



FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Thursday, February 13, 2025

1:00 pm

In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

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
Stacey Barker, Deputy CAO/Director of Regional Services
Kelly Lownsborough, Director of Corporate Services & CFO (*Zoom*)
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer
Katelyn Hipwell, Manager of Planning
Sterling Chan, Deputy Director of Engineering
Tarina Colledge, Manager of Emergency Management
Sam Piper, Manager of Communications
Dave Roblin, Manager of Operations
Bill Ozeroff, Manager of Inspection Services
Lance Lilley, Manager of Environmental Services (*Zoom*)
Beth Klein, Controller/Deputy CFO (*Zoom*)
Melanie Jones, Accountant (*Zoom*)
Kinga Al-Mubarak, Accountant (*Zoom*)
Theresa Alexander, Planner I (*Zoom*)
Riley Green, Engineering, Utilities & Community Services Technologist (*Zoom*)
Amy Hsieh, Planner I (*Zoom*)
Ray Schipper, Planning Technician (*Zoom*)
Tracey Heron, Planner I (*Zoom*)
Darby Lewis, Practicum Student (*Zoom*)
Joel Niezen, Support Technician

Amanda Molloy, Administrative Manager
Keely Hill, Executive Assistant (*recording secretary*)

Also Present: Steve Brubacher, Principal, Urban Systems (*Zoom*)
James Klukas, Community Planner & Government Strategist, Urban Systems
Aaron Coehlo, Water Resources & Climate Change Specialist, Urban Systems
4 Members of public (*Zoom*)

1. LAND ACKNOWLEDGEMENT

Chair Dickey provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 1:01pm.

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 CASSEL
Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of February 13, 2025 be approved, with the withdrawal of item 7.2;

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

CARRIED

5. DELEGATIONS AND PRESENTATIONS

5.1 Electoral Area Flood Infrastructure Policy Update and Gap Analysis

A PowerPoint presentation was provided by Urban Systems Ltd. The presentation outlined the Policy Scope, Service Delivery, Governance and Jurisdiction, Key Considerations, Cost Recovery, Observations, Priority Setting, Draft Vision and Objectives, Overview of Draft Policies, followed with questions and answers.

6. MINUTES/MATTERS ARISING

6.1 Draft Electoral Area Services Committee Meeting Minutes - January 16, 2025

Moved By ADAMO
Seconded By DIXON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held January 16, 2025 be adopted.

CARRIED

7. FINANCE

7.1 2025 Grant-in-Aid Application – McConnell Creek Farmers Institute, Electoral Area F

Moved By DAVIDSON
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$7,500 to McConnell Creek Farmers Institute, funded from the 2025 Electoral Area F grant-in-aid budget, to assist with the cost of capital improvements to the community hall, as well as repair and maintenance costs.

CARRIED

7.3 2025 Grant-in-Aid Request – Hemlock Valley Homeowner’s Association, Electoral Area C

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$4,000 to Hemlock Valley Homeowners Association, funded from the 2025 Electoral Area C grant-in-aid budget, to assist with costs of upcoming community events.

CARRIED

8. ENGINEERING & UTILITIES

8.1 Chaumox Landfill Operation Contract Extension

Moved By JOHNSON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board approve the sole-sourced purchase valued up to \$372,510 with the Boston Bar Area A Landfill Society for the 2024 and 2025 operation of the Chaumox Landfill;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute a contract with the Boston Bar Area A Landfill Society for the amount of \$372,510 for the 2024 and 2025 operation of the Chaumox Landfill.

CARRIED

8.2 **Fraser Valley Regional District Water Supply Systems Fees and Charges Amendment Bylaw No. 1765, 2025**

Moved By CASSEL
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give three readings and adoption to Fraser Valley Regional District Water Supply Regulations, Fees and Charges Amendment Bylaw No. 1765, 2025.

CARRIED

8.3 **Fraser Valley Regional District Sewer Systems Regulation, Fees and Charges Establishment Bylaw No. 1768, 2025.**

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board give three readings and adoption to *Fraser Valley Regional District Sewer Systems Regulations, Fees and Charges Establishment Bylaw No. 1768, 2025.*

CARRIED

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

9.1 **Framework for Consideration of Soil-Related Development Applications and Referrals**

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board direct staff to apply the Framework for Consideration of Soil Related Development Applications and Referrals as a guide in the review and assessment of applications involving soil deposit.

CARRIED

9.2 Temporary Use Permit Application for the storage of recreational vehicles at 38482 Bell Road, Electoral Area G

Moved By CASSEL
Seconded By ADAMO

THAT the Fraser Valley Regional District Board refuse Temporary Use Permit application 2024-01 for the outdoor storage of recreational vehicles at 38482 Bell Road, Area G.

CARRIED

9.3 Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of 52285, 52375, 52425, 52445 Yale Road, Electoral Area D, into a residential subdivision with commercial and multifamily land uses

Moved By DIXON
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board direct staff to host a public information meeting to present and review the redevelopment proposal for 52285, 52375, 52425, 52445 Yale Road, Electoral Area D prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025*, in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*.

CARRIED

9.4 Covenants relating to the subdivision of land at 41523 Nicomen Island Trunk Road, Electoral Area G

Moved By CASSEL
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal documents relating to subdivision file 3320-20 2023-03664 at 41523 Nicomen Island Trunk Road, Electoral Area G.

CARRIED

9.5 Development Variance Permit 2025-01 to reduce setbacks at 46090 Lougheed Hwy, Electoral Area C

Moved By WAARDENBURG
Seconded By DIXON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-01 to reduce interior lot line setbacks to up to 0.0 metres for the placement of water treatment and fire suppression systems at 46090 Lougheed Hwy, Electoral Area C, subject to the registration of an easement to secure access to the Licenced Area, and subject to the consideration of any comments or concerns raised from the public.

CARRIED

9.6 Steward Logistics Inc. (SLI) Towers Telecommunications Tower Referral at 53294 Yale Road, Electoral Area D

Moved By DIXON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board respond to the referral from Steward Logistics Inc. Towers for the installation of a new telecommunications tower at 53294 Yale Road, Area D with the following comments:

1. The scope of the public consultation is satisfactory to the Fraser Valley Regional District.
2. Steward Logistics Inc. Towers will provide documentation confirming the consultation is complete.
3. Steward Logistics Inc. Towers has provided information about the potential for other telecommunications companies to co-locate on the proposed tower.

CARRIED

9.7 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Fraser Valley Regional District Board endorse the application received January 15, 2025 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 local *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.

CARRIED

Discussion ensued regarding the process for liquor licence applications and the following motion was brought forward:

Moved By CASSEL
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District board direct staff to prepare a report on streamlining processes for issuing temporary changes to liquor licencing.

CARRIED

9.8 Lounge Area Endorsement Liquor License Application - Chestnut Springs Cidery, 1331 Janovick Road, Electoral Area H

Moved By DIXON
Seconded By CASSEL

THAT the Fraser Valley Regional District Board endorse the application received November 18, 2024 for a Lounge Area Endorsement License for Chestnut Springs Cidery at 1331 Janovick Road in Electoral Area H with the following comments: The Board has no objection to the Lounge Area Endorsement Liquor License, subject to Provincial *Agricultural Land Commission Act* regulations.

CARRIED

9.9 Preliminary Interpretation of a Large Landslide Complex at Boston Bar

The staff report dated February 13, 2025 by Katelyn Hipwell, Manager of Planning was provided for information.

9.10 Development Permits Issued in 2024 by the Director of Planning & Development

The staff report dated February 13, 2025, by K.C. Brennan, Planning Assistant was provided for information.

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 FIRE SERVICES

10.1.1 Proposed Earthquake Early Warning Station at the Chilliwack River Volunteer Fire Hall

Moved By MACAHONIC
Seconded By ADAMO

THAT the Fraser Valley Regional District Board direct its signatories to enter into a licence agreement with Natural Resources Canada for the installation of an Earthquake Early Warning station at the Chilliwack River Volunteer Fire Hall.

CARRIED

10.2 EMERGENCY MANAGEMENT

10.2.1 Evacuation Route Guide – Electoral Area E

The staff report dated February 13, 2025, by Tarina Colledge, Manager of Emergency Management was provided for information.

11. OTHER MATTERS

11.1 2025 Advocacy and LMLGA Resolutions

Director Cassel called for division of the motion:

Moved By MACAHONIC
Seconded By ADAMO

THAT the Fraser Valley Regional District Board direct staff to forward two resolutions to the Lower Mainland Local Government Association (LMLGA) for consideration at its Annual General Meeting (AGM) and Conference from April 29 – May 1, 2025;

RESOLUTION #1: *Illegal dumping in rural areas clean-up funding*

WHEREAS the Province of British Columbia does not have a funding policy in place to offset costs associated to illegal dumping in rural areas of British Columbia;

AND WHEREAS the dumping/tipping fees, equipment, and fuel costs to clean-up the effects of abandoned vehicles, garbage, and litter unfairly places hardships on the efforts of dedicated volunteers and requires the backing of private donations to cover the costs associated with the clean-up work;

AND WHEREAS these sites are unsightly, negatively impact environmentally sensitive areas including waterways and natural spaces, posing a threat to public safety;

AND WHEREAS the sites are located on rural Crown land area, and can be directly associated with the impacts of low inventories of affordable housing in the Province of British Columbia;

THEREFORE BE IT RESOLVED that Union of British Columbia Municipalities ask the provincial government to take urgent steps to develop a policy to support a community-based funding model to support clean-up efforts on Crown lands undertaken by volunteers and organized interest groups.

RESOLUTION #2: Unmet Demands on Social and Community Infrastructure as a Result of Provincial Housing Targets

WHEREAS the mandate letters of the sitting provincial government include

- Growing the economy;
- Affordability;
- Strengthening healthcare; and
- Community safety

AND WHEREAS the Province has mandated accelerated and densified housing, placing historical and unmet demands on social and community infrastructure such as education, transit, social welfare and supportive housing;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities ask the provincial government to focus on strengthening complete communities and make historically significant investments in schools, community mental health, and transit to accommodate growth.

Discussion ensued and an amendment to the main motion was brought forward:

Moved By DAVIDSON
Seconded By JOHNSON

THAT the motion be amended by striking the word “two” from the first paragraph of the motion and inserting the word “three” in its place;

AND THAT the motion be further amended by inserting the following paragraphs:

Resolution #3: Enhance Enforcement Measures and Address Public Safety Risks Related to Illegal Fill Dumping

WHEREAS

- Ongoing illegal fill dumping activities in the FVRD violate both bylaws and the Agricultural Land Commission Act;

- Despite the issuance of stop work orders by the Agricultural Land Commission (ALC) and the FVRD, these activities persist due to ineffective current enforcement frameworks;
- Financial penalties are time-consuming to apply, require extensive staff resources, do not recoup costs, and fail to guarantee compliance;

WHEREAS

- Illegal dumping poses significant environmental risks, threatening agricultural productivity and local ecosystems, and has led to significant public safety risks as local residents, facing ineffective ALC and FVRD responses constrained by current provincial legislation, resort to physically blocking such activities themselves;
- Ministry of Environment and Climate Change Strategy Conservation Officers have demonstrated effective enforcement by immediately seizing equipment, such as vehicles and boats involved in illegal hunting and fishing activities, offering a model for other areas of law and bylaw enforcement;

THEREFORE BE IT RESOLVED THAT

- The Union of British Columbia Municipalities (UBCM) petition the Provincial Government to provide local governments, the ALC, and other relevant provincial agencies the authority to immediately seize equipment, such as excavators, dump trucks, and bulldozers, involved in illegal fill dumping activities;

AND BE IT FURTHER RESOLVED THAT

- The UBCM advocate for streamlining the financial penalty process to make it more efficient and capable of recouping enforcement costs, while also ensuring penalties serve as effective deterrents to illegal dumping;

DEFEATED

DIRECTORS ADAMO, CASSEL, DICKEY, DIXON, MACAHONIC, WAARDENBURG OPPOSED

The question was called on the main motion as divided:

Moved By MACAHONIC
Seconded By ADAMO

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WHEREAS the Province of British Columbia does not have a funding policy in place to offset costs associated to illegal dumping in rural areas of British Columbia;

AND WHEREAS the dumping/tipping fees, equipment, and fuel costs to clean-up the effects of abandoned vehicles, garbage, and litter unfairly places hardships on the efforts of dedicated volunteers and requires the backing of private donations to cover the costs associated with the clean-up work;

AND WHEREAS these sites are unsightly, negatively impact environmentally sensitive areas including waterways and natural spaces, posing a threat to public safety;

AND WHEREAS the sites are located on rural Crown land area, and can be directly associated with the impacts of low inventories of affordable housing in the Province of British Columbia;

THEREFORE BE IT RESOLVED that Union of British Columbia Municipalities ask the provincial government to take urgent steps to develop a policy to support a community-based funding model to support clean-up efforts on Crown lands undertaken by volunteers and organized interest groups.

RESOLUTION #2: Unmet Demands on Social and Community Infrastructure as a Result of Provincial Housing Targets

WHEREAS the mandate letters of the sitting provincial government include

- Growing the economy;
- Affordability;
- Strengthening healthcare; and
- Community safety

AND WHEREAS the Province has mandated accelerated and densified housing, placing historical and unmet demands on social and community infrastructure such as education, transit, social welfare and supportive housing;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities ask the provincial government to focus on strengthening complete communities and make historically significant investments in schools, community mental health, and transit to accommodate growth.

CARRIED

Moved By MACAHONIC
Seconded By DAVIDSON

AND THAT the Fraser Valley Regional District Board direct staff to further develop an Advocacy Plan, following 14 issues in 2025.

CARRIED
DIRECTOR CASSEL OPPOSED

12. **ADDENDA ITEMS/LATE ITEMS**

No items.

13. **ITEMS FOR INFORMATION AND CORRESPONDENCE**

13.1 Quarterly Report Q4 (October 1, 2024 - December 31, 2024)

The quarterly report was provided for information.

14. **REPORTS BY STAFF**

No items.

15. **REPORTS BY ELECTORAL AREA DIRECTORS**

Director Cassel attended the Community Forum hosted by BC Transit and **Leq'á:mel First Nation** regarding the proposed bus route from Agassiz to Mission. The Hatzic Watershed Stewardship Team continues moving forward.

Director MacAhonic continues to be informed of heightened activity at the homeless encampment just before Area E boundary. Continued work for the families affected by the 2021 Atmospheric River Event is ongoing. Thanks was extended to staff for the excellent work on the Evacuation Route Report.

Director Dixon met with the South Cultus leaders and heard some of their concerns. The Electoral Area Forum was very informative, and provided great opportunity to hear what is and is not working well in other Regional Districts.

Director Waardenburg attended the same Community Forum meeting as Director Cassel, and met with many Area C residents. The new construction of the Sts'ailes Primary Health Care Facility is well underway. Airbnb's in Electoral Area C are increasing, bringing revenue to the Area.

Director Adamo extended a thank you to the Planning and Bylaw Departments for their extraordinary and rapid involvement in recent issues. MOTI have been very active in the region.

Director Johnson attended a luncheon to help fundraise for a resident who lost everything in a house fire. The Electoral Area Forum was a great opportunity to discuss shared issues throughout the Province.

Director Davidson is keeping illegal fill well monitored.

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

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

17. ADJOURNMENT

Moved By DIXON
Seconded By ADAMO

THAT the Electoral Area Services Committee Open Meeting of February 13, 2025 be adjourned.

CARRIED

The Fraser Valley Regional Electoral Area Services Committee meeting of February 13, 2025 adjourned at 4.06pm.

MINUTES CERTIFIED CORRECT:

.....
Director Bill Dickey, Chair

.....
Corporate Officer/Deputy

