

FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Tuesday, December 8, 2020

1:30 pm

Zoom Conference Call

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A
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

Regrets: Director Dennis Adamson, Electoral Area B

Staff Present: Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Director of Regional Services
Tareq Islam, Director of Engineering & Community Services
Kelly Lownsbrough, Director of Finance/Chief Financial Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Sterling Chan, Manager of Engineering and Infrastructure
Angelique Crowther, Manager of Communications
Lance Lilley, Manager of Environmental Services
Andrea Antifaeff, Planner II
Tyler Davis, Fire Dispatch Management Communications Coordinator
Tracey Heron, Planning Assistant
Louise Hinton, Bylaw, Compliance and Enforcement Officer
Katelyn Hipwell, Planner II
Kristen Kohuch, Executive Assistant to CAO and Board (*recording secretary*)
Gavin Luymes, Planning Technician
July Mundy, Planner I

Also Present: One member of the public

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:32 pm.

Moved By RAYMOND

Seconded By STOBART

THAT due to the Provincial Health Order issued on November 19, that the Fraser Valley Regional District 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 Board meetings online, allowing members of the public to write, email, call in or appear by Zoom 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 December 8, 2020.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By ENGAR

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of December 8, 2020 be approved;

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

CARRIED

4. MINUTES/MATTERS ARISING

4.1 Draft Electoral Area Services Committee Meeting Minutes - November 10, 2020

Moved By STOBART
Seconded By DIXON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held November 10, 2020 be adopted.

CARRIED

5. LEGISLATIVE SERVICES

5.1 2021 FVRD Board & Committee Meeting Schedule

Staff noted that the draft 2021 FVRD Board & Committee Meeting Schedule has meetings scheduled on Thursdays in accordance with the new FVRD Committee and Board Procedures Bylaw.

Moved By DIXON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board adopt the proposed 2021 FVRD Board & Committee Meeting Schedule.

CARRIED

6. FINANCE

6.1 2020 – 2024 Financial Plan Amendment

The Committee requested clarification on how changes in the Financial Plan for Mosquito Control is determined. Staff responded that the base fee for the contractors remains the same each year and fluctuations to the contractors' cost depend on changes in the river levels. Discussion ensued regarding tax requisition and budget reserves as it relates to Mosquito Control.

Moved By STOBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020 to include expenditures related to Mosquito Control.

CARRIED

6.2 Regional Grant-in-Aid Policy

Staff provided an overview of the proposed Regional Grant-in-Aid Policy and comparing it to the Electoral Area Grant-in-Aid Policy. Discussion ensued about Elizabeth's Wildlife Center and Wildsafe BC as it related to the Regional Grant-in-Aid Policy. It was noted that discussion of this item was related to the policy itself, and that any determination on awards of Regional Grant-in-Aids would be considered as part of the Board budgeting process.

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board approve the attached Regional Grant-in-Aid Policy, effective January 1, 2021 and repeal the Grant-in-Aid Policy dated October 26, 1999.

CARRIED

6.3 2020 Grant-In-Aid Request – Deroche Elementary School, Electoral Areas "C" & "G"

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$5,215 to the Deroche Elementary School, \$2,250 funded from the 2020 Electoral Area "C" grant-in-aid budget and \$2,965 funded from the 2020 Electoral Area "G" grant-in-aid budget, to help offset the costs of outdoor learning materials, field trips, ponchos, shovels and risers for their fine arts program.

Concerns were raised noting that the main motion did not reflect the fact that the grant-in-aid was submitted by the Deroche Elementary School Parent Advisory Committee ("PAC") in a revised amount of \$3,000, and the following amendment was introduced:

Moved By BALES

Seconded By STOBART

THAT the main motion be amended to insert the word "PAC" after the words Deroche Elementary School, and the amount be updated to \$5,965 with \$3,000 funded from the 2020 Electoral Area "C" grant-in-aid budget, and \$2,965 funded from the 2020 Electoral Area "G" grant-in-aid budget.

CARRIED

Discussion and voting took place on the main motion as amended:

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$5,965 to the Deroche Elementary School PAC, \$3,000 funded from the 2020 Electoral Area "C" grant-in-aid budget and \$2,965 funded from the 2020 Electoral Area "G" grant-in-aid budget, to help offset the costs of outdoor learning materials, field trips, ponchos, shovels and risers for their fine arts program.

CARRIED

7. ENGINEERING & UTILITIES

7.1 Harrison Mills and Hemlock Valley Transfer Station Operation Contract

The Committee offered comments in support of this item.

Moved By RAYMOND

Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize its signatories to execute a three year contract with Lacey Developments Ltd. to operate the Harrison Mills and Hemlock Valley Transfer Stations for an annual cost of \$43,680 plus taxes;

CARRIED

7.2 Sylvester Road Transfer Station Operation Contract

Staff clarified that the contract includes the cost of the transfer station attendant.

Moved By DAVIDSON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board authorize its signatories to execute a three year contract with Lacey Developments Ltd. to operate the Sylvester Road Transfer Station for an annual cost of \$25,225 plus taxes;

CARRIED

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1 Development Variance Permit 2019-31 to vary size requirements for an accessory building at 9966 Llanberis Way, Electoral Area D

Moved By STOBART
Seconded By DIXON

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-31 for 9966 Llanberis Way to increase the maximum area of an accessory building from 45 square meters to 57.6 square metres, subject to consideration of any comments or concerns raised by the public.

CARRIED

8.2 Development Variance Permit 2020-23 to vary the front lot line setback from 4.6 metres to 1.58 metres for an accessory structure at 48585 Chilliwack Lake Road, Electoral Area E

The Committee offered comments in support of this item.

Moved By ENGAR
Seconded By DIXON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-23 for 48585 Chilliwack Lake Road, Electoral Area E, to reduce the front lot line setback from 4.6 metres to 1.58 metres for an existing accessory structure, subject to consideration of any comments or concerns raised by the public.

CARRIED

8.3 Zoning Bylaw Amendment No. 1619, 2020 to address Temporary Tourist Accommodation in Snow Avalanche Hazard Areas, Hemlock Valley, Electoral Area C

The Committee noted that if this item is approved by the Board, a Public Hearing may be held in January, 2021.

Moved By BALES

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1619, 2020* to amend Schedule C in Zoning Bylaw 100, restricting Temporary Tourist Accommodation in areas identified as being in the 'Blue Zone' in the 2020 Dynamic Avalanche Consulting Ltd. *Hemlock Valley Snow Avalanche Assessment*;

THAT *Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1619, 2020* 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 C Zoning Amendment Bylaw No. 1619, 2020* to Director Bales, or her alternate in her absence;

THAT Director Bales or her alternate in her absence preside over and Chair the Public Hearing with respect to proposed *Bylaw 1619, 2020*;

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 1619, 2020* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Bales, or her alternate in her absence at the time of the Public Hearing with respect to proposed *Bylaw 1619, 2020* 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 1619, 2020*.

CARRIED

8.4 Modification of Covenant BT217825 for 53722 Berston Road, Electoral Area D

Moved By BALES

Seconded By ENGAR

THAT the Fraser Valley Regional District Board approve the amendment of Covenant BT217825 registered on title to 53722 Berston Road, substantially as drafted and attached hereto.

CARRIED

8.5 Covenants – Proposed Three (3) Lot Subdivision at 20559 Edelweiss Drive, Electoral Area C

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board authorize staff to execute all legal documents relating to the three lot subdivision of 20559 Edelweiss Drive, Electoral Area C, including the registration of section 219 (Land Title Act) covenants relating to riparian areas protection, geo-hazards, storm water management and utility connections

CARRIED

8.6 Agriculture Land Commission Application - Non-Adhering Residential Use at 53788 McGregor Road, Electoral Area D

Staff commented the Regional District's Building Department will ensure the existing residence is removed before occupancy is permitted for the new residence.

Moved By STOBART

Seconded By DIXON

THAT the ALC application for a non-adhering residential use (building a new principal residence while occupying an existing residence) within the Agricultural Land Reserve for the property located at 53788 McGregor Road, Electoral Area D, be forwarded to the Agricultural Land Commission for consideration;

AND THAT the Agricultural Land Commission consider the FVRD staff report dated December 8, 2020 under file number 3015-20 2020-06.

CARRIED

8.7 Request for FVRD to initiate a zoning amendment for five privately owned properties adjacent to Coquihalla River Provincial Park, Area B

The Committee commented that Director Adamson, Electoral Area B would like more time to reach out to the community regarding this item, resulting in the following motion:

Moved By BALES

Seconded By RAYMOND

THAT the request for the Fraser Valley Regional District to initiate a zoning amendment for five privately owned properties adjacent to the Coquihalla River Provincial Park, Area B be referred back to staff.

CARRIED
Director Dixon Opposed

8.8 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1618, 2020

Moved By STOBART

Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1618, 2020*.

CARRIED

9. ADDENDA ITEMS/LATE ITEMS

None.

10. REPORTS BY STAFF

Ms. Kinneman introduced the new Manager of Communications, Angelique Crowther.

11. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on the hard work of his community staying COVID-safe, thanked staff for providing technical support for Zoom Meetings, and thanked front-line and healthcare workers for their excellent work.

Director Taryn Dixon reported on a Cultus Lake Water Safety Working Group Meeting, and recent work on the Lakeside Trail at Cultus Lake.

Director Raymond reported on a 'Stuff the Cruiser' fundraiser in Boston Bar which raised 600 pounds of food products and over \$3,000 in donations.

Director Bales commented on correspondence with community members of Electoral Area C.

Director Dickey reported on recent development at the Minter Gardens site, Electoral Area D, and an upcoming Public Hearing with respect to updates to the Official Community Plan in his area.

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 Board. It was noted that one member of the public was present at the meeting but no questions were received.

13. ADJOURNMENT

Moved By STOBART

Seconded By RAYMOND

THAT the Electoral Area Services Committee Open Meeting of December 8, 2020 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting of December 8, 2020 adjourned at 2:27 pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair