staff to develop electronic public hearing procedural rules to maximize clarity, transparency and access for the public, and to ensure that due process is maintained.

CARRIED

7.2 Form and Character Development Permit 2020-07 for a proposed commercial development at 52964 Yale Road Electoral Area D and Development Variance Permit 2020-12 for a reduction of one (1) required parking space.

Moved By STOBART
Seconded By DIXON

THAT the Fraser Valley Regional District Electoral Area Services Committee issue Form and Character Development Permit 2020-07 relating to the Form and Character of a Commercial Development at 52964 Yale Road Electoral Area D.

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-12 to reduce the required number of parking space from 48 to 47 stalls for a Commercial Development at 52964 Yale Road Electoral Area D, subject to consideration of any comments or concerns raised by the public

CARRIED

7.3 Development Variance Permit 2020-13 to vary the definition of height to allow for a three storey single family home at 47040 Snowmist Drive, Electoral Area C

Moved By BALES

Seconded By ADAMSON

THAT the Fraser Valley Regional District issue Development Variance Permit 2020-13 to vary the number of permitted storeys from two, to three, for a single family residence at 47040 Snowmist Drive, subject to consideration of any comments or concerns raised by the public.

CARRIED

7.4 Development Variance Permit 2020-14 to vary the requirements of Accessory Family Residential Use for the property located at 35990 Hyde Buker Road, Electoral Area G

Moved By STOBART

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-14 to vary the requirements regarding the relationship between the property owner and occupant of an Accessory Family Residential Use to allow the daughter of a property owner to occupy the proposed accessory family residence at 35990 Hyde Buker Road, Electoral Area G, 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.

CARRIED

7.5 Development Variance Permit 2020-15 to vary the front lot line setback for an animal shelter or part thereof at 53294 Yale Road, Electoral Area D

Moved By ADAMSON
Seconded By BALES

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-15 to vary the front lot line setback for an animal shelter or part thereof from 200 feet to 120 feet clear-to-sky to facilitate construction of a dairy barn at 53294 Yale Road, Electoral Area D, subject to the consideration of any comments or concerns raised by the public.

CARRIED

7.6 Development Variance Permit 2020-11 to increase the maximum height of new homes from 10 meters to 12 meters within "The Gardens" development on the site of the former Minter Gardens, Electoral Area D

Moved By STOBART
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board refuse the requested Development Variance Permit for all lots backing on to Llanberis Way and issue the Development Variance Permit for the remainder of the lots within the development.

CARRIED

7.7 Agricultural Land Commission Application – Non-Farm Use (Fire Hose Repair Facility) at Ford Mountain Correctional Centre, 57657 Chilliwack Lake Road, Electoral Area E

Moved By ENGAR
Seconded By BALES

THAT the application for non-farm use within the Agricultural Land Reserve at 57657 Chilliwack Lake Road (Ford Mountain Correctional Centre), Electoral Area E, be forwarded to the Agricultural Land Commission for consideration;

AND THAT the Agricultural Land Commission consider the staff report dated September 9, 2020 under file number 3015-20-2020-03.

CARRIED

7.8 Agricultural Land Commission Application – Proposed Two (2) Lot Subdivision at 550 Blatchford Road, Area H

Comments were offered in support of the application.

Moved By DIXON

Seconded By STOBART

THAT the application for a two (2) lot subdivision within the Agricultural Land Reserve at 550 Blatchford Road, Electoral Area H be forwarded to the Agricultural Land Commission for consideration;

AND THAT the FVRD corporate report dated September 9, 2020 under file number 3015-20 2020-04, be forwarded to the Agricultural Land Commission

CARRIED

7.9 Chilliwack River Erosion Setback Line Update – Slesse Park Area

The Committee commented on public input with respect to the *Chilliwack River Slesse Park Erosion Setback Line Update*, and provided support for the report.

Moved By ENGAR

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board direct staff to implement the findings of the *Chilliwack River Slesse Park Erosion Setback Line Update* report prepared by Kerr Wood Leidal Associates Ltd. by amending Chilliwack River Development Permit Area 2-E in *Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011*;

AND THAT the Fraser Valley Regional District Board authorize the immediate use of the report for permitting purposes, to the extent possible, pending the update of the OCP and development permit area requirements;

AND FINALLY THAT the Fraser Valley Regional District Board direct staff to send a mail-out to all property owners within the study area to share the results of the report

CARRIED

7.10 Housing Needs Report Project Update

The corporate report dated September 9, 2020 from Katelyn Hipwell, Planner II was provided for information.

8. ELECTORAL AREA EMERGENCY SERVICES

8.1 Grant Application: Community Resiliency Investment Program

Comments were offered about areas of vulnerability in Electoral Areas that would be benefitted by this grant.

Moved By ADAMSON

Seconded By ENGAR

THAT the Fraser Valley Regional District Board endorse a grant application of up to \$550,000 under the UBCM's Community Resiliency Investment program (CRI) to reduce the risk of wildfires and mitigate their impacts on the FVRD.

CARRIED

9. ADDENDA ITEMS/LATE ITEMS

None.

10. REPORTS BY STAFF

Jennifer Kinneman, Chief Administrative Officer thanked the Internet Technology Department and Legislative Services Department for their work making upgrades to the Board Room to allow for partial in-person meetings.

11. REPORTS BY ELECTORAL AREA DIRECTORS

Director Adamson reported on the Sunshine Valley Fire Hall Annual General Meeting and the Yale Thrift Store receiving a new roof.

Director Davidson reported on visiting Cascade Falls Regional Park.

Director Engar reported on cougar activity in his area, busyness of the Chilliwack River Valley Fire Department, community garbage cleanups, and reported on the high number of tourists to Electoral Area E.

Director Stobbart reported on wildlife activity in his area, and farmers had a positive summer.

Director Dixon thanked Chief Brenda Wallace, Soowahlie First Nation for allowing traffic through the first nation lands during a traffic accident in Electoral Area H. She reported on a meeting with Transportation Canada in Cultus Lake, as well as an upcoming tansy ragwort pickup in Columbia Valley. Director Dixon also commented on collaborative efforts between various stakeholders over the summer to manage challenges in her area.

Director Dickey reported on development occurring in Electoral Area D.

12. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

There were no written questions submitted with respect to items on the agenda. Staff commented that members of the public were provided the opportunity to join the Zoom call by computer or over the phone and ask questions to the Committee. It was noted that no questions were received in-person or online.

13. ADJOURNMENT

Moved By STOBART

Seconded By DIXON

THAT the Electoral Area Services Committee Open Meeting of September 9, 2020 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting of July 14, 2020 adjourned at 2:51pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair