

# FRASER VALLEY REGIONAL DISTRICT

## ELECTORAL AREA SERVICES COMMITTEE

### OPEN MEETING MINUTES

Thursday, April 11, 2024

1:30 pm

In person at FVRD Boardroom & by Zoom Conference Call

- 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  
Alt. Director Jo-Ann Leon, Electoral Area C  
Director Patti MacAhonic, Electoral Area E
- Regrets:** 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  
Tareq Islam, Director of Engineering Services (*Zoom*)  
Stacey Barker, Director of Regional Services  
Lauren Olynick, Deputy Corporate Officer  
David Urban, Deputy Director of Regional Services  
Sam Piper, Manager of Communications  
Sterling Chan, Deputy Director of Engineering  
Dave Roblin, Manager of Operations (*Zoom*)  
Beth Klein, Controller/Deputy CFO (*Zoom*)  
Hasib Nadvi, Deputy Director of Planning  
Bill Ozeroff, Manager of Inspection Services  
Tarina Colledge, Manager of Emergency Management (*Zoom*)  
Louise Hinton, Bylaw Compliance & Enforcement Officer  
Lance Lilley, Manager of Environmental Services (*Zoom*)  
Melanie Jones, Accountant (*Zoom*)  
Kinga Williams, Accountant (*Zoom*)  
David Bennett, Planner II (*Zoom*)  
Tracey Heron, Planner I (*Zoom*)  
Sebastian Mather, Planning Assistant (*Zoom*)  
Katelyn Hipwell, Planner II (*Zoom*)

Amy Hsieh, Planning Technician (*Zoom*)  
Rafid Shadman, Planner I (*Zoom*)  
Riley Smith, Planning Technician (*Zoom*)  
Amanda Molloy, Administrative Manager (*Recording secretary*)  
Matthew Fang, Network Analyst II

One member of the public was present online as of 2pm, none 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 1:30pm.

**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 JOHNSON  
Seconded By CASSEL

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of April 11, 2024 be approved;

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

**CARRIED**

**5. SHOW CAUSE HEARING(S)**

The Chair provided an opportunity for public comment with respect to Items 5.1 and 5.2 and no comments were offered.

**5.1 Building Bylaw, and BC Building Code Contraventions at 3640 Vance Road, Electoral Area H**

Moved By DIXON  
Seconded By JOHNSON

**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 respecting contraventions of Fraser Valley Regional District Building Bylaw No. 1188, 2013 and the BC Building Code at 3640 Vance Road, Electoral Area H, Fraser Valley Regional District, British Columbia, legally known as: PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT PLAN LMP8784, (PID: 018-103-103).

CARRIED

**5.2 Bylaw Building Code Contraventions at 10979 Farms Road, Electoral Area F**

Moved By DAVIDSON  
Seconded By ADAMO

**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 respecting contraventions of *Fraser Valley Regional District Building Bylaw No. 1188, 2013* and the *BC Building Code* at 10979 Farms Road, Electoral Area H, Fraser Valley Regional District, British Columbia, legally known as: LOT 1 SECTION 11 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 4333 (PID: 006-898-254).

CARRIED

**6. MINUTES/MATTERS ARISING**

**6.1 Draft Electoral Area Services Committee Meeting Minutes - March 14, 2024**

Moved By MACAHONIC  
Seconded By DIXON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held March 14, 2024 be adopted.

CARRIED

**7. LEGISLATIVE SERVICES**

**7.1 Assignment and Assumption Agreement for Sale of Rogers Telecommunication Tower located at 47100 Laurel Road, Hemlock Valley, Electoral Area C**

Concerns were raised with respect to potential risks of assignment of the telecommunication tower to Redwood Infrastructure LP, resulting in the following motion:

Moved by DAVIDSON  
Seconded by ADAMO

**THAT** the Fraser Valley Regional District Board refer Item 7.1 back to staff for further discussions with BC Hydro.

**DEFEATED**  
**All Directors except Director Davidson In Opposition**

Moved By LEON  
Seconded By CASSEL

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute an agreement to assign the Rogers Licence Agreement for its telecommunication site located at 47100 Laurel Road, Hemlock Valley, Electoral Area C to Redwood Infrastructure LP for the remainder of the existing term to October 31, 2031.

**CARRIED**  
**Director Davidson Opposed**

## 8. FINANCE

### 8.1 2023 Grant Financial Accountability Reporting

The corporate report dated April 11, 2024 by Kinga Williams and Melanie Jones, Accountants, was provided for information.

### 8.2 Financial Plan 2024-2028 Amendment: April

Moved By JOHNSON  
Seconded By MACAHONIC

**THAT** the Fraser Valley Regional District Board direct Staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2024-2028 Financial Plan Bylaw No. 1726, 2024 to include five Electoral Area Service Amendments and thirteen Regional Services amendments.

**CARRIED**

### 8.3 2024 Grant-In-Aid Request – Cultus Lake Stewardship Society, Electoral Area H

Moved By DIXON  
Seconded By ADAMO

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Cultus Lake Stewardship Society (CLASS), funded from the 2024

Electoral Area H grant-in-aid budget, to help cover expenses of the Smallmouth Bass mitigation work and the related public outreach materials and awareness events.

CARRIED

**8.4     2024 Grant-in-Aid Request - Chilliwack Area Lions Clubs, Electoral Area H**

Moved By DIXON  
Seconded By CASSEL

**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 2024 Electoral Area H grant-in-aid budget to help offset the costs of the Cultus Lake Pike Minnow Fishing Derby.

CARRIED

**8.5     2024 Grant-In-Aid Request – Cultus Lake Park Community Events and Engagement Committee, Electoral Area H**

Moved By DIXON  
Seconded By MACAHONIC

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$4,000 to the Cultus Lake Park Community Events and Engagement Committee, funded from the 2024 Electoral Area H grant-in-aid budget, to help offset the costs of the annual Cultus Lake Day event.

CARRIED

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

**9.1     Development Permits Issued in 2023 by the Director of Planning & Development**

The corporate report dated April 11, 2024 by Sebastian Mather, Planning Assistant, was provided for information.

**9.2     FVRD Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024**

Moved By CASSEL  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Electoral Areas F and G Fireworks Regulation Bylaw No. 1739, 2024*.

CARRIED

**9.3 Temporary change to Liquor Licensing at Sasquatch Inn, Electoral Area C**

Moved By LEON  
Seconded By CASSEL

**THAT** the Fraser Valley Regional District Board endorse the application received March 14, 2024 for a temporary change to the liquor license for the Sasquatch Inn Ltd (46001 Lougheed Highway, Electoral Area C) with the following comments:  
The Board has no objection to the planned event and requested change to the Liquor Licence, subject to the following items being addressed:

1. Temporary provisions for vehicular parking to ensure the requirements identified in the current *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 1638, 2021*.
2. Temporary provisions for the existing facilities will be adequate for the proposed increased occupant load pursuant to the Provincial Sewerage Regulation.
3. Special Events are only held in accordance with any Provincial Health Department Orders and Guidelines.

CARRIED

**9.4 Crown Land Tenure Referral for South Anderson Mountain Resort, Electoral Area B**

Moved By ADAMO  
Seconded By JOHNSON

**THAT** the Fraser Valley Regional District respond to the Mountain Resorts Branch referral regarding the Expression of Interest for the proposed all-season South Anderson Mountain resort with the following comments:

1. The Province is asked to work with the Regional District to coordinate review and approval processes that involve the adoption of a new Official Community Plan and comprehensive zoning amendment before granting final approvals that enable the proposed resort to be developed;
2. The Province is asked to work with the Regional District to identify planning processes that align the Resort Master Planning with comprehensive planning

- for the creation of a new small city in a distant mountain environment. It should emphasize:
- a. alignment with the vision and goals of an OCP and its 15-20 year growth timeline;
  - b. sustainable and safe delivery of local services; and,
  - c. comprehensive risk assessment and allocation of residual risk associated with servicing, governance and administration of a new mountain city;
3. The Province is asked to work with the Regional District to undertake a Governance and Land Tenure Study to consider a range of land tenure options including Indigenous self-governance and Indigenous land management, Addition to Reserve (ATR), creation of a resort municipality from the onset, and the creation of an unincorporated community with specific triggers for becoming a resort municipality;
  4. The Province and the proponent should comprehensively address matters of aboriginal rights and title to the lands and shared territory through the Crown land tenure and all-season resort application process so as not to leave outstanding matters of First Nations consultation and aboriginal rights and **title to the Regional District's OCP and zoning processes;**
  5. The Province is asked to provide capacity funding to support the significant body of work required of FVRD should the proposal proceed through the Resort Master Planning process; and,
  6. The applicant should maintain ongoing communication with the FVRD and other interest groups through the provincial review process.

CARRIED

9.5 Options for Implementing Zoning Amendments required by the Housing Statutes (Residential Development) Act (Bill 44) and Application to the Minister of Housing to Extend the Deadline

Moved By DAVIDSON  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board direct staff to prepare and submit an application to the Minister of Housing to extend the deadline for amendments to FVRD electoral area zoning bylaws to accommodate small-scale multi-unit housing requirements set out in the Housing Statutes (Residential Development) Amendment Act (Bill 44);

**AND THAT** the FVRD Board identify Option 2 in the staff report dated April 11, 2024, as its preferred implementation option subject to confirmation of costs and feasibility of conducting groundwater capacity assessments;

**AND FINALLY THAT** the FVRD Board direct staff to prepare a report on the estimated costs and feasibility of undertaking groundwater capacity assessments as a

component of implementing the Housing Statutes (Residential Development) Amendment Act (Bill 44).

CARRIED

**9.6 Electoral Area Planning 2024-25 Work Plan Priorities**

Discussion ensued regarding criteria staff use to determine department priorities such as existing files and official community plans, and the effects of newly introduced legislation.

**9.7 Agricultural Land Commission Application – Non-Farm Use in the Agricultural Land Reserve at 8309 Thompson Road, Area G**

Moved By CASSEL  
Seconded By JOHNSON

**THAT** the Fraser Valley Regional District Board forward the Non-Farm Use, Placement of Fill application for 8309 Thompson Road, Electoral Area G, to the Agricultural Land Commission,

**AND THAT** the Agricultural Land Commission require a monitoring plan for the proposed fill placement and provide FVRD Board with each field report including the final report.

CARRIED

**9.8 Special Event Permit – 2024 Run for Water Trail Race Event on Sumas Mountain**

Moved By CASSEL  
Seconded By ADAMO

**THAT** the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2024-01 for the Run for Water Trail Race Event on Sumas Mountain (Electoral Area G) to be held on June 1, 2024, subject to the receipt of all required documentation necessary to complete the application;

**AND THAT** the Fraser Valley Regional District Board waives the requirement for a security fee;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorizes FVRD signatories to execute all legal instruments associated with the Special Event Licence No. 2024-01.

CARRIED



10. OTHER MATTERS

10.1 Deroche Digital Community Sign Policy and Procedure

Moved By DIXON  
Seconded By CASSEL

**THAT** the Fraser Valley Regional District Board adopt the Deroche Digital Community Sign Policy and Procedure.

CARRIED

11. ADDENDA ITEMS/LATE ITEMS

No items.

12. REPORTS BY STAFF

No items.

13. REPORTS BY ELECTORAL AREA DIRECTORS

Director Cassel noted attendance at roundtable meeting with Premier and Ministry of Agriculture, hosted by the Mission Chamber of Commerce to discuss business related issues, **housing and the Province's plan to develop a strategy to improve and maintain dykes.** Attended the Sasquatch Lions annual garage sale and Pancake breakfast hosed by North Fraser Fire department.

Director MacAhonic: Community meeting and AGM taking place on April 17. Chilliwack River Valley clean up day is taking place on April 20 at Thompson Regional Park. Working with FireSmart staff and fire chiefs to host a wildfire preparedness meeting. CBC interviews took place advocating for residents who were impacted by the Atmospheric River Event in 2021 and seeking resolution.

Director Dixon: FireSmart workshop took place in Cultus Lake. Climate Fair taking place this weekend at the Chilliwack Landing Leisure Centre. Attended quarterly meeting with Mrs. Kinneman and Cultus Lake Park Board Chair and CAO.

Alt. Director Leon: reported primary care medical centre construction has started. Ground breaking ceremony took place with **Sts'ailes and Scowlitz**.

Director Adamo: Hope resident formed a clean up society and has cleaned up the surrounding areas. Thank you to Emil Anderson, RCMP, Tri-West and Director Smith for attending and helping. Directors Adamo, Johnson and Smith have teamed up for Earth Day event which is taking place on April 20 from 9:30am-2pm. Sunshine Valley first townhall meeting took place and congratulations to Forager group for opening post office in Yale.

Director Johnson: Attended a meeting on March 27 for a seasonal hazard update presented by Minister Ma, BC Minister of Forests, BC Wildfire Service, Minister of Municipal Affairs and the Minister of Water, Land and Resource Stewardship. April 4 attended 50<sup>th</sup> anniversary for UFW. April 16 will be attending celebration of start up work on 1926 Alexander Bridge rehabilitation project.

Director Davidson: Another article released on illegal fill in the Hatzic Valley. Reporter reached out to Minister Alexis for comments and Minister Alexis committed to review regulatory framework.

**14. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

No questions were asked online or in person and no written correspondence was received.

**15. RESOLUTION TO CLOSE MEETING**

Moved By ADAMO  
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)(k) of the *Community Charter* negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public.

**CARRIED**

The open meeting recessed at 2:36pm.

**16. RECONVENE OPEN MEETING**

The open meeting reconvened at 3:51pm.

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

No items.

**18. ADJOURNMENT**

Moved By JOHNSON  
Seconded By CASSEL

**THAT** the Electoral Area Services Committee Open Meeting of April 11, 2024 be adjourned.

**CARRIED**

The Fraser Valley Regional Electoral Area Services Committee meeting of April 11, 2024 adjourned at 3:51PM.

MINUTES CERTIFIED CORRECT:

.....  
Director Bill Dickey, Chair

.....  
Corporate Officer/Deputy