

FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Thursday, March 9, 2023

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present:

Director Bill Dickey, Electoral Area D, Chair
Director Taryn Dixon, Electoral Area H, Vice Chair
Director Peter Adamo, Electoral Area B
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F (Zoom)
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E
Director Mel Waardenburg, Electoral Area C

Staff Present:

Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Kelly Lownsbrough, Director of Corporate Services/CFO
Graham Daneluz, Director of Planning & Development
Stacey Barker, Director of Regional Services
Lauren Olynick, Deputy Corporate Officer
David Urban, Manager of Integrated Planning & Engagement
Sterling Chan, Manager of Engineering & Infrastructure
Alison Stewart, Manager of Strategic Planning
Beth Klein, Manager of Financial Operations
Sam Piper, Manager of Communications
Bill Ozeroff, Manager of Inspection Services
Hasib Nadvi, Manager of Planning
Tarina Colledge, Manager of Emergency Management
Louise Hinton, Bylaw Compliance & Enforcement Officer
Sam Sidal, Bylaw Compliance & Enforcement Officer
Katelyn Hipwell, Planner II
David Bennett, Planner II
Rafid Shadman, Planner I
Louise Hinton, Bylaw Compliance & Enforcement Officer
Kinga Williams, Accountant (Zoom)
Trina Douglas, Manager of Protective Services (Zoom)
Melissa Geddert, Planner I (Zoom)
Natalie Pullman, Planning Assistant (Zoom)
Robin Beukens, Planner II (Zoom)

Tracey Heron Planner I (Zoom)
Amy Hsieh, Planning Technician
Andrew Schellenberg, FireSmart Coordinator (Zoom)
Andrea Antifaeff, Planner I (Zoom)
Julie Mundy, Planner I (Zoom)
Shirley Zhong, Planning Technician
Joel Niezen, Support Technician
Amanda Molloy, Administrative Manager
Keely Hill, Executive Assistant (Recording Secretary)

Others present: Andrew Baker, Senior Project Manager, Aplin & Martin Consultants Ltd.
Stella Xie, Project Planner, Aplin & Martin Consultants Ltd.
Patrick Giesbrecht, Giesbrecht & Co.
Joseph Chapman, Councillor, Sq'ewlets First Nation

4 Members of the public (Zoom)
2 Members of the public in person

1. LAND ACKNOWLEDGEMENT

Chair Dickey provided introductory remarks recognizing the homeland of the 30 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

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

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

Chair Dickey provided a brief report on the Regional and Corporate Services Committee meeting held earlier in the day.

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of March 9, 2023 be approved;

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

CARRIED

5. **DELEGATIONS AND PRESENTATIONS**

5.1 **Floodplain Management Bylaw Update**

Katelyn Hipwell, Planner II provided an overview on the floodplain management bylaw update. The presentation included the history of floodplain management in the FVRD, the role of the Bylaw, a summary of the Provincial Update (2014), a review of exemptions, potential paths forward and next steps.

5.2 **CEDAR Network Update**

David Urban, Manager of Integrated Planning and Engagement provided an overview of the CEDAR Network. The presentation was a live demonstration on the capabilities of the CEDAR Network website. Maps, organizations, documents, learning, library, eArticles, glossary and FAQ's were highlighted as a collective shared resource.

6. **MINUTES/MATTERS ARISING**

6.1 **Draft Electoral Area Services Committee Meeting Minutes - February 2, 2023**

Moved By CASSEL
Seconded By ADAMO

THAT the Minutes of the Electoral Area Services Committee Open Meeting held February 2, 2023 be adopted.

CARRIED

7. **LEGISLATIVE SERVICES**

7.1 **FVRD Privacy Breach Policy**

Staff provided an overview of the legislative requirements under the *Freedom of Information and Protection of Privacy Act* for local governments to have a Privacy Management Program, and a documented process for responding to privacy breach and privacy complaints. Staff provided examples of when the draft Privacy Breach Policy would be used.

Moved By DIXON
Seconded By WAARDENBURG

~~Jaime Van Nes, Director of Legislative Services/Corporate Officer provided a brief overview of the draft policy~~

THAT the Fraser Valley Regional District Board endorse and adopt the draft FVRD Privacy Breach Policy.

CARRIED

8. FINANCE

8.1 Public Feedback on the FVRD 2023-2027 Financial Plan

Kelly Lownsbrough, Director of Corporate Services/CFO provided a verbal report on the 2023-2027 Financial Plan public consultation. The consultation period was open from February 17, 2023 – March 3, 2023. The Have Your Say website received 107 site visits and resulted in 4 comments and 1 phone call.

8.2 2022 Grant-in-Aid Financial Accountability Reporting

The corporate report dated March 9, 2023 by Kinga Williams, Accountant, was provided for information.

8.3 2023 Grant-in-Aid Application – Boston Bar Community Charities Association, Electoral Area A

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,700 to the Boston Bar Community Charities Association, funded from the 2023 Electoral Area A grant-in-aid budget, to offset the cost of hosting a concert by the Cascadia Wind Ensemble at the Boston Bar Community Hall.

CARRIED

8.4 2023 Grant-In-Aid Request – Sunshine Valley Ratepayers Association, Electoral Area B

Moved By ADAMO
Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$8,800 to the Sunshine Valley Ratepayers Association (SVRA), funded from the 2022 Electoral Area B grant-in-aid budget, to help offset the costs of hosting community events and workshops, the Skagit River Garbage Cleanup, and to purchase supplies for their community gardens.

CARRIED

8.5 2023 Grant-In-Aid Request – Post Creek Ratepayers Association, Electoral Area E

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$4,000 to the Post Creek Ratepayers Association, funded from the 2023 Electoral Area E grant-in-aid budget, to purchase emergency communications and emergency preparedness equipment.

CARRIED

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Cultus Lake Zoning Bylaw Update, Progress Update, March 2023

The corporate report dated March 9, 2023 by Andrea Antifaeff, Planner II, was provided for information.

9.2 Update to Development Application Fees Bylaw No. 1560, 2019

Rafid Shadman, Planner I provided a PowerPoint presentation outlining the proposed changes to the Development Application Fee Bylaw. The presentation included current revenue and cost recovery, cost recovery comparisons, options for fee increases, annual incremental increases and next steps.

9.3 Development Variance Permit 2023-01 to reduce the setback for a manure pit at 40628 Loughheed Hwy, Electoral Area G

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2023-01 to reduce the side lot line setback for a manure pit from 30.0 metres to 10.4 metres, measured from the toe of the berm, at 40628 Loughheed Hwy, Electoral Area G, subject to consideration of any comments or concerns raised by the public.

CARRIED

9.4 Development Variance Permit 2022-15 to increase the maximum size for an accessory building at 10371 Parkwood Drive, Electoral Area D

Moved By DIXON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2022-15 for 10371 Parkwood Drive, Area D to increase the maximum height of an accessory building from 5.0 metres to 5.9 metres, and to increase the maximum gross

floor area of an accessory building from 45 square metres to 107.2 square metres, subject to consideration of comments or concerns raised by the public.

CARRIED

9.5 Covenants for the Protection of the Environment, Protection from Geohazards and Site Servicing relating to the subdivision of land and construction of a Medical Care Centre at 46090 Lougheed Highway, Electoral Area C

Moved By WAARDENBURG
Seconded By ADAMO

THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to subdivision file 3320-20-2022-00504 and development permit file 3060-20-2022-28 for the proposed Medical Care Centre at 46090 Lougheed Highway Electoral Area C.

CARRIED

9.6 Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of the gravel pit at 43837 & 43873 Lougheed Highway, Electoral Area C, into a residential subdivision with commercial and multifamily land uses

Graham Daneluz, Director of Planning & Development provided an overview of the staff report outlining the number of homes in the development, challenges and benefits of the proposal and critical long-term impacts.

Andrew Baker, of Aplin Martin, and Joey Chapman, council member from Sq'ewlets First Nation spoke in favour of the development and highlighted potential benefits for the community. Questions were posed to the applicants by the Committee, and **discussion ensued regarding the applicant's submission of supplementary information** required to address information gaps outlined in the staff report.

Moved By WAARDENBURG
Seconded By DIXON

THAT the Fraser Valley Regional District Board defer consideration of bylaws to facilitate the redevelopment of the existing gravel pit located at 43837 & 43873 Lougheed Highway Electoral Area C to a future meeting of the FVRD Board;

AND THAT in accordance with Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 section 4.1.2 a) the FVRD Board require the applicant,

at the applicant's expense, to submit the supplementary information required to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND THAT the Board request the applicant to enter into a capacity funding agreement with the FVRD to provide planning, engineering and financial consulting services to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND THAT in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*, the FVRD host a public information meeting to present and review the supplementary information required to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND FURTHER THAT the Fraser Valley Regional District Board endorse the process for the review of the application as generally outlined in the FVRD staff report dated March 9, 2023.

CARRIED

DIRECTORS MACAHONIC AND JOHNSON OPPOSED

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 FIRE SERVICES

10.1.1 2023 Forest Enhancement Society of BC Grant for Wildfire Fuel Management Prescriptions

Moved By CASSEL
Seconded By ADAMO

THAT the Fraser Valley Regional District Board support receiving a funding approval for the 2023 Forest Enhancement Society of BC grant for wildfire fuel management prescriptions up to \$118,981.

CARRIED

10.1.2 Columbia Valley Fire Department Land Lease Agreement

Moved By DIXON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a renewed lease agreement for a three year term with the Columbia Valley Ratepayer's Association for a portion of land at 1202 Kosikar Road, Lindell Beach, BC, on which the Columbia Valley Fire Hall is situated, not to exceed \$6,000 per year.

CARRIED

10.2 EMERGENCY MANAGEMENT

10.2.1 Evacuee Support Services (ESS) Program Guide

Discussion ensued regarding the concerns outlined in the January 18, 2023 letter from the Regional District of Bulkley Nechanko, resulting in the following motion being brought forward:

Moved by CASSEL
Seconded by DIXON

THAT the Fraser Valley Regional District Board Chair prepare a letter to the Minister of Emergency Management and Climate Readiness expressing concerns regarding the new Emergency Support Services Program.

CARRIED

11. ADDENDA ITEMS/LATE ITEMS

No items.

12. REPORTS BY STAFF

Jennifer Kinneman, Chief Administrative Officer introduced new staff member, Sam Sidal, Bylaw Compliance & Enforcement Officer.

13. REPORTS BY ELECTORAL AREA DIRECTORS

Director Cassel would like to have discussion at an upcoming EASC meeting to offer some guidance on chairing meetings and public hearings in the community. Nicomen Island pump station upgrades are moving forward.

Director MacAhonic met with the Chilliwack River Clean-Up Committee, the next clean up is April 26th, 2023, you can register between 8:30am and 9:30am at Thompson Park. FireSmart Day will be May 27th at 11:00am at Thompson Park, all are welcome. The Bailey Landfill will no longer be accepting organic materials, which is problematical for disposal of clean-up materials in the Chilliwack River Valley.

Director Dixon noted that the Lakeside Trail is receiving more improvements. Attended a meeting discussing invasive species at Cultus Lake. The goose management committee is up and running and the first goose count will be at the end of March.

Director Waardenburg attended a repatriation ceremony for 29 Chehalis First Nations baskets from the Kilby Historic site.

Director Adamo attended the Food for Change fundraiser.

Director Johnson had two meetings on February 25th, 2023, one with the Land Society, the other with the Landfill Society. March 7th & 8th, the Boothroyd Band hosted a Mending Spirits gathering with four guest speakers. Every second Tuesday musicians from Hope come and join local musicians at North Bend Hall and play music from noon till 5:00pm, all are welcome.

Director Davidson is hopeful to get some funding for Mission Environmental Stewardship who periodically go out and clean up Forestry Service Road areas.

14. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

One member of the public was present online. No written questions or comments were received.

15. RESOLUTION TO CLOSE MEETING

Moved By JOHNSON
Seconded By DIXON

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

RECESS

16. RECONVENE OPEN MEETING

The open meeting reconvened at 4:36pm.

17. RISE AND REPORT OUT OF CLOSED MEETING

No items.

18. ADJOURNMENT

Moved By MACAHONIC
Seconded By DIXON

THAT the Electoral Area Services Committee Open Meeting of March 9, 2023 be adjourned.

CARRIED

The Fraser Valley Electoral Area Services Committee Open Meeting of February 2, 2023 adjourned at 4:36pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair

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Corporate Officer/Deputy